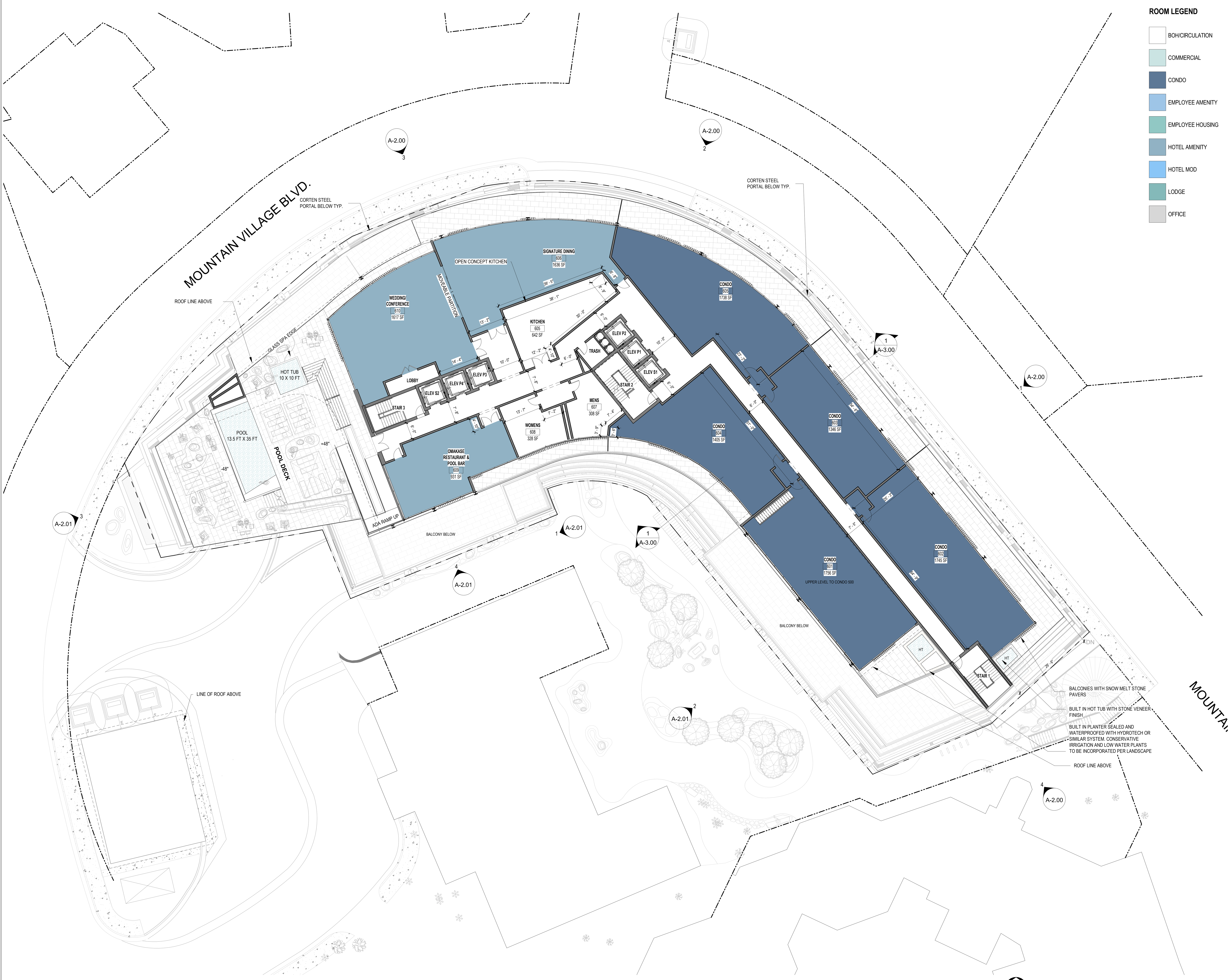

1 **LEVEL 6**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1'
0 8' 16' 32'

12/13/2022 3:54:39 PM

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

UNIT SUMMARY

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F
LEVEL 01A (MEZZ)	EMPLOYEE HOUSING	306 - 408	20	TBD EMPLOYEE UNITS	13,728
LEVEL 02	HOTEL MOD.	491 - 749	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	625 - 875	3		
	LODGE	826 - 1199	7		
LEVEL 03	HOTEL MOD.	507 - 722	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	621 - 744	3		
	LODGE	827 - 1165	7		
LEVEL 04	LODGE	740 - 938	9	17 LODGE 2 CONDO UNIT	30,400
	LODGE	1009 - 1289	8		
	CONDO	1799	2		
LEVEL 05	2 BR CONDO	1374 - 1994	9	11 CONDO UNITS	29,700
	3 BR CONDO	2124 - 2340	2		
LEVEL 06	3 BR CONDO	1616 - 2123	4	4 CONDO UNITS	25,798
LEVEL 07	3 BR CONDO	1595 - 1773	1	3 CONDO UNITS	12,944
	4 BR CONDO	2312 - 3770	2		
TOTALS					175,814

UNIT MIX

RESIDENTIAL UNITS:	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE CONDO	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

LEVEL 6 NON-RESIDENTIAL INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 6 (9592')	KITCHEN	642 SF
LEVEL 6 (9592')	LOBBY	90 SF
LEVEL 6 (9592')	MENS	308 SF
LEVEL 6 (9592')	STAIR 1	213 SF
LEVEL 6 (9592')	STAIR 2	241 SF
LEVEL 6 (9592')	STAIR 3	180 SF
LEVEL 6 (9592')	TRASH	64 SF
LEVEL 6 (9592')	WOMENS	328 SF
TOTAL: 8		2067 SF

CONDO INTERIOR AREA LVL 6

LEVEL	NAME	AREA
LEVEL 6 (9592')	CONDO	1756 SF
LEVEL 6 (9592')	CONDO	1745 SF
LEVEL 6 (9592')	CONDO	1346 SF
LEVEL 6 (9592')	CONDO	1405 SF
LEVEL 6 (9592')	CONDO	1738 SF
TOTAL: 5		7990 SF

NOTE: AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

VAULT DESIGN GROUP
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520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

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Integrated Lighting and Electrical Solutions

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

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FLOOR PLAN - LEVEL 6 - OVERALL

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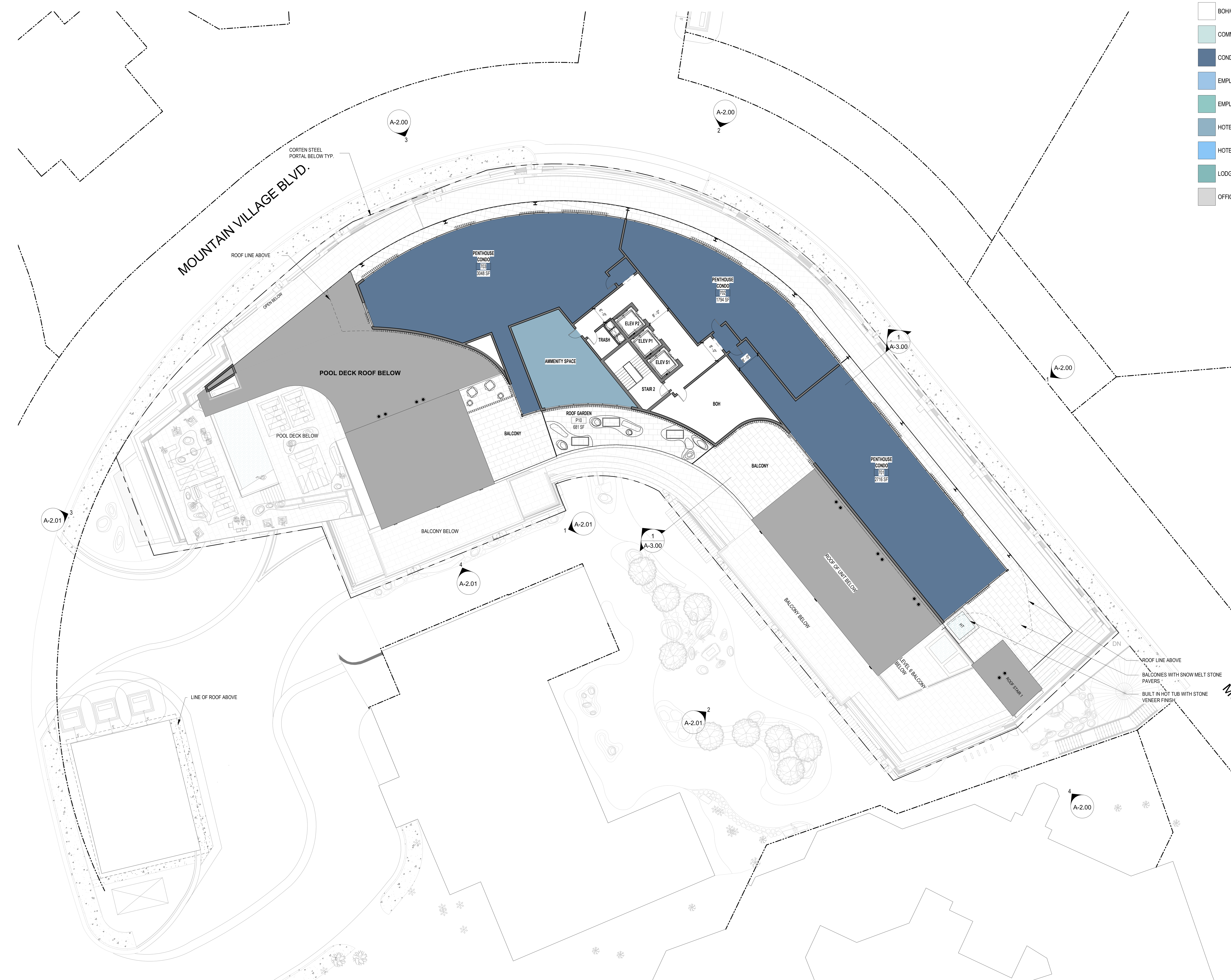

1 LEVEL 7

1/16" = 1'-0"

ROOM LEGEND

- BOH/CIRCULATION
- COMMERCIAL
- CONDO
- EMPLOYEE AMENITY
- EMPLOYEE HOUSING
- HOTEL AMENITY
- HOTEL MOD
- LODGE
- OFFICE

UNIT SUMMARY

LEVEL	UNIT TYPE	UNIT G.S.F.	COUNT	UNITS BY FLOOR	G.S.F
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	LODGE	826 - 1199	7		
LEVEL 03	HOTEL MOD.	507 - 722	22	25 HOTEL UNITS 7 LODGE	31,622
	HOTEL JR. SUITE	621 - 744	3		
	LODGE	827 - 1165	7		
LEVEL 04	LODGE	740 - 938	9	17 LODGE 2 CONDO UNIT	30,400
	LODGE	1009 - 1289	8		
	CONDO	1799	2		
LEVEL 05	2 BR CONDO	1374 - 1994	9	11 CONDO UNITS	29,700
	3 BR CONDO	2124 - 2340	2		
LEVEL 06	3 BR CONDO	1616 - 2123	4	4 CONDO UNITS	25,798
LEVEL 07	3 BR CONDO	1595 - 1773	1	3 CONDO UNITS	12,944
	4 BR CONDO	2312 - 3770	2		
TOTALS					175,814

UNIT MIX

RESIDENTIAL UNITS:	TOTALS	PERSONS OF DENSITY PER UNIT	DENSITY
EFFICIENCY LODGE	50	0.5	25
LODGE	31	0.75	23.25
CONDO	20	3	60
EMPLOYEE CONDO	2	3	6
EMPLOYEE DORM	18	1	18
	121		132.25

LEVEL 7 NON-RESIDENTIAL INTERIOR AREA

LEVEL	NAME	AREA
LEVEL 7 (9603.5')	BOH	593 SF
LEVEL 7 (9603.5')	ROOF GARDEN	681 SF
LEVEL 7 (9603.5')	STAIR 2	238 SF
LEVEL 7 (9603.5')	TRASH	64 SF
TOTAL: 4		1577 SF

CONDO INTERIOR AREA LVL 7

LEVEL	NAME	AREA
LEVEL 7 (9603.5')	PENTHOUSE CONDO	2716 SF
LEVEL 7 (9603.5')	PENTHOUSE CONDO	1794 SF
LEVEL 7 (9603.5')	PENTHOUSE CONDO	3048 SF
TOTAL: 3		7558 SF

NOTE: AREAS TAKEN TO INSIDE FACE OF FINISH AT EACH ROOM

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FLOOR PLAN - LEVEL 7 - OVERALL

A-1.10

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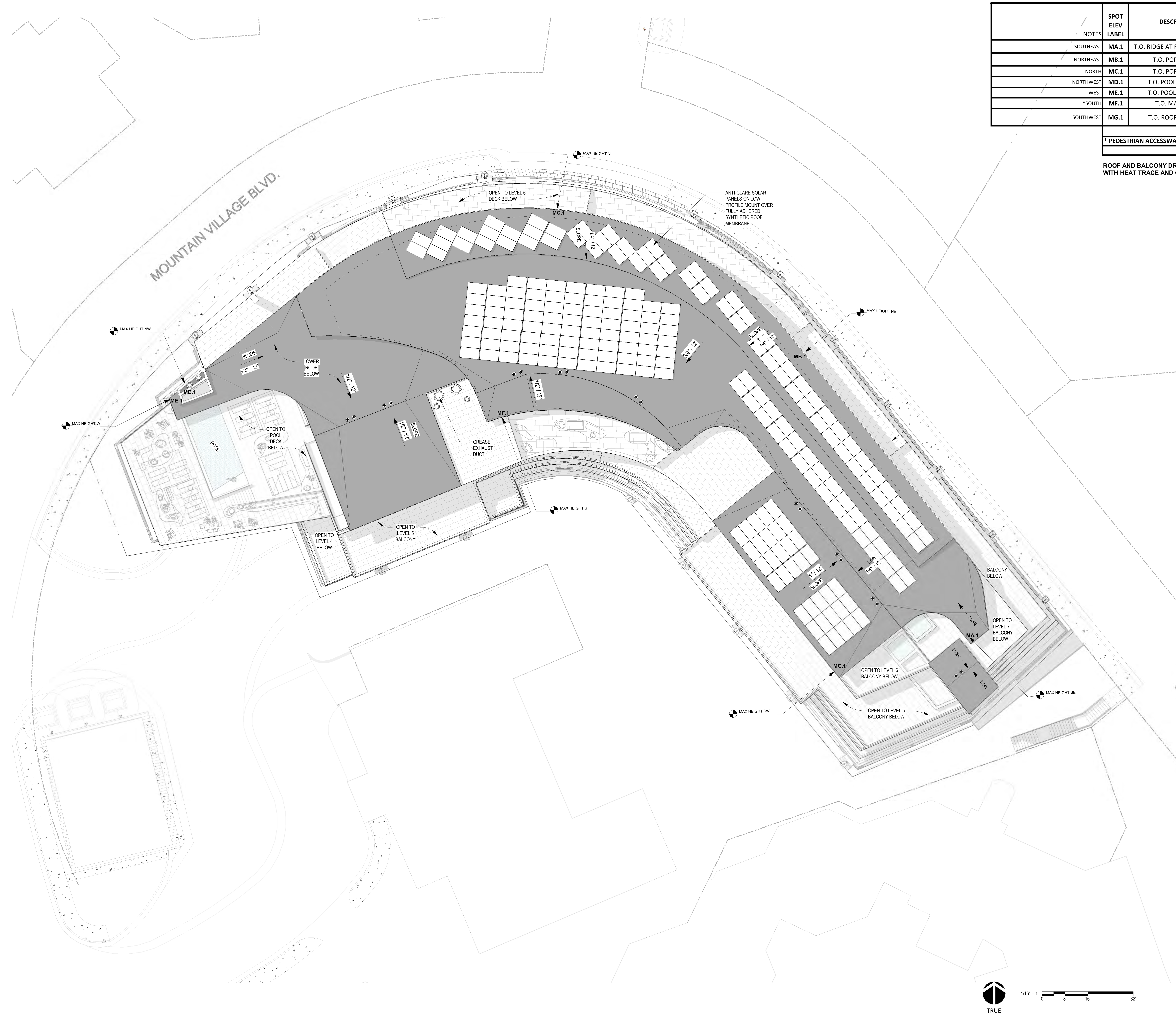
NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	HEIGHT FROM PROPOSED GRADE	EXISTING GRADE	HEIGHT FROM EXISTING GRADE
SOUTHEAST	MA.1	T.O. RIDGE AT ROOF EXTENSION	9614.5	9525.8	88.7	9528.0	86.5
NORTHEAST	MB.1	T.O. POP UP ROOF	9620.0	9535.0	85.0	9533.8	86.2
NORTH	MC.1	T.O. POP UP ROOF	9615.5	9528.5	87.0	9528.5	87.0
NORTHWEST	MD.1	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
WEST	ME.1	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
*SOUTH	MF.1	T.O. MAIN ROOF	9614.5	9525.9	88.6	9525.9	88.6
SOUTHWEST	MG.1	T.O. ROOF AT LEVEL 6	9611.0	9522.5	88.5	9522.5	88.5
						MAX HEIGHT	88'-9"

* PEDESTRIAN ACCESSWAY

ROOF AND BALCONY DRAINAGE TO BE ROUTED INTERNALLY WITH HEAT TRACE AND CONNECTED TO EXISTING STORM .



1 ROOF PLAN / MAX HEIGHT PLAN
1/16" = 1'-0"

12/14/2022 10:15:12 AM

VAULT DESIGN GROUP

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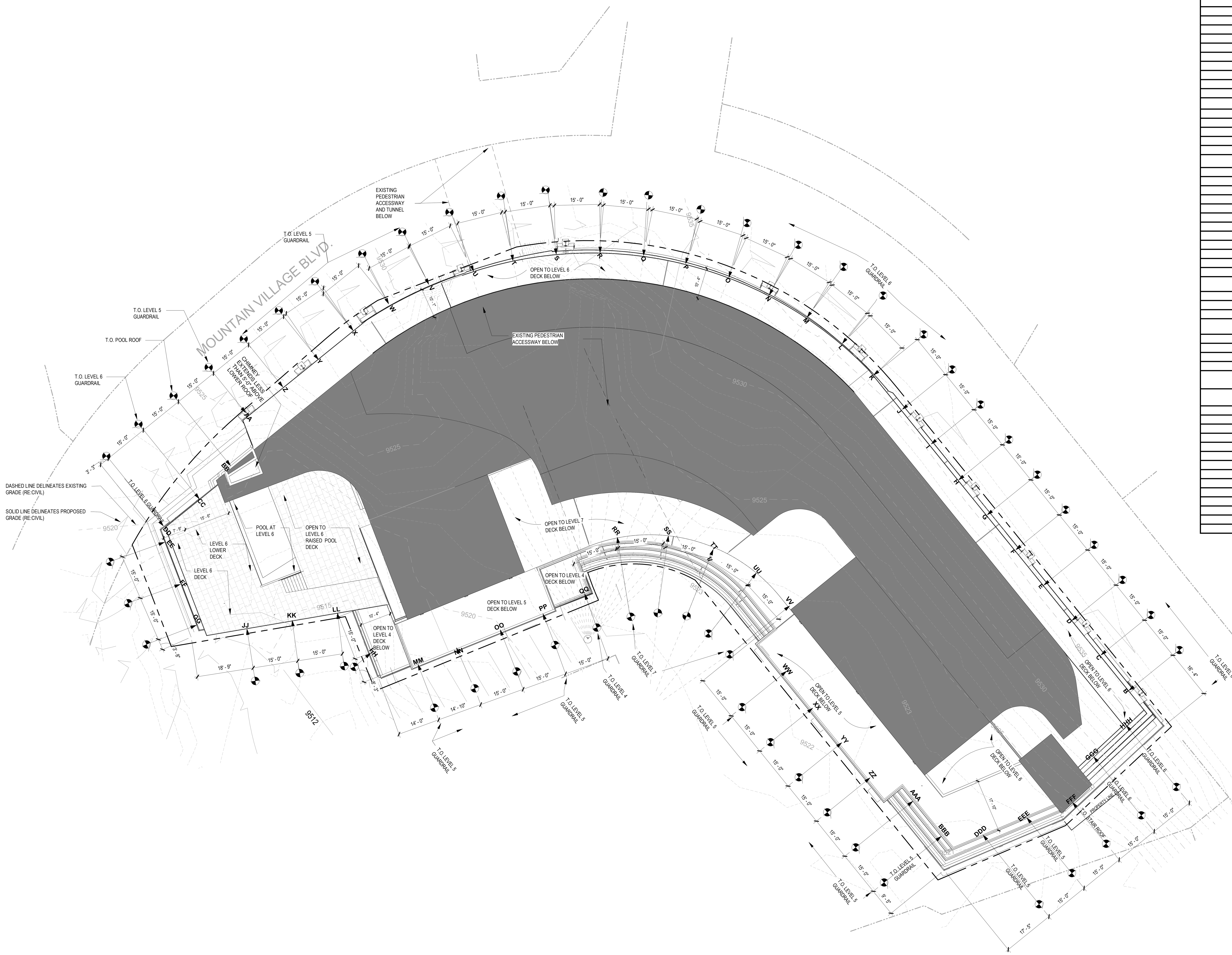
OVERALL ROOF & MAX HEIGHT PLAN

A-1.11



1 **AVERAGE HEIGHT PLAN REVISED**
1/16" = 1'-0"

TRUE NORTH

1/16" = 1' 0 8' 16' 32'

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
Northeast	B	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
Northeast	C	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
Northeast	D	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
Northeast	E	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
Northeast	F	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
Northeast	G	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
Northeast	H	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
Northeast	I	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0
Northeast	J	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
Northeast	K	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	L	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	M	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	N	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North	O	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	P	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	Q	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	R	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
North	S	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
*Pedestrian accessway (North)	*T	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
*Pedestrian accessway (North)	*U	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
Northwest	V	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
Northwest	X	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	56.3	9528.1	56.9
Northwest	Y	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	58.2	9527.8	57.2
Northwest	Z	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	58.8	9525.8	59.2
Northwest	AA	T.O. LEVEL 5 GUARDRAIL	9607.5	9525.9	81.6	9523.8	83.7
Northwest	BB	T.O. POOL DECK ROOF	9607.5	9524.6	82.9	9521.0	86.5
Northwest	CC	T.O. LEVEL 6 GUARDRAIL	9595.5	9523.2	72.3	9520.5	75.0
Northwest	DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.4	74.1	9520.0	75.5
West	EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.1	75.4	9520.1	75.4
West	*FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9518.0	77.5	9517.8	77.7
West	*GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9517.0	78.5	9517.0	78.5
West	*HH	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
South	**JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	KK	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	LL	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	**MM	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.3	65.7	9519.3	65.7
South	**NN	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.8	65.2	9519.8	65.2
South	**OO	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
South	**PP	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
South	**QQ	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0
South	*RR	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
South	*SS	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
Southwest	TT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	85.0
Southwest	UU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
Southwest	VV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
Southwest	WW	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
Southwest	XX	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
Southwest	YY	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
Southwest	ZZ	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southwest	AAA	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
Southwest	BBB	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southeast	DDD	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
Southeast	EEE	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
Southeast	FFF	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
Southeast	GGG	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
Southeast	HHH	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
						AVERAGE HEIGHT	63.61

* PEDESTRIAN ACCESSWAY
** EMERGENCY LANE

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STATE OF COLORADO
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AVERAGE HEIGHT PLAN

A-1.12

12/12/2022 3:15:06 PM

4 EAST-MATERIAL ELEVATION
1/16" = 1'-0"

A  STONE VENEER - HONED

B  STONE VENEER, FIELD - ROUGH

C  WALNUT FINISH WOOD DOOR

D  BRONZE TINTED GLASS

E  VERTICAL METAL LOUVERS IN CORTEN STEEL FINISH

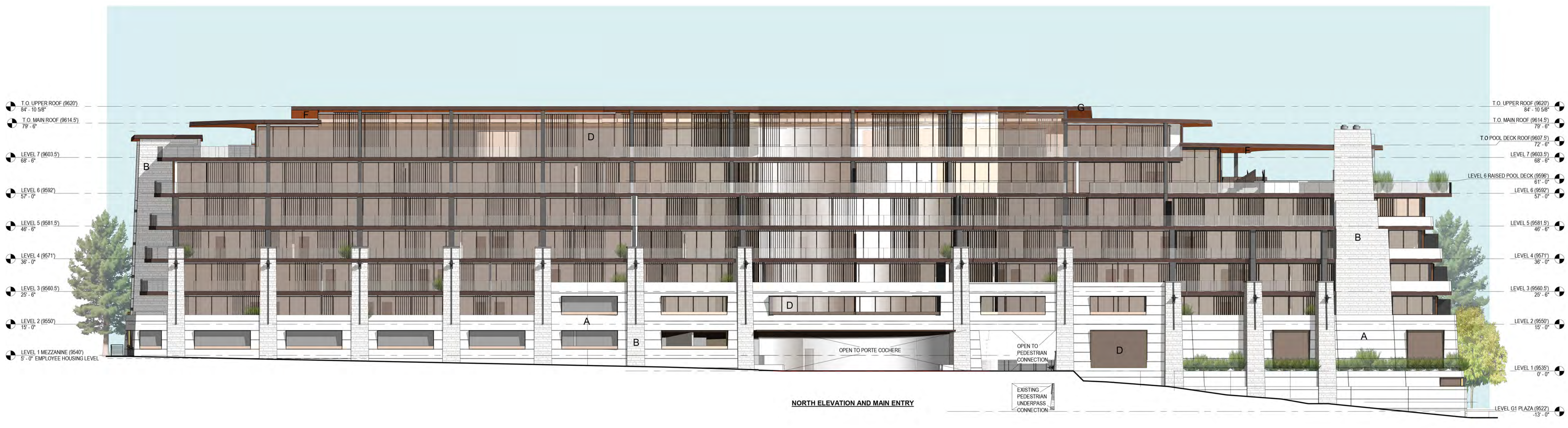
F  WOOD LOOK METAL SOFFIT

G  DARK BRONZE STOREFRONT AND FASCIA

H  CORTEN STEEL DECORATIVE METAL STRIP AT GUARDRAIL

J  CORTEN STEEL FINISH GARAGE DOOR

ELEVATION #SQFT	WEST ELEVATION (03/A-2.01)	NORTHWEST ELEVATION (03/A-2.00)	NORTH ELEVATION (02/A-2.00)	NORTHEAST ELEVATION (01/A-2.00)	EAST ELEVATION (04/A-2.00)	SOUTHEAST ELEVATION (02/A-2.01)	SOUTHWEST ELEVATION (04/A-2.01)	PEDESTRIAN WAY WEST ELEVATION (01/A-2.01)	TOTAL	PERCENT
SCREENS	1043.63	1974.86	771.46	5219.55	1118.64	3187.9	2464.61		15780.65	19%
GLASS	1305.3	2864.5	675.21	5341.02	1554.8	3739.38	3809.38	321.8	19611.39	23%
STONE	3320.1	4732.59	614.14	4866.47	3583.63	7493.96	6750.68	2727.45	34089.02	40%
METAL	621.85	1030.22	279.46	2167.14	667.29	2116.14	1806.6	41.12	8729.82	10%
GLASS GUARDRAIL	266.51	1495.1	442.43	3400.9	490.29	262.21	539.72		6897.16	8%
WOOD					22.69	22.75	25.8	87.12	158.36	0.2%
MATERIAL TOTAL	**6557.39**	**12097.27**	**2782.7**	**20995.08**	**7437.34**	**16822.34**	**15370.99**	**3177.49**	**85266.4**	**100%**



1 NORTHEAST-MATERIAL ELEVATION
1/16" = 1'-0"

2 NORTH-MATERIAL ELEVATION AT PORTE CHOCHERE
1/16" = 1'-0"

3 NORTHWEST-MATERIAL ELEVATION
1/16" = 1'-0"

12/13/2022 12:01:19 PM

VAULT DESIGN GROUP
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LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

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landscape architecture + construction

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1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com Project #:

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STATE OF COLORADO
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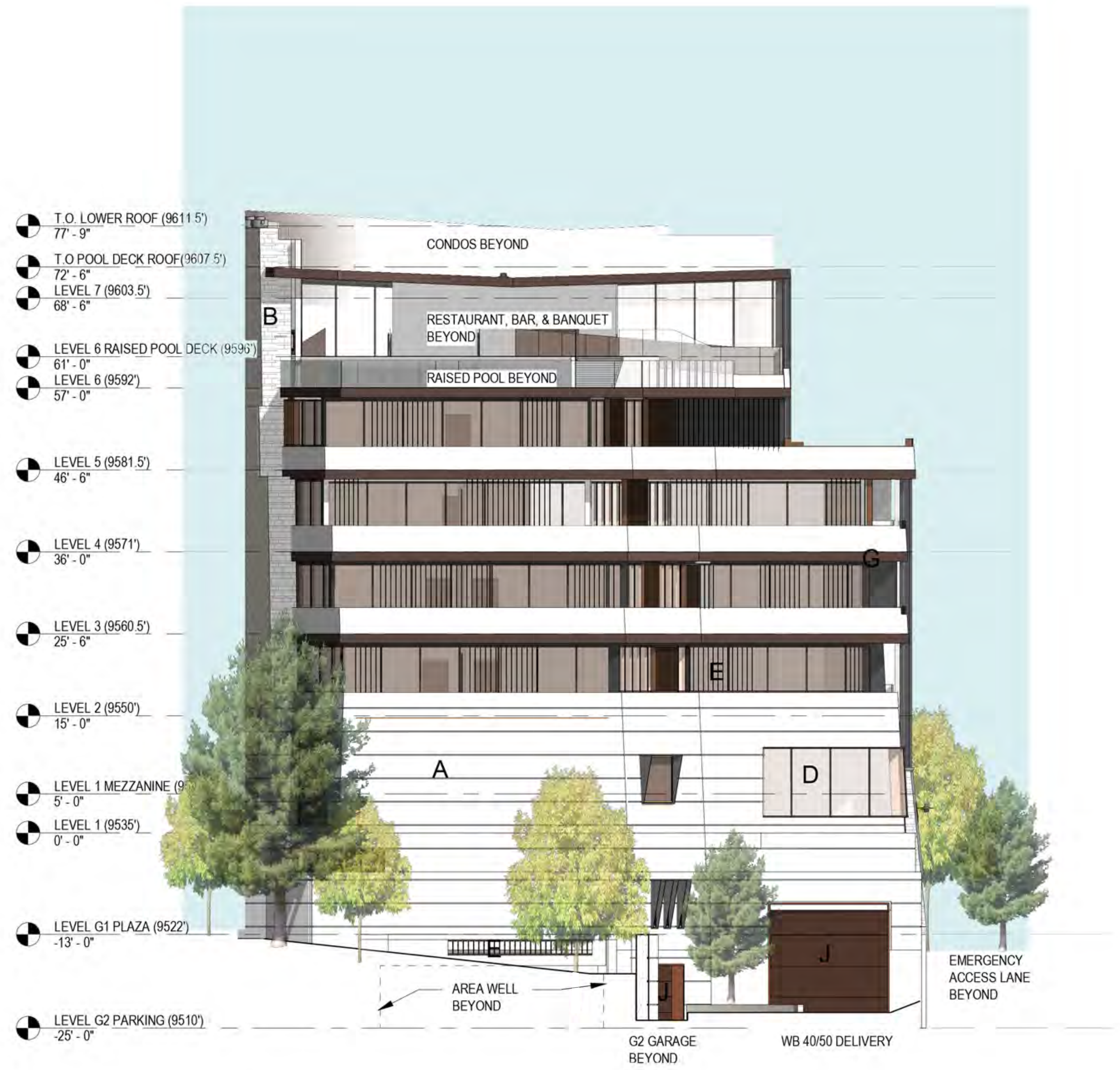
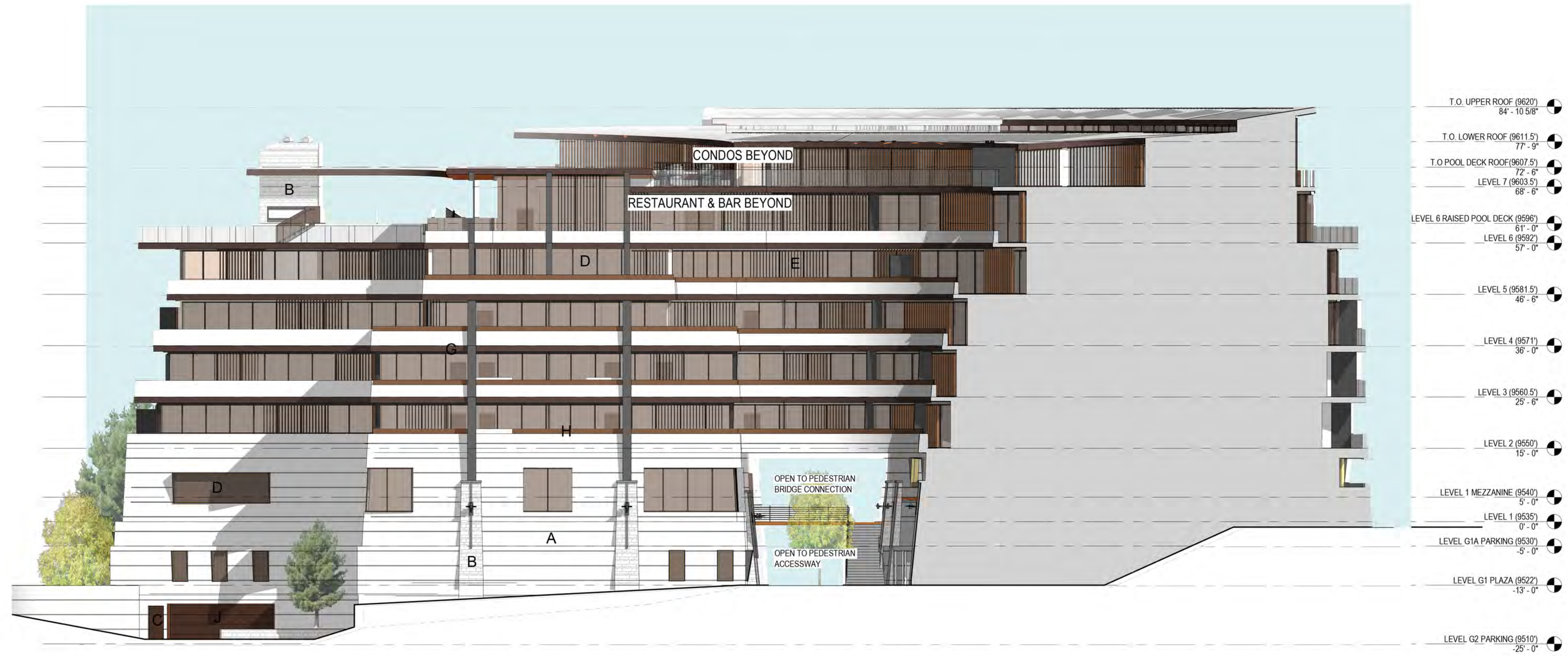
EXTERIOR MATERIAL ELEVATIONS

A-2.00



3 **WEST MATERIAL ELEVATION**
1/16" = 1'-0"



4 **SOUTHWEST MATERIAL ELEVATION**
1/16" = 1'-0"

1 **WEST MATERIAL ELEVATION AT PEDESTRIAN WALKWAY**
1/16" = 1'-0"

2 **SOUTHEAST MATERIAL ELEVATION**
1/16" = 1'-0"

12/13/2022 11:47:10 AM

VAULT DESIGN GROUP

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Uncompahgre Engineering, LLC

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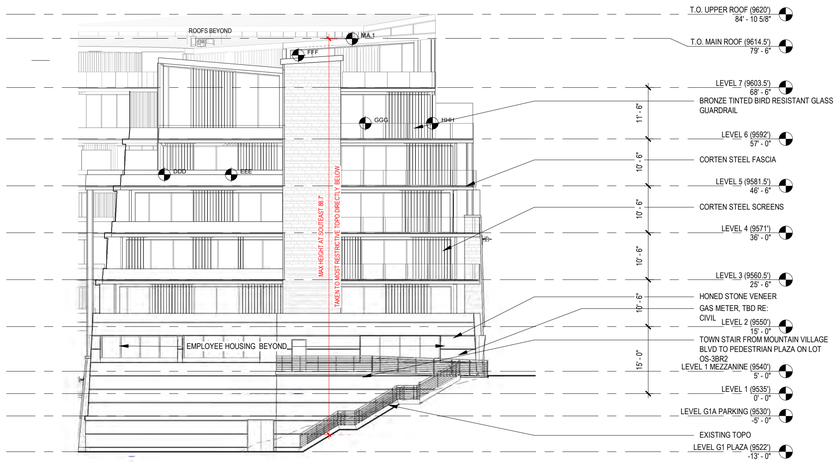
EXTERIOR MATERIAL ELEVATIONS

A-2.01



2 SOUTHEAST ELEVATION
1/16" = 1'-0"

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
Northeast	B	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
Northeast	C	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
Northeast	D	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
Northeast	E	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
Northeast	F	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
Northeast	G	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
Northeast	H	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
Northeast	I	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0
Northeast	J	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
Northeast	K	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	L	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	M	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	N	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North	O	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	P	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	Q	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	R	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
North	S	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
*Pedestrian accessway (North)	*T	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
*Pedestrian accessway (North)	*U	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
Northwest	V	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
Northwest	X	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	56.3	9528.1	56.9
Northwest	Y	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	58.2	9527.8	57.2
Northwest	Z	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	58.8	9525.8	59.2
Northwest	AA	T.O. LEVEL 5 GUARDRAIL	9607.5	9525.9	81.6	9523.8	83.7
Northwest	BB	T.O. POOL DECK ROOF	9607.5	9524.6	82.9	9521.0	86.5
Northwest	CC	T.O. LEVEL 6 GUARDRAIL	9595.5	9523.2	72.3	9520.5	75.0
Northwest	DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.4	74.1	9520.0	75.5
West	EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.1	75.4	9520.1	75.4
West	*FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9518.0	77.5	9517.8	77.7
West	*GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9517.0	78.5	9517.0	78.5
West	*HH	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
South	**JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	KK	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	LL	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	**MM	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.3	65.7	9519.3	65.7
South	**NN	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.8	65.2	9519.8	65.2
South	**OO	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
South	**PP	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
South	**QQ	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0
South	*RR	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
South	*SS	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
Southwest	TT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	85.0
Southwest	UU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
Southwest	VV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
Southwest	WW	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
Southwest	XX	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
Southwest	YY	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
Southwest	ZZ	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southwest	AAA	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
Southwest	BBB	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southeast	DDD	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
Southeast	EEE	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
Southeast	FFF	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
Southeast	GGG	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
Southeast	HHH	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
						AVERAGE HEIGHT	63.61

* PEDESTRIAN ACCESSWAY
** EMERGENCY LANE

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	HEIGHT FROM PROPOSED GRADE	EXISTING GRADE	HEIGHT FROM EXISTING GRADE
SOUTHEAST	MA.1	T.O. RIDGE AT ROOF EXTENSION	9614.5	9525.8	88.7	9528.0	86.5
NORTHEAST	MB.1	T.O. POP UP ROOF	9620.0	9535.0	85.0	9533.8	86.2
NORTH	MC.1	T.O. POP UP ROOF	9615.5	9528.5	87.0	9528.5	87.0
NORTHWEST	MD.1	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
WEST	ME.1	T.O. POOL DECK ROOF	9607.5	9521.5	86.0	9524.8	82.7
*SOUTH	MF.1	T.O. MAIN ROOF	9614.5	9525.9	88.6	9525.9	88.6
SOUTHWEST	MG.1	T.O. ROOF AT LEVEL 6	9611.0	9522.5	88.5	9522.5	88.5
						MAX HEIGHT	88'-9"

* PEDESTRIAN ACCESSWAY

1 NORTH ELEVATION FROM MOUNTAIN BLVD FLATTENED LOOKING SOUTH
1/16" = 1'-0"

NORTH ELEVATION AND MAIN ENTRY

VAULT DESIGN GROUP
VAULT DESIGN. LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #305 | Denver, CO 80202 | 303.296.3024
aedesign-inc.com

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

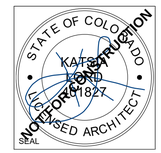
LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022



NORTH & EAST ELEVATIONS

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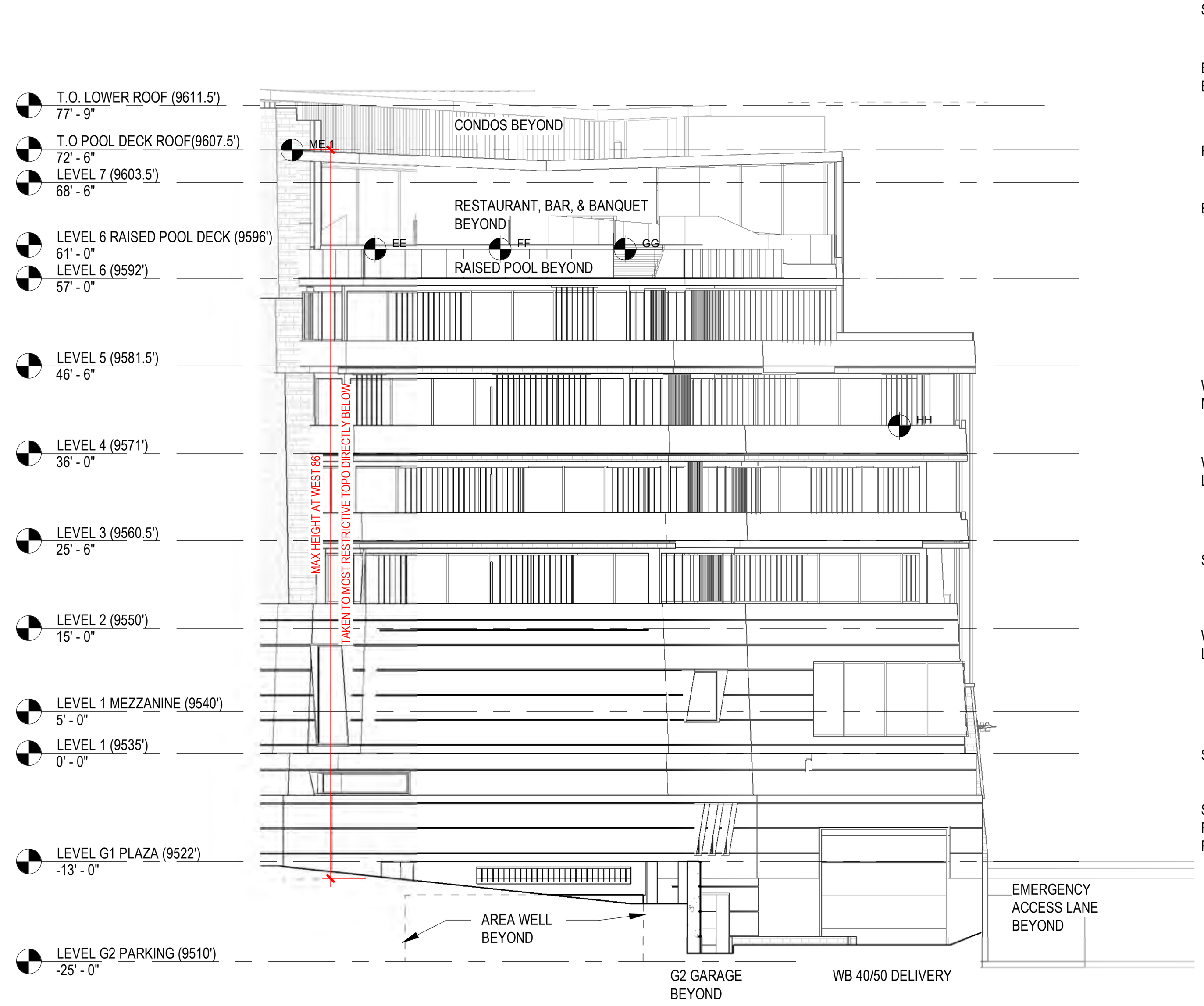
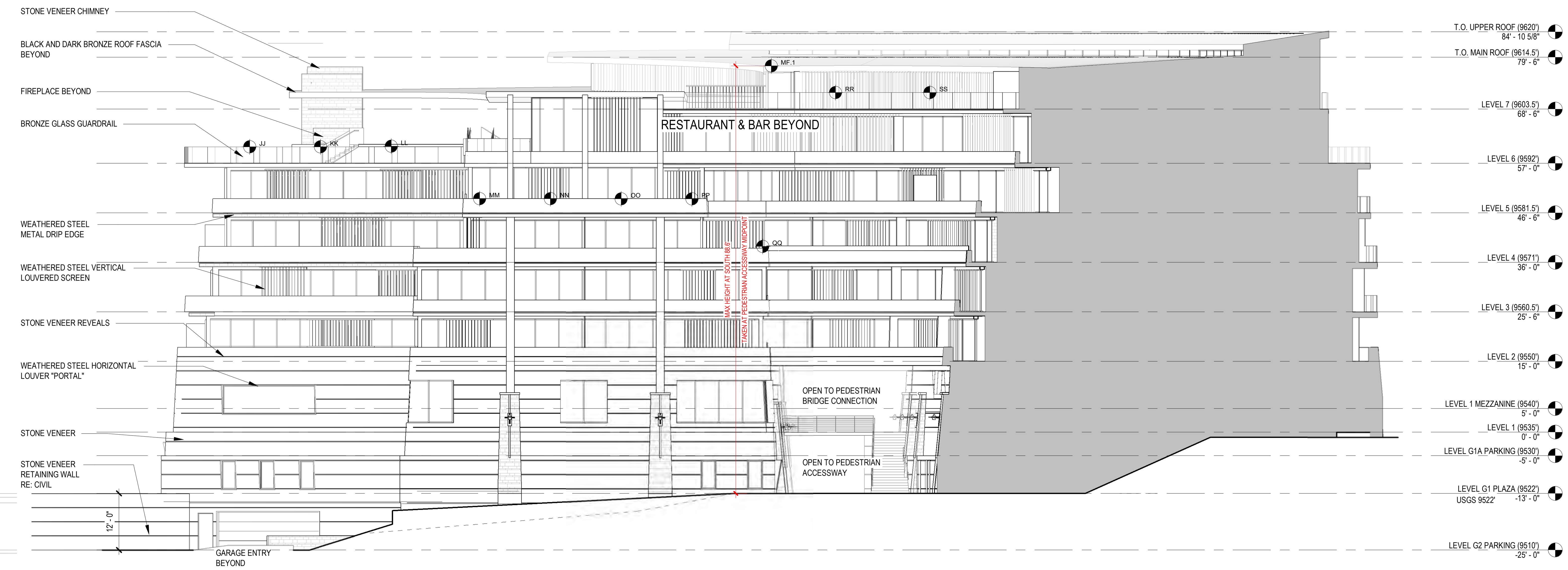
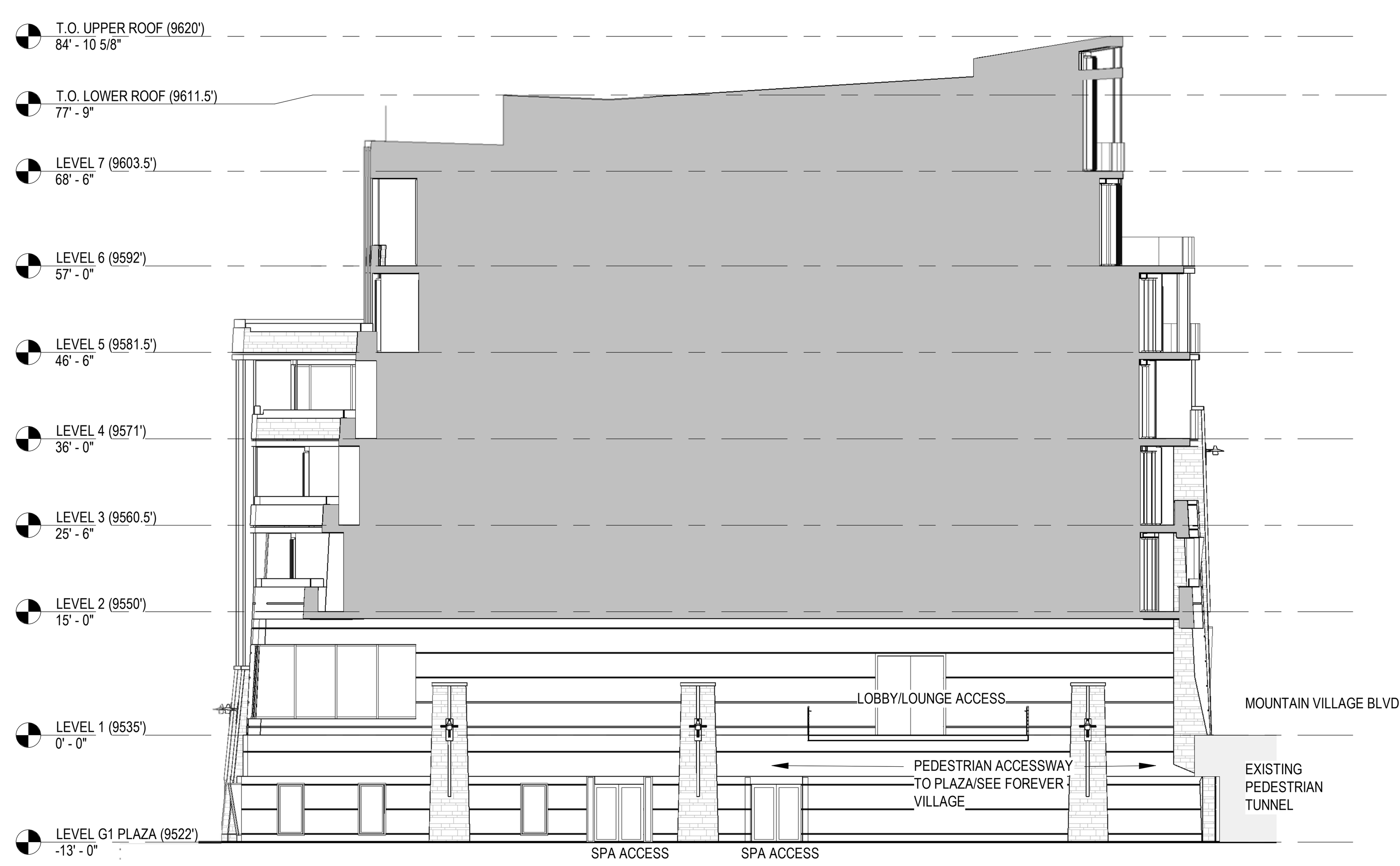


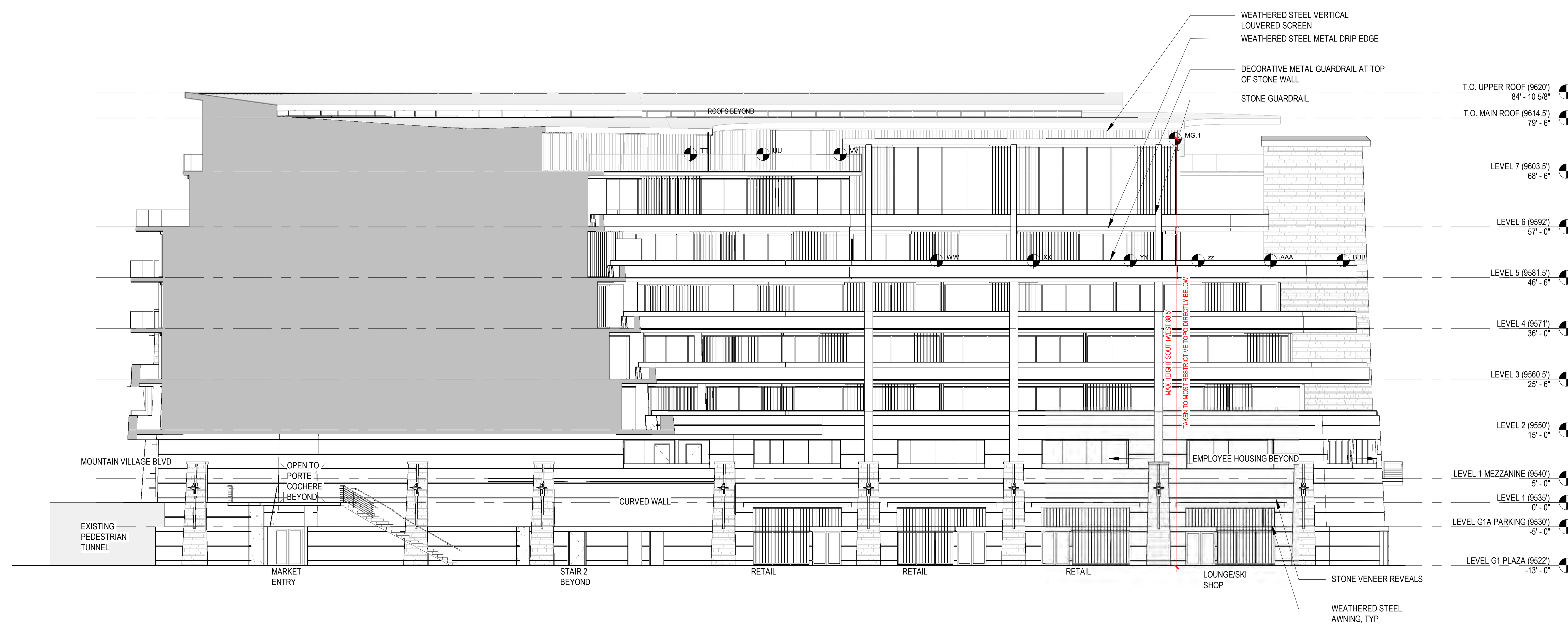
3 **WEST ELEVATION**
1/16" = 1'-0"



4 **SOUTH ELEVATION**
1/16" = 1'-0"



1 **WEST ELEVATION - PEDESTRIAN WALKWAY**
1/16" = 1'-0"



2 **SOUTHWEST ELEVATION**
1/16" = 1'-0"

VAULT DESIGN GROUP
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA

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LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

STATE OF COLORADO
KATSU
CONTRACTOR
C-01827
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

SOUTHEAST & WEST ELEVATIONS

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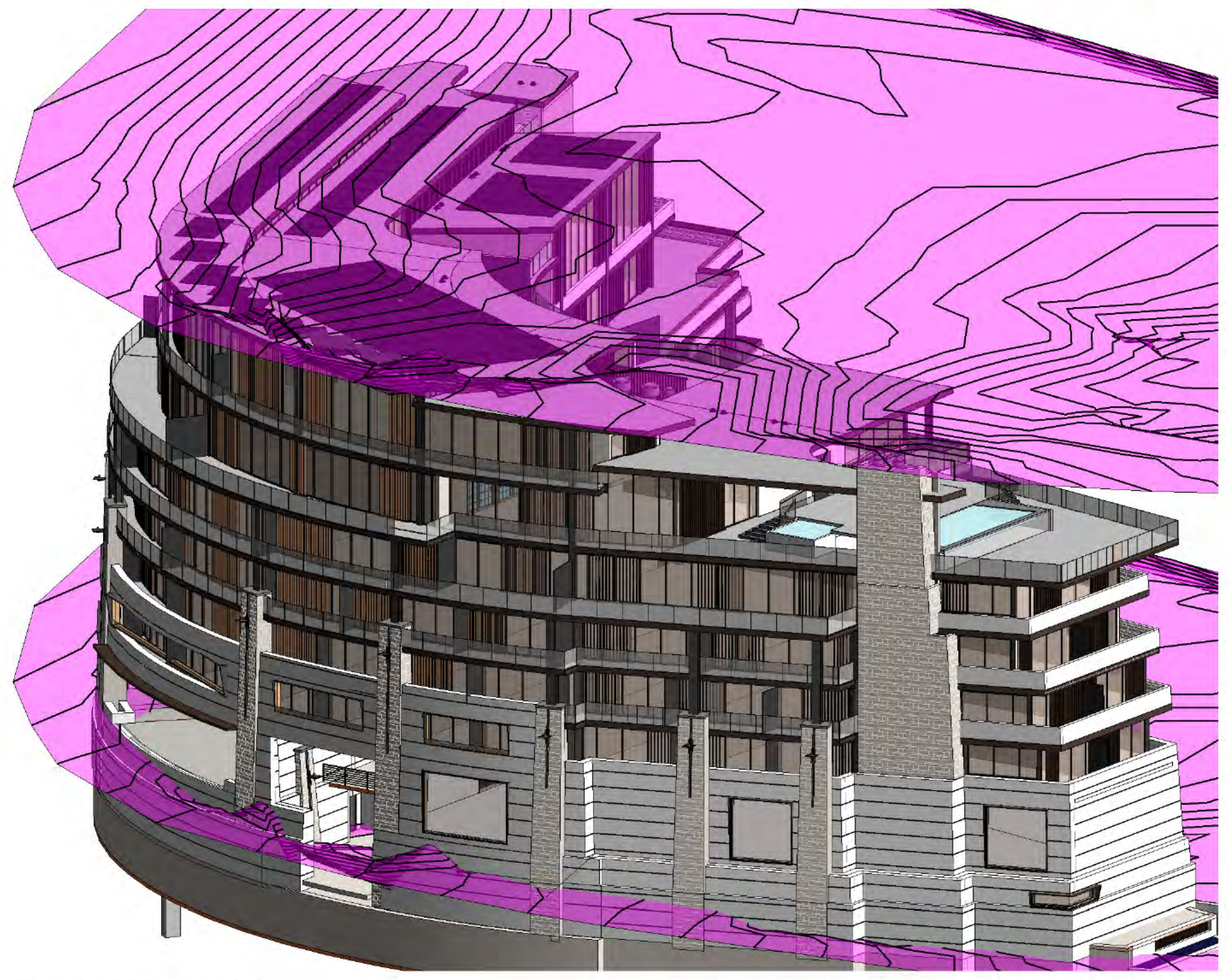
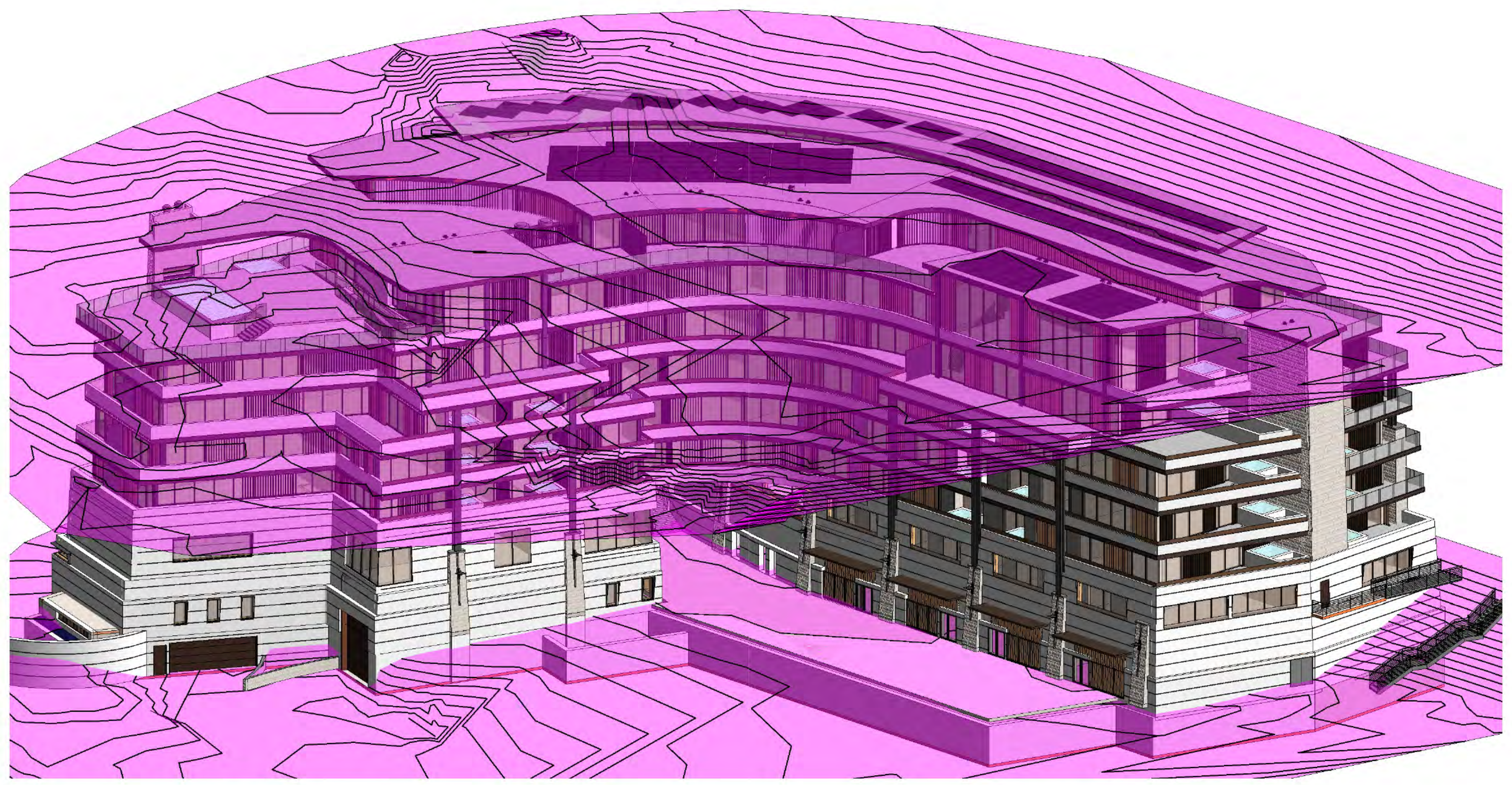
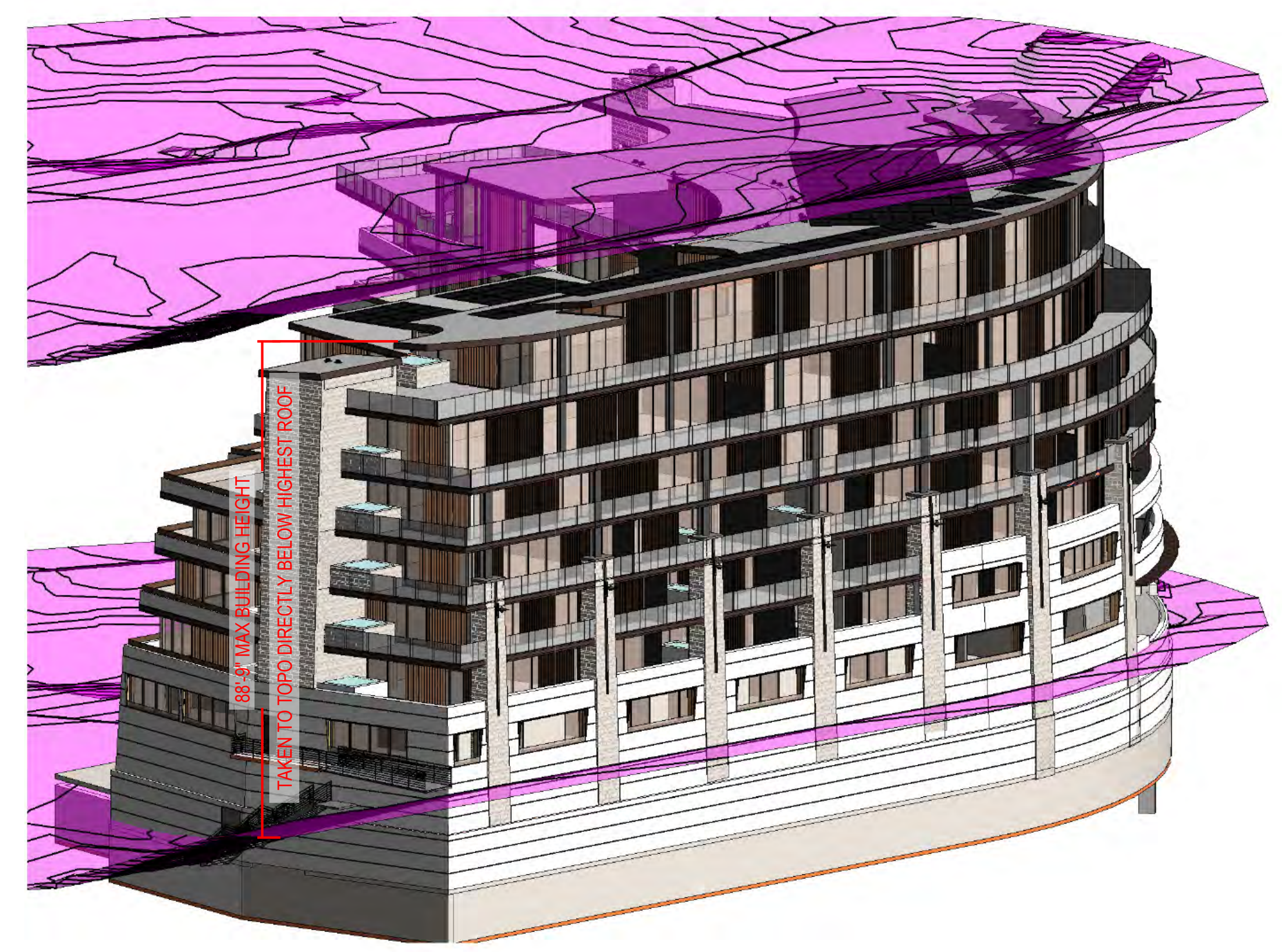


5 NW PERSPECTIVE

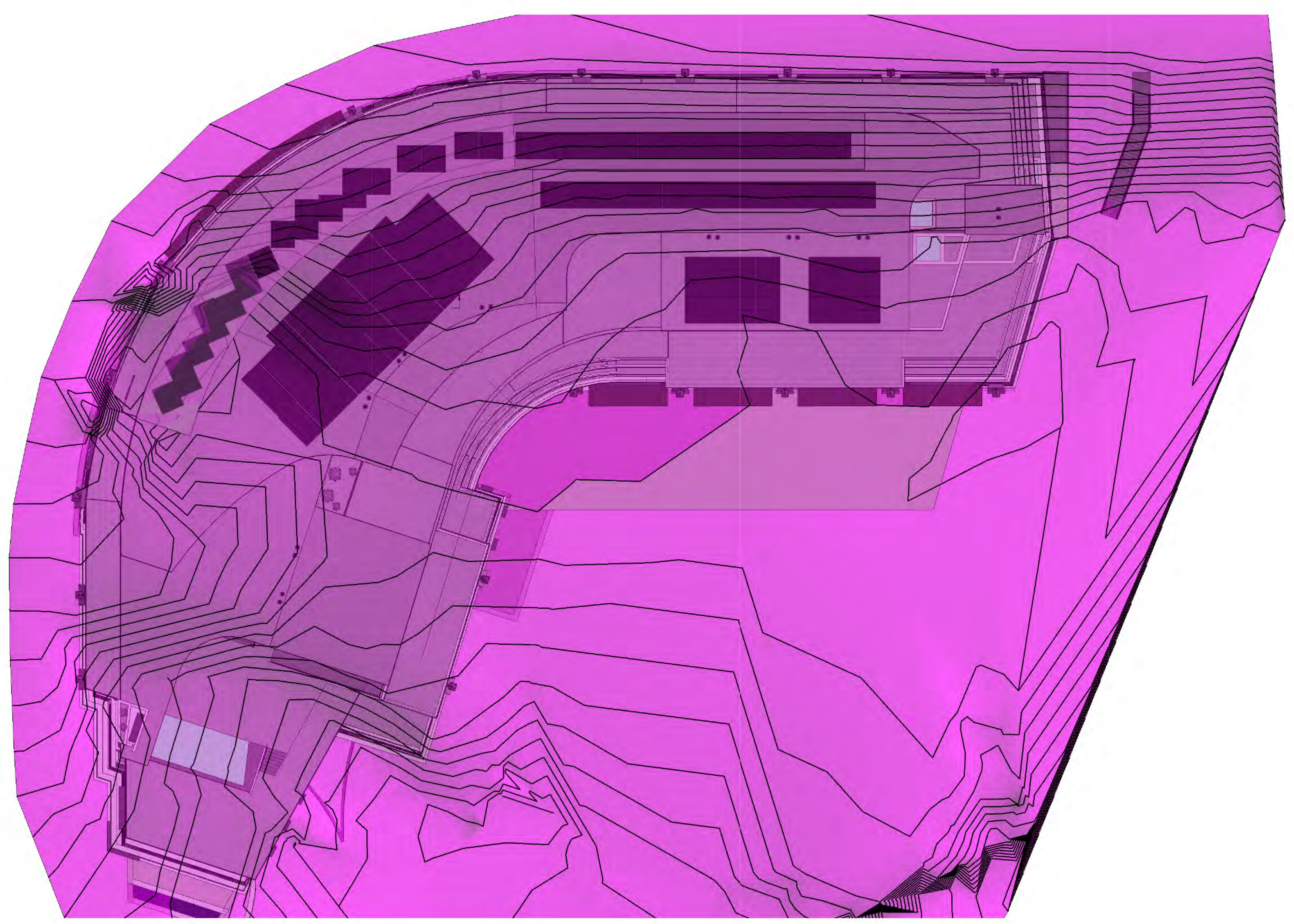
3 NW ELEVATION



4 SW PERSPECTIVE - EXISTING TOPO



2 SE PERSPECTIVE



1 EXISTING TOPO

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
Northeast	B	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
Northeast	C	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
Northeast	D	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
Northeast	E	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
Northeast	F	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
Northeast	G	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
Northeast	H	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
Northeast	I	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0
Northeast	J	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
Northeast	K	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	L	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	M	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	N	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North	O	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	P	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	Q	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	R	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
North	S	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
*Pedestrian accessway (North)	*T	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
*Pedestrian accessway (North)	*U	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
Northwest	V	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
Northwest	X	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	56.3	9528.1	56.9
Northwest	Y	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	58.2	9527.8	57.2
Northwest	Z	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	58.8	9525.8	59.2
Northwest	AA	T.O. LEVEL 5 GUARDRAIL	9607.5	9525.9	81.6	9523.8	83.7
Northwest	BB	T.O. POOL DECK ROOF	9607.5	9524.6	82.9	9521.0	86.5
Northwest	CC	T.O. LEVEL 6 GUARDRAIL	9595.5	9523.2	72.3	9520.5	75.0
Northwest	DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.4	74.1	9520.0	75.5
West	EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.1	75.4	9520.1	75.4
West	*FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9518.0	77.5	9517.8	77.7
West	*GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9517.0	78.5	9517.0	78.5
West	*HH	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
South	**JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	KK	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	LL	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	**MM	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.3	65.7	9519.3	65.7
South	**NN	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.8	65.2	9519.8	65.2
South	**OO	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
South	**PP	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
South	**QQ	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0
South	*RR	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
South	*SS	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
Southwest	TT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	85.0
Southwest	UU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
Southwest	VV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
Southwest	WW	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
Southwest	XX	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
Southwest	YY	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
Southwest	ZZ	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southwest	AAA	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
Southwest	BBB	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southeast	DDD	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
Southeast	EEE	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
Southeast	FFF	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
Southeast	GGG	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
Southeast	HHH	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
						AVERAGE HEIGHT	63.61

* PEDESTRIAN ACCESSWAY
** EMERGENCY LANE

VAULT DESIGN GROUP

VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA
landscape architecture + construction

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #:

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

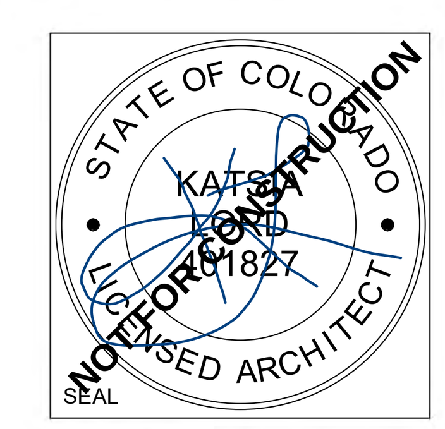
LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022



3D MAX HEIGHT WITH EXISTING TOPO

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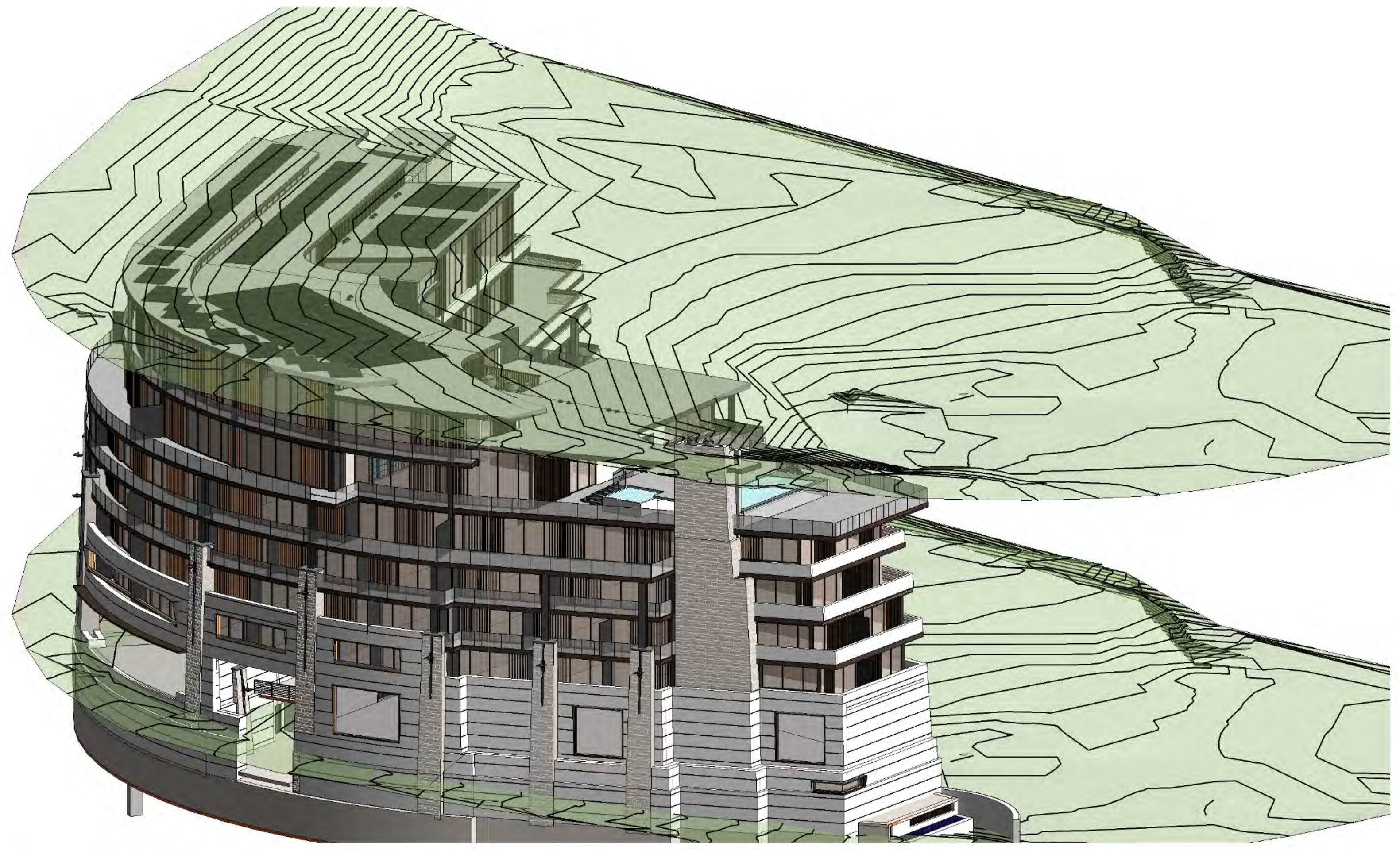
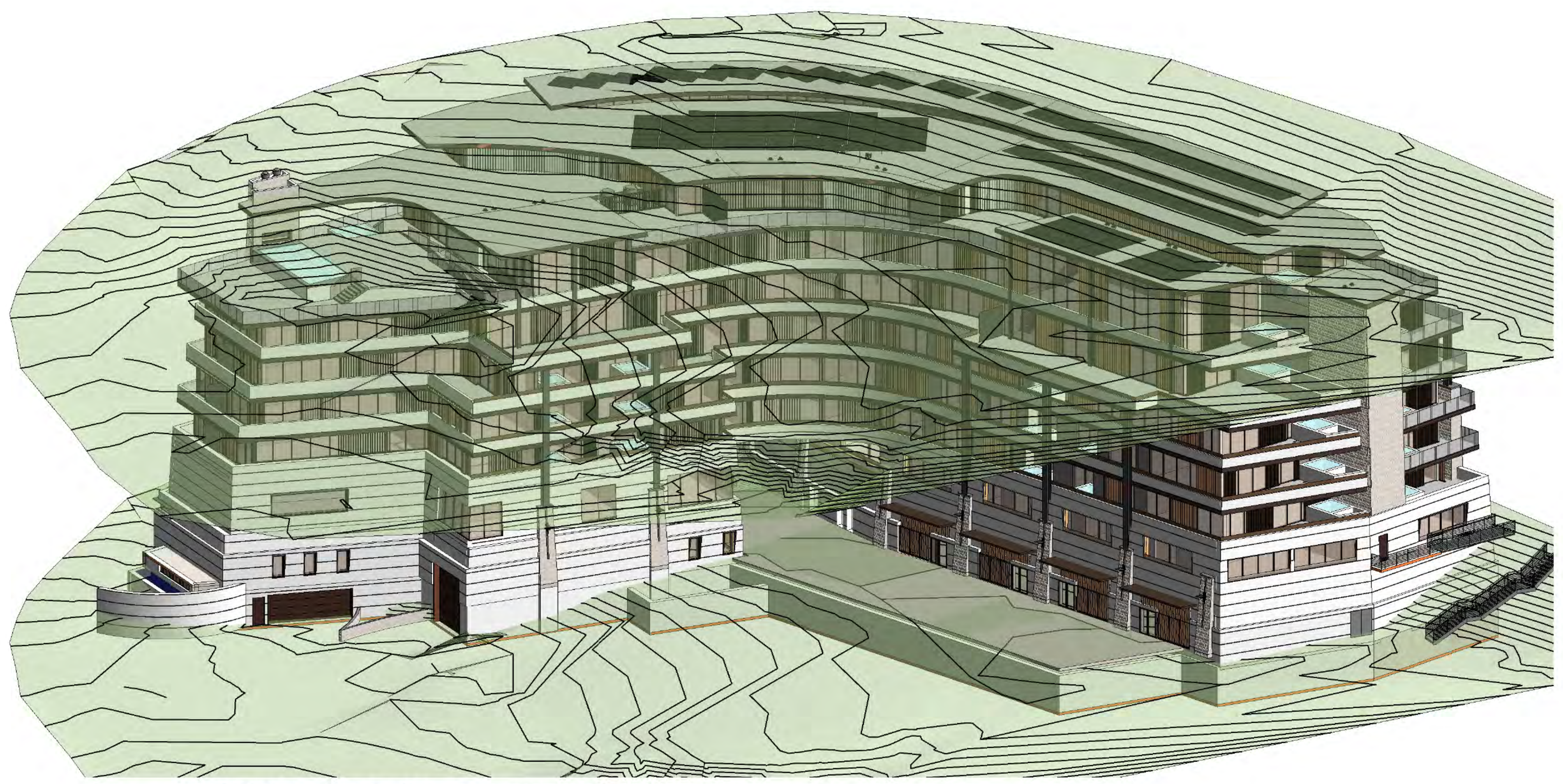
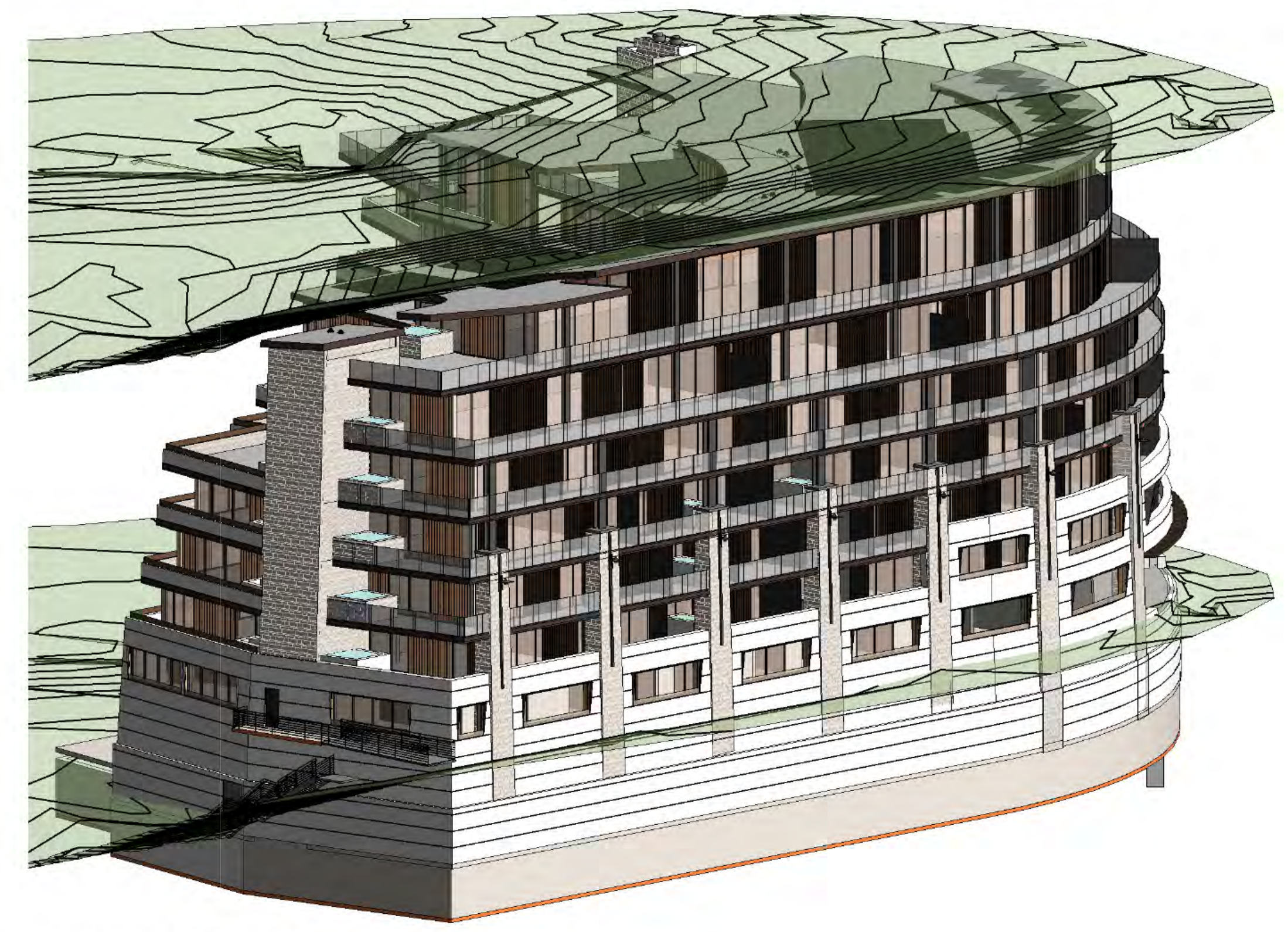


5 NW PERSPECTIVE

3 NW ELEVATION



4 SW PERSPECTIVE - PROPOSED TOPO

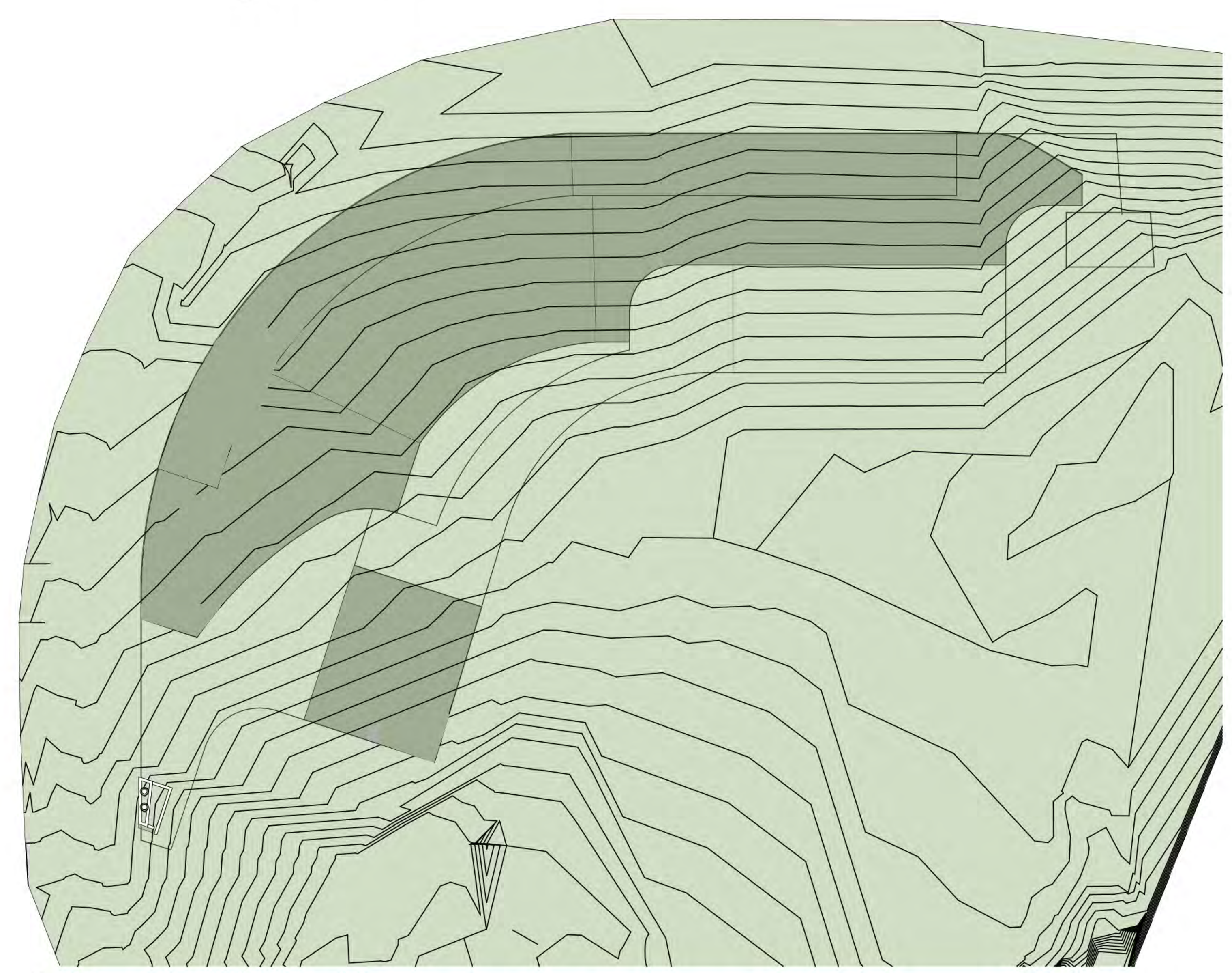


2 SE PERSPECTIVE

NOTES	SPOT ELEV LABEL	DESCRIPTION	HEIGHT TO HIGHEST POINT	PROPOSED GRADE	FROM PROPOSED GRADE	EXISTING GRADE	FROM EXISTING GRADE
Northeast	B	T.O. LEVEL 6 GUARDRAIL	9595.5	9539.2	56.3	9537.0	58.5
Northeast	C	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.9	56.6	9536.8	58.7
Northeast	D	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.8	56.7	9536.8	58.7
Northeast	E	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.5	57.0	9536.5	59.0
Northeast	F	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.3	57.2	9536.3	59.2
Northeast	G	T.O. LEVEL 6 GUARDRAIL	9595.5	9538.0	57.5	9536.0	59.5
Northeast	H	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.7	57.8	9536.0	59.5
Northeast	I	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.4	58.1	9538.5	57.0
Northeast	J	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
Northeast	K	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	L	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	M	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	N	T.O. LEVEL 6 GUARDRAIL	9595.5	9537.1	58.4	9536.0	59.5
North	O	T.O. LEVEL 6 GUARDRAIL	9595.5	9536.4	59.1	9535.7	59.8
North	P	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.6	59.9	9535.1	60.4
North	Q	T.O. LEVEL 6 GUARDRAIL	9595.5	9534.7	60.8	9534.0	61.5
North	R	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
North	S	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9531.5	64.0
*Pedestrian accessway (North)	*T	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
*Pedestrian accessway (North)	*U	T.O. LEVEL 6 GUARDRAIL	9595.5	9533.6	61.9	9533.5	62.0
Northwest	V	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.7	64.8	9530.7	64.8
Northwest	W	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.1	65.4	9530.1	65.4
Northwest	X	T.O. LEVEL 5 GUARDRAIL	9585.0	9528.7	56.3	9528.1	56.9
Northwest	Y	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.8	58.2	9527.8	57.2
Northwest	Z	T.O. LEVEL 5 GUARDRAIL	9585.0	9526.2	58.8	9525.8	59.2
Northwest	AA	T.O. LEVEL 5 GUARDRAIL	9607.5	9525.9	81.6	9523.8	83.7
Northwest	BB	T.O. POOL DECK ROOF	9607.5	9524.6	82.9	9521.0	86.5
Northwest	CC	T.O. LEVEL 6 GUARDRAIL	9595.5	9523.2	72.3	9520.5	75.0
Northwest	DD	T.O. LEVEL 6 GUARDRAIL	9595.5	9521.4	74.1	9520.0	75.5
West	EE	T.O. LEVEL 6 GUARDRAIL	9595.5	9520.1	75.4	9520.1	75.4
West	*FF	T.O. LEVEL 6 GUARDRAIL	9595.5	9518.0	77.5	9517.8	77.7
West	*GG	T.O. LEVEL 6 GUARDRAIL	9595.5	9517.0	78.5	9517.0	78.5
West	*HH	T.O. LEVEL 4 GUARDRAIL	9574.5	9516.0	58.5	9516.0	58.5
South	**JJ	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	KK	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	LL	T.O. LEVEL 6 GUARDRAIL	9595.5	9510.0	85.5	9515.0	80.5
South	**MM	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.3	65.7	9519.3	65.7
South	**NN	T.O. LEVEL 5 GUARDRAIL	9585.0	9519.8	65.2	9519.8	65.2
South	**OO	T.O. LEVEL 5 GUARDRAIL	9585.0	9520.4	64.6	9520.4	64.6
South	**PP	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
South	**QQ	T.O. LEVEL 4 GUARDRAIL	9574.5	9522.5	52.0	9522.5	52.0
South	*RR	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
South	*SS	T.O. LEVEL 7 GUARDRAIL	9607.0	9525.6	81.4	9525.6	81.4
Southwest	TT	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9522.0	85.0
Southwest	UU	T.O. LEVEL 7 GUARDRAIL	9607.0	9522.8	84.2	9522.8	84.2
Southwest	VV	T.O. LEVEL 7 GUARDRAIL	9607.0	9523.0	84.0	9523.0	84.0
Southwest	WW	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.1	62.9
Southwest	XX	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.0	63.0
Southwest	YY	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.1	62.9
Southwest	ZZ	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southwest	AAA	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.8	62.2	9522.5	62.5
Southwest	BBB	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.5	62.5	9522.5	62.5
Southeast	DDD	T.O. LEVEL 5 GUARDRAIL	9585.0	9522.0	63.0	9522.0	63.0
Southeast	EEE	T.O. LEVEL 5 GUARDRAIL	9585.0	9523.0	62.0	9523.0	62.0
Southeast	FFF	T.O. STAIR ROOF	9610.0	9526.0	84.0	9526.0	84.0
Southeast	GGG	T.O. LEVEL 6 GUARDRAIL	9595.5	9530.0	65.5	9530.0	65.5
Southeast	HHH	T.O. LEVEL 6 GUARDRAIL	9595.5	9535.0	60.5	9533.0	62.5
						AVERAGE HEIGHT	63.61

* PEDESTRIAN ACCESSWAY

** EMERGENCY LANE



1 PROPOSED TOPO OVER ROOF

1/32" = 1'-0"

VAULT DESIGN GROUP

VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

MARPA
landscape architecture + construction

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com
Project #:

SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

STATE OF COLORADO
KATS
LUND
401827
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SEAL

3D MAX HEIGHT WITH PROPOSED TOPO

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1 **DIAGRAM ADA VAN ACCESS LEVEL G2 PARKING**
1/16" = 1'-0"

12/16/2022 3:13:31 PM

VAULT DESIGN GROUP
VAULT DESIGN, LLC
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LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

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STATE OF COLORADO
KATSUYA KONDO
37811827
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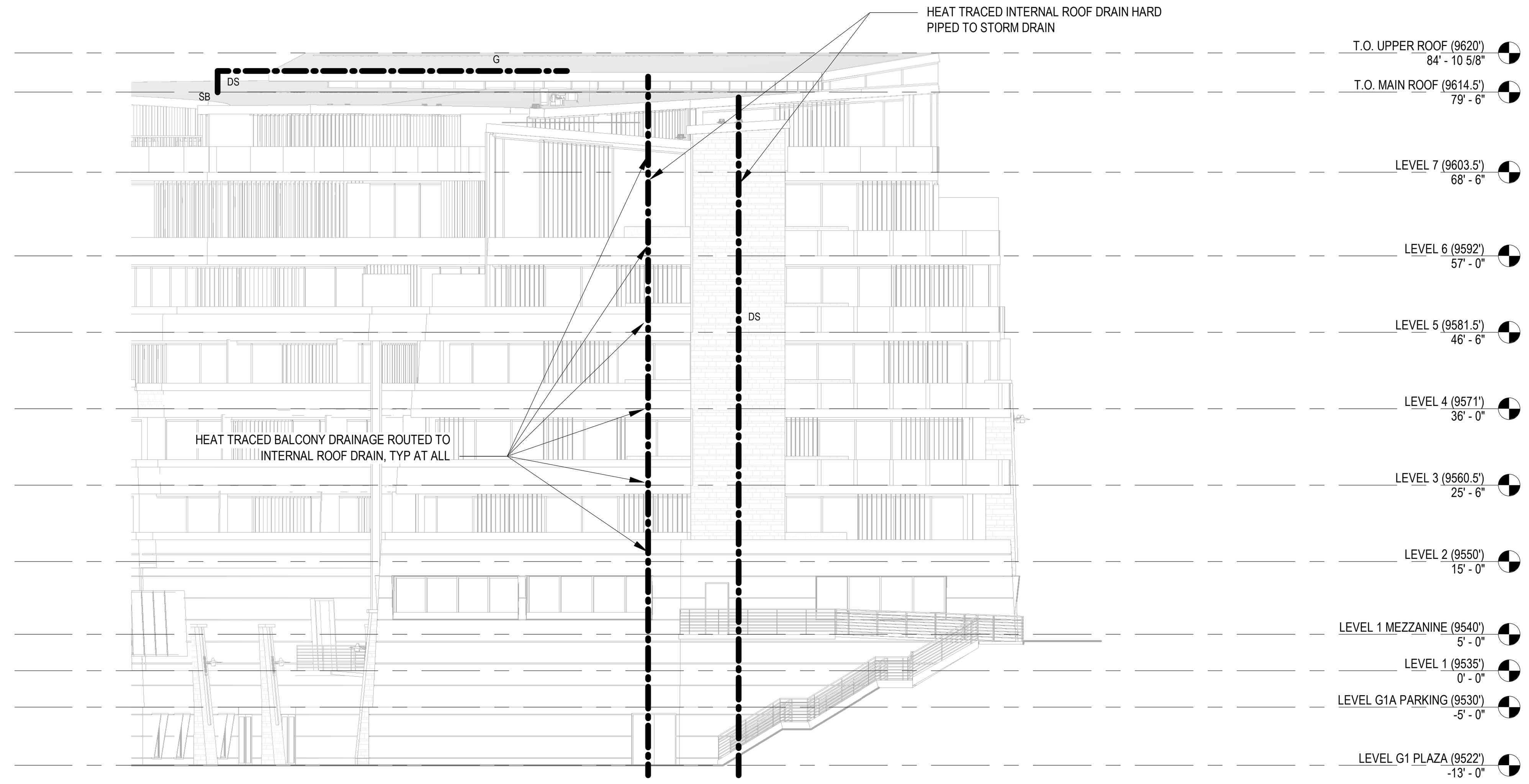
Project Number
JOB NO.

GARAGE UTILITY DIAGRAM

A-2.10



3 **EXTERIOR ELEVATION-SNOW MELT STUDY EAST**
1/16" = 1'-0"

4 **EXTERIOR ELEVATION-SNOW MELT STUDY- WEST**
1/16" = 1'-0"

1 **EXTERIOR ELEVATION-SNOW MELT STUDY NORTHEAST**
1/16" = 1'-0"

2 **EXTERIOR ELEVATION-SNOW MELT STUDY- NORTHWEST**
1/16" = 1'-0"

SNOW MELT KEY	
SB	SPLASH BLOCKS IN TERRACE
◄—	DIRECTION OF WATER FLOW
—·—·—	INTERNAL ROOF DRAIN
G	GUTTER
RD	ROOF DRAIN

SNOW MELT KEY
1/4" = 1'-0"

VAULT DESIGN GROUP
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520 W FIR WAY
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SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

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EXTERIOR ELEVATION-SNOW MELT STUDY

A-2.21

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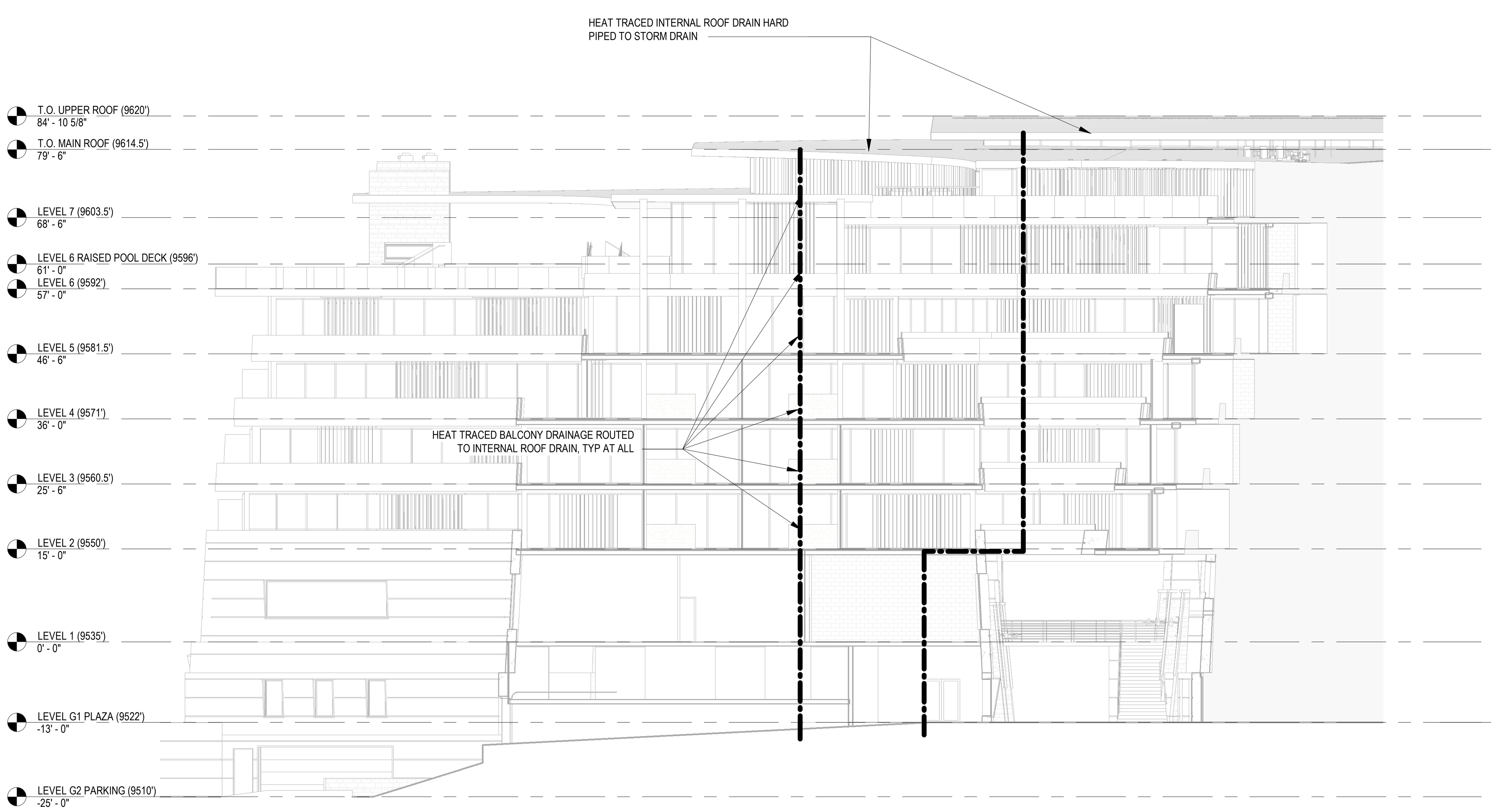
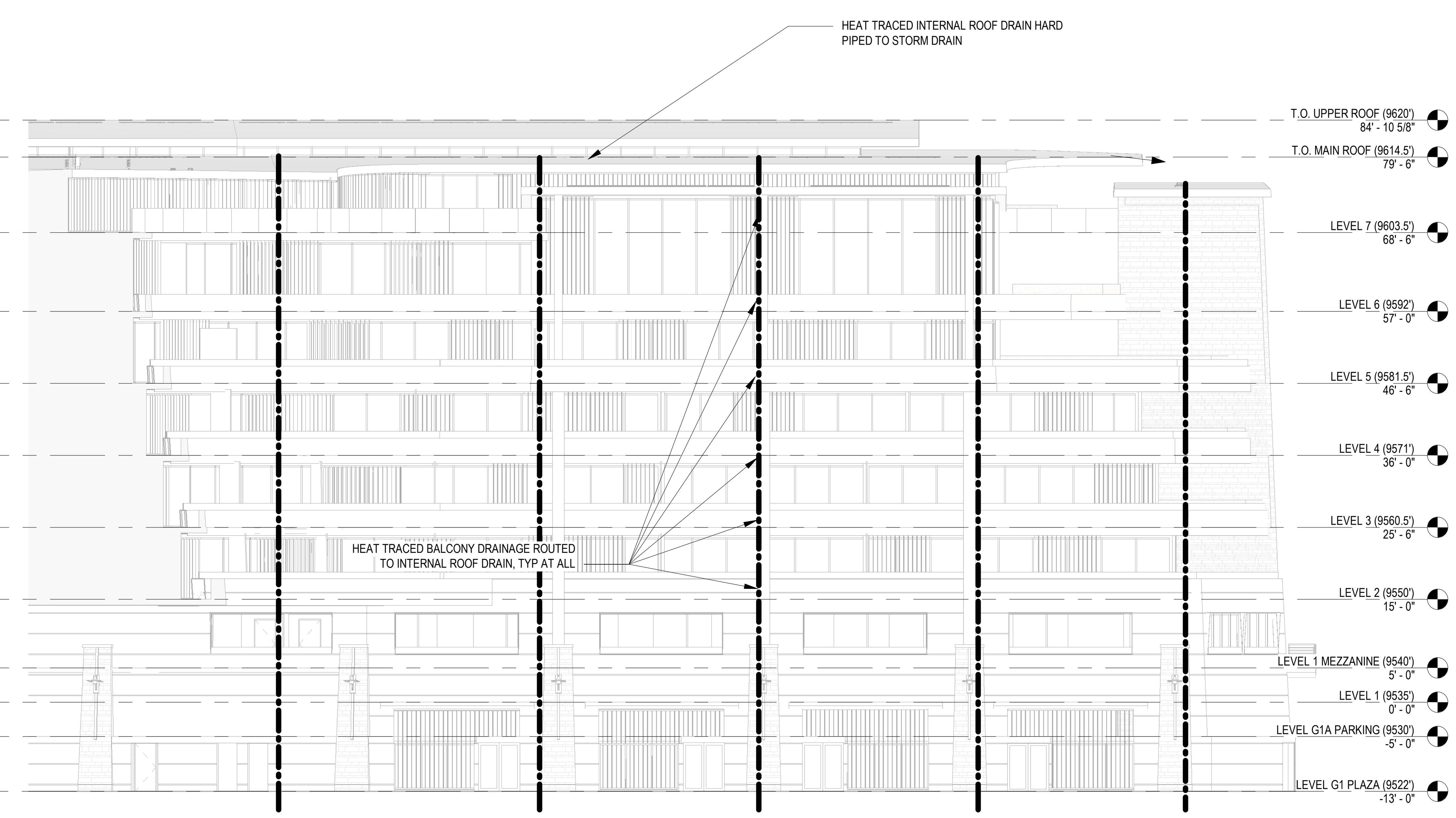


1 EXTERIOR ELEVATION·SNOW MELT STUDY - SOUTHWEST
1/16" = 1'-0"



2 EXTERIOR ELEVATION·SNOW MELT STUDY- SOUTHEAST
1/16" = 1'-0"

SNOW MELT KEY	
SB	SPLASH BLOCKS IN TERRACE
◄—	DIRECTION OF WATER FLOW
—·—	INTERNAL ROOF DRAIN
G	GUTTER
RD	ROOF DRAIN

SNOW MELT KEY
1/4" = 1'-0"

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STATE OF COLORADO
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EXTERIOR ELEVATION·SNOW MELT STUDY

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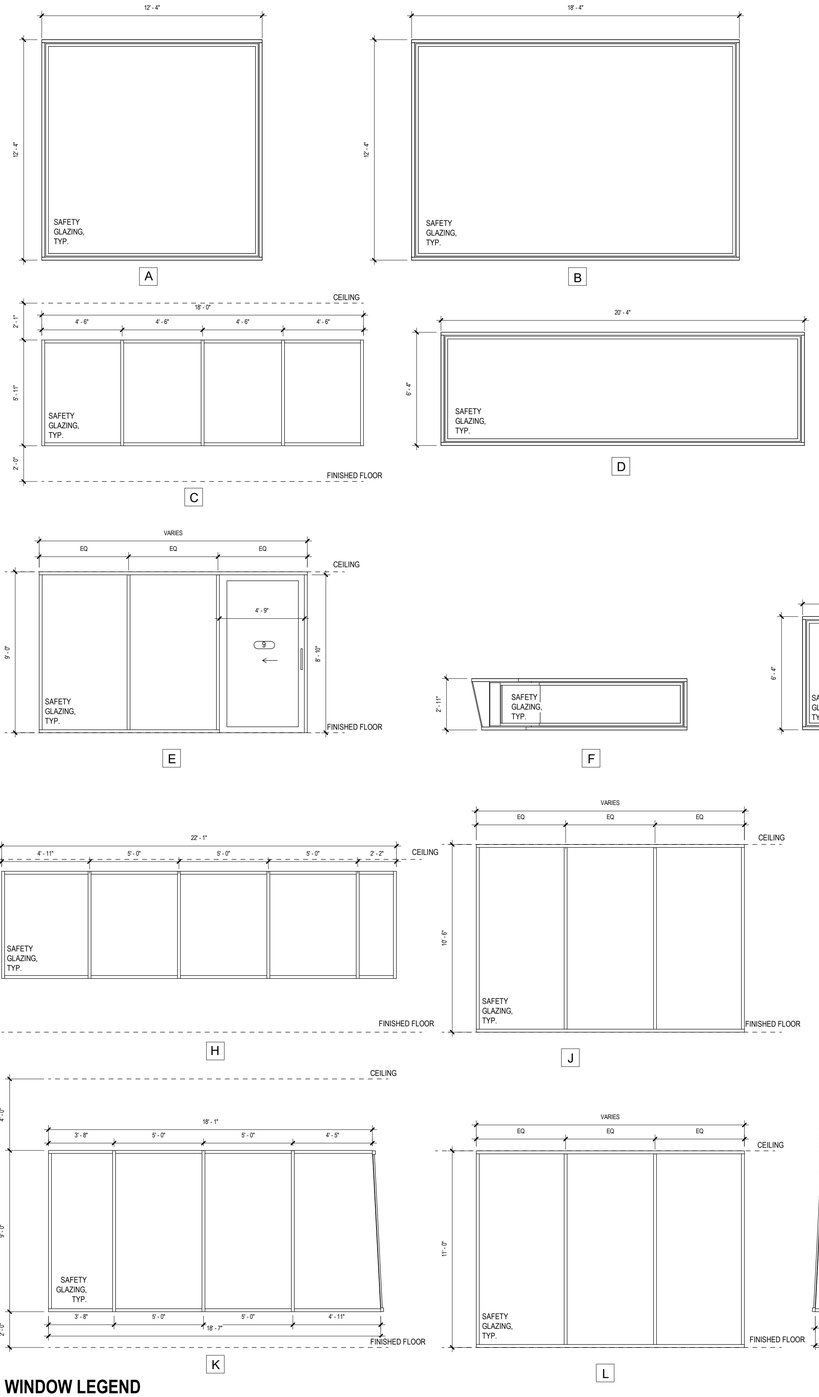
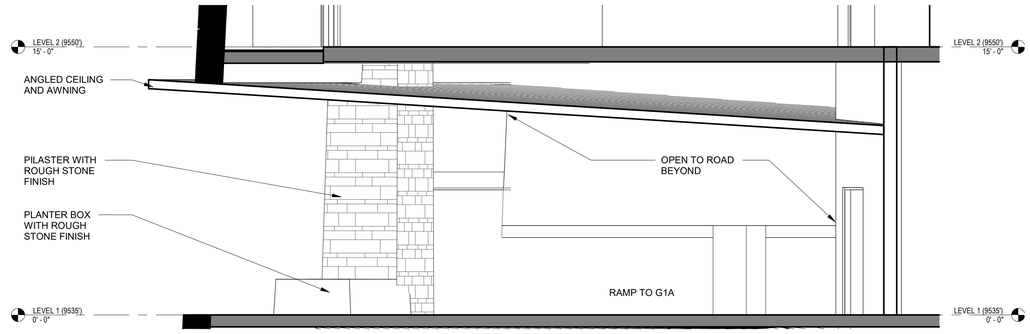
EXTERIOR DOOR SCHEDULE					
TYPE MARK	HEIGHT	WIDTH	REMARKS	TYPE	COMMENTS
1	8' - 0"	22' - 0"	CORTEN STEEL	SECTIONAL OVERHEAD GARAGE	-
2	15' - 10"	15' - 0"	CORTEN STEEL	SECTIONAL OVERHEAD GARAGE	-
3	7' - 0"	6' - 0"	DARK BRONZE ALUMINIUM STOREFRONT-BRONZE TINTED GLASS PANEL	DOUBLE STOREFRONT	-
4	8' - 0"	3' - 0"	STEEL CORE CLAD WITH WOOD	SINGLE FLUSH	DARK BRONZE FRAME TO MATCH
5	7' - 0"	6' - 0"	STEEL CORE CLAD WITH WOOD	DOUBLE FLUSH	DARK BRONZE FRAME TO MATCH
6	7' - 0"	3' - 0"	STEEL CORE CLAD WITH WOOD	SINGLE FLUSH	DARK BRONZE FRAME TO MATCH
7	7' - 6"	6' - 0"	DARK BRONZE ALUMINIUM STOREFRONT-BRONZE TINTED GLASS PANEL	DOUBLE STOREFRONT	-
8	10' - 0"	8' - 0"	CUSTOM WOOD WALNUT FINISH	DOUBLE FLUSH	-
9	8' - 10"	4' - 9"	DARK BRONZE ALUMINIUM STOREFRONT-BRONZE TINTED GLASS PANEL	SINGLE SLIDER	BALCONY DOOR LEVELS 2-7

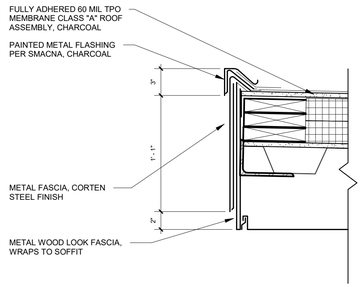
DOOR LOCATIONS PROVIDED IN PLAN



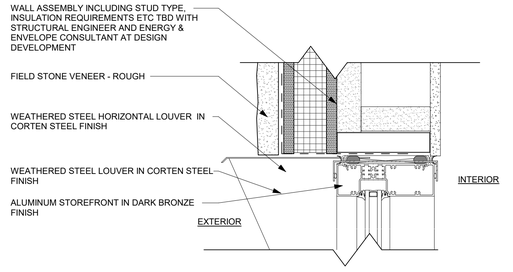
WINDOW LEGEND
1/4" = 1'-0"



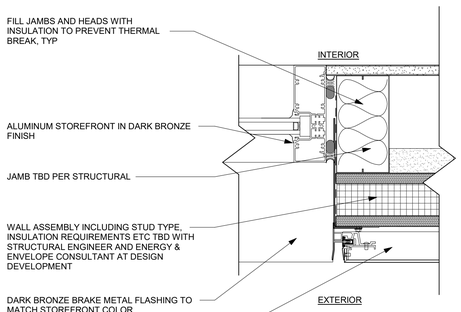
7 SECTION AT PORTE COCHERE
1/4" = 1'-0"



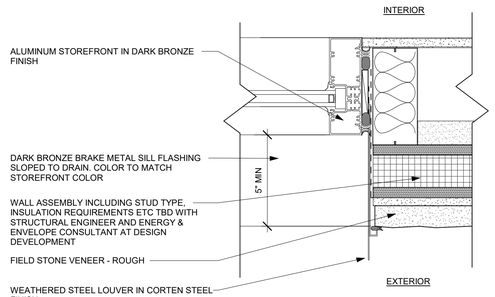
6 SCHEMATIC SECTION AT ROOF FASCIA
1 1/2" = 1'-0"



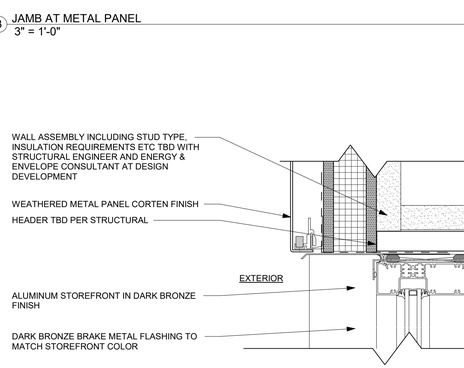
5 HEAD AT STONE
3" = 1'-0"



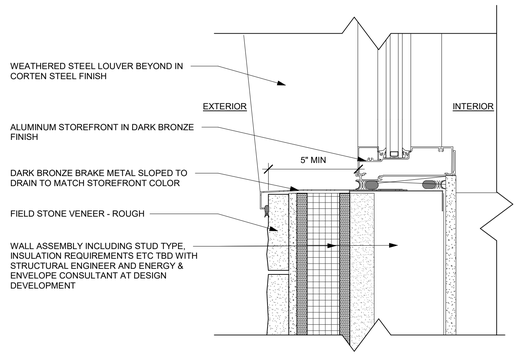
3 JAMB AT METAL PANEL
3" = 1'-0"



4 JAMB AT STONE
3" = 1'-0"



1 HEAD AT METAL PANEL
3" = 1'-0"



2 SILL AT STONE
3" = 1'-0"

Vault Design
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

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AE DESIGN
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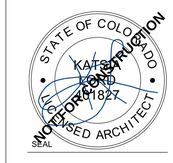
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022



TYPICAL DETAILS, WINDOW LEGEND AND DOOR SCHEDULE

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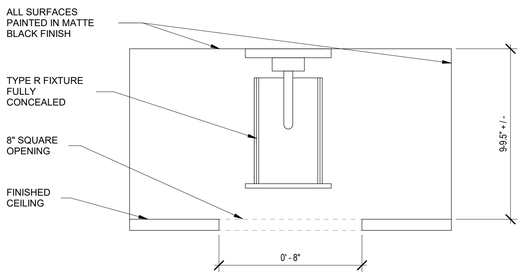
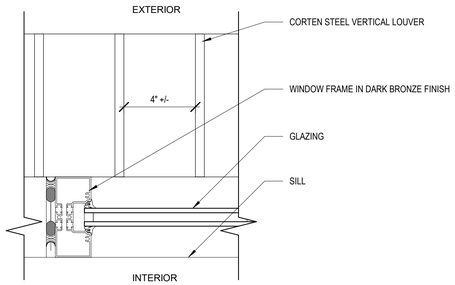
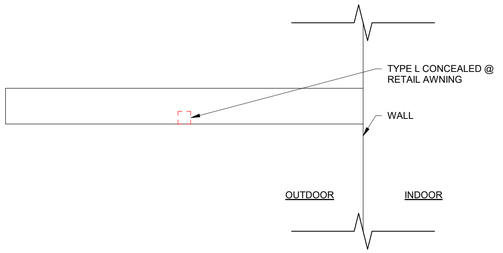


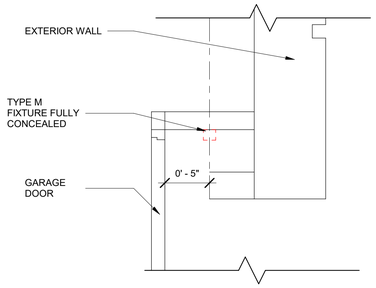
13 **TYPE R DETAIL TYP.**
3" = 1'-0"



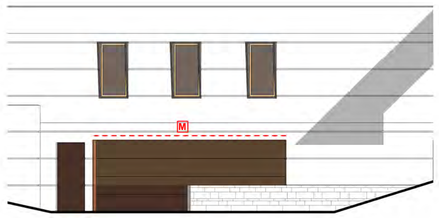
14 **LOUVER DETAIL**
3" = 1'-0"



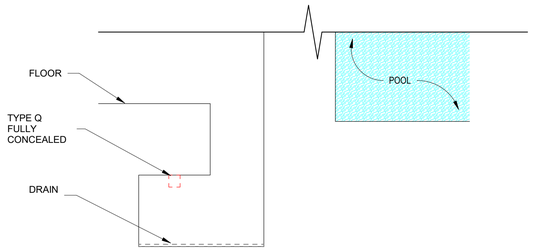
9 **TYPE L DETAIL TYP. @ CANOPY**
1" = 1'-0"



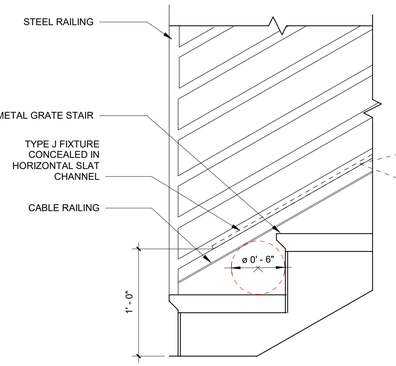
10 **TYPE M DETAIL TYP.**
1 1/2" = 1'-0"



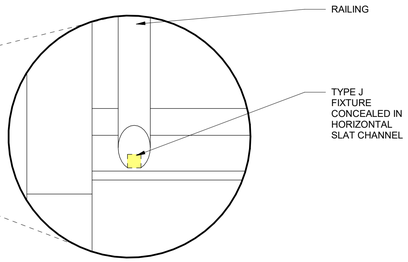
11 **TYPE M ELEVATION DETAIL TYP.**
1/8" = 1'-0"



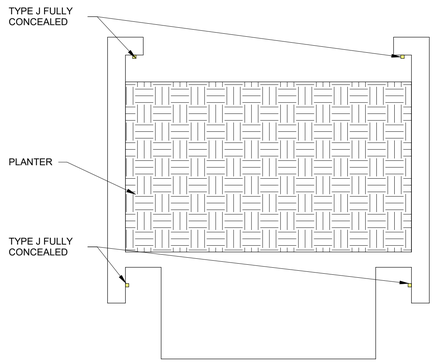
12 **TYPE Q DETAIL TYP.**
3" = 1'-0"



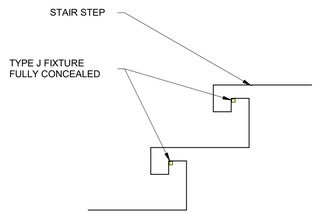
5 **TYP. RAILING DETAIL TYPE J**
1 1/2" = 1'-0"



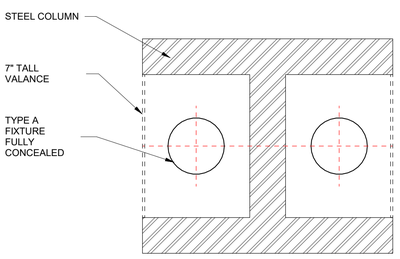
6 **TYP. RAILING DETAIL SECTION TYPE J**
6" = 1'-0"



7 **TYP. PLANTER DETAIL @ POOL DECK TYPE J**
1 1/2" = 1'-0"

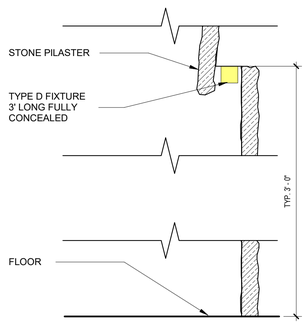


8 **TYP. STEP DETAIL @ POOL DECK TYPE J**
1 1/2" = 1'-0"

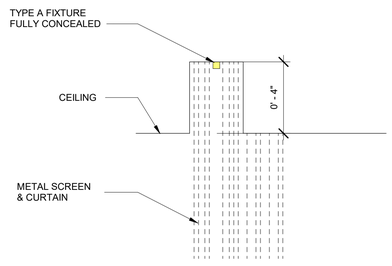


PLAN VIEW

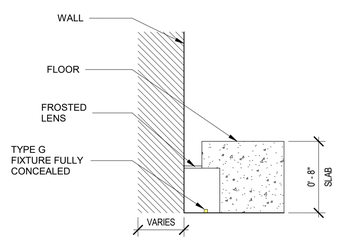
1 **TYPE A DETAIL TYP.**
3" = 1'-0"



2 **TYPE D FIXTURE TYP**
3" = 1'-0"



3 **TYP. CEILING DETAIL TYP. F**
3" = 1'-0"



4 **TYPE G FIXTURE TYP.**
1 1/2" = 1'-0"

12/15/2022 11:08:44 AM

VAULT DESIGN GROUP
VAULT DESIGN, LLC
520 W FIR WAY
LOUISVILLE, CO 80027

Uncompahgre Engineering, LLC

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AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #305 | Denver, CO 80202 | 303.296.3534
aedesign-inc.com

SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

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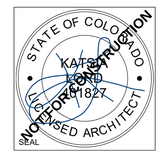
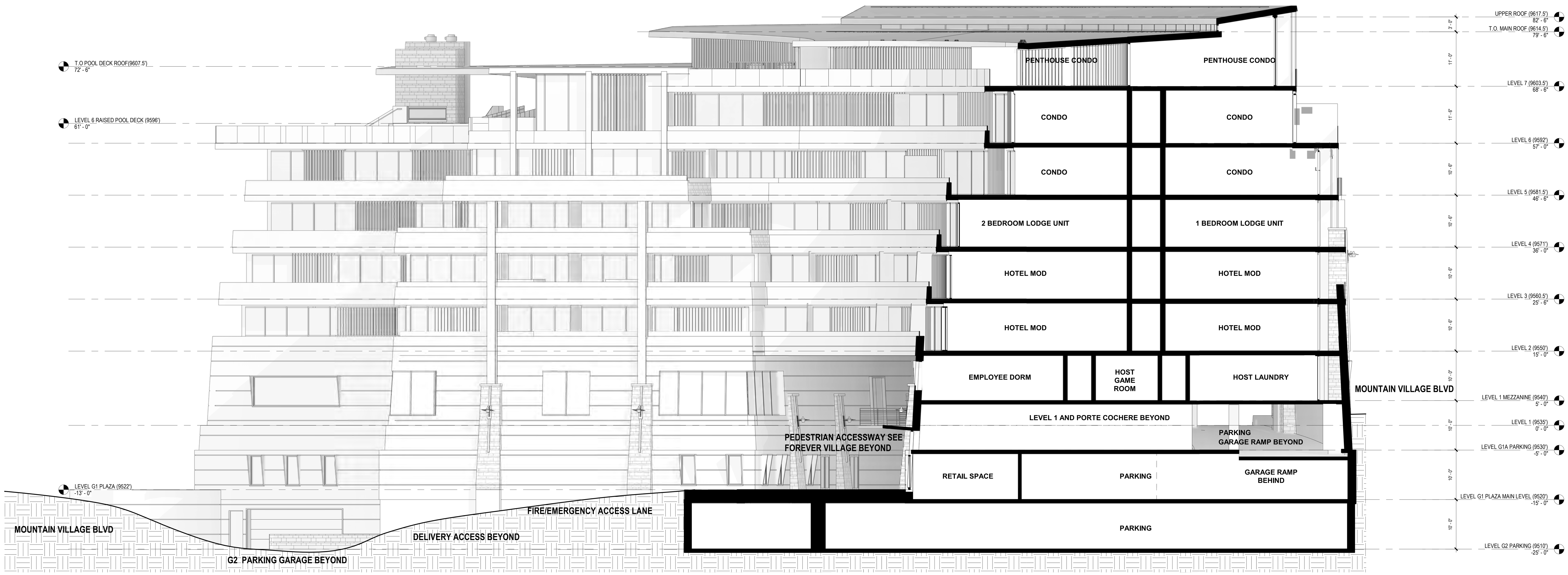
LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022



TYPICAL DETAILS

A-2.24



1 N-S SECTION LOOKING NE
3/32" = 1'-0"

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STATE OF COLORADO
KATSU
LICENSED ARCHITECT
NOT FOR CONSTRUCTION
SEAL

BUILDING SECTION

A-3.00

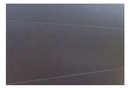
12/15/2022 10:42:57 AM

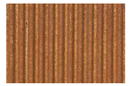
EXTERIOR DOOR SCHEDULE				
TYPE MARK	HEIGHT	WIDTH	REMARKS	TYPE
1	7' - 0"	4' - 0"	STEEL CORE CLAD WITH WOOD	DOUBLE FLUSH
2	8' - 0"	8' - 0"	DARK BRONZE WITH WINDOW	SECTIONAL OVERHEAD GARAGE

37.29%  DRYSTACK STONE

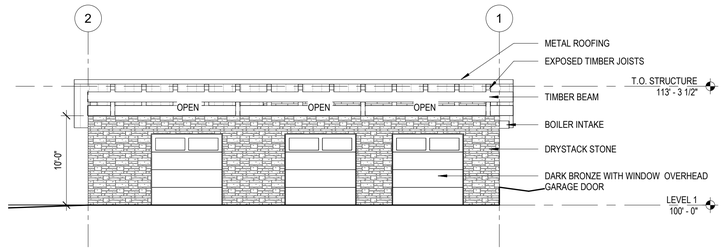
23.79%  DARK BRONZE METAL ROOFING

6.29%  CEDAR WOOD TIMBER

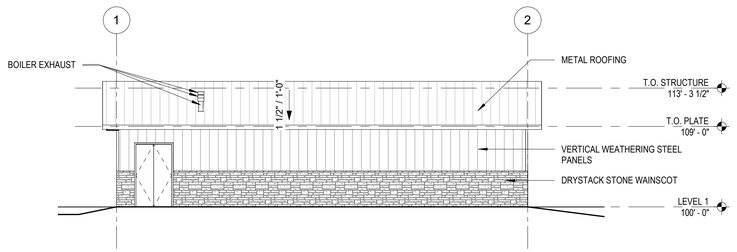
9.90%  DARK BRONZE METAL GARAGE DOOR

21.47%  VERTICAL WEATHERING STEEL PANELS

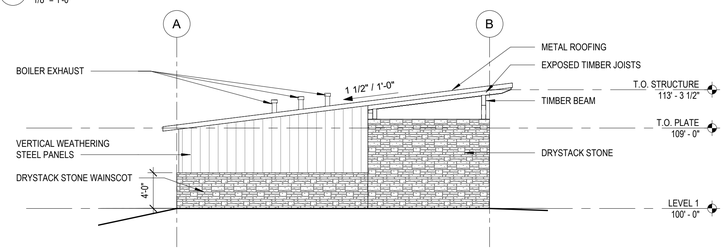
1.25%  GLASS WINDOW



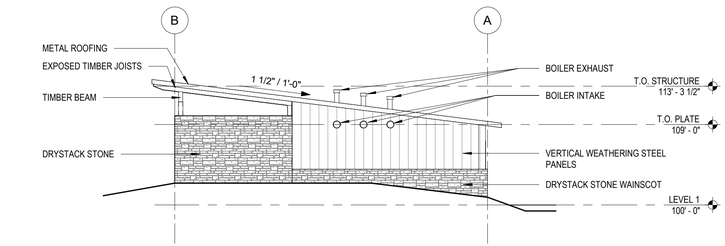
5 EAST ELEVATION
1/8" = 1'-0"



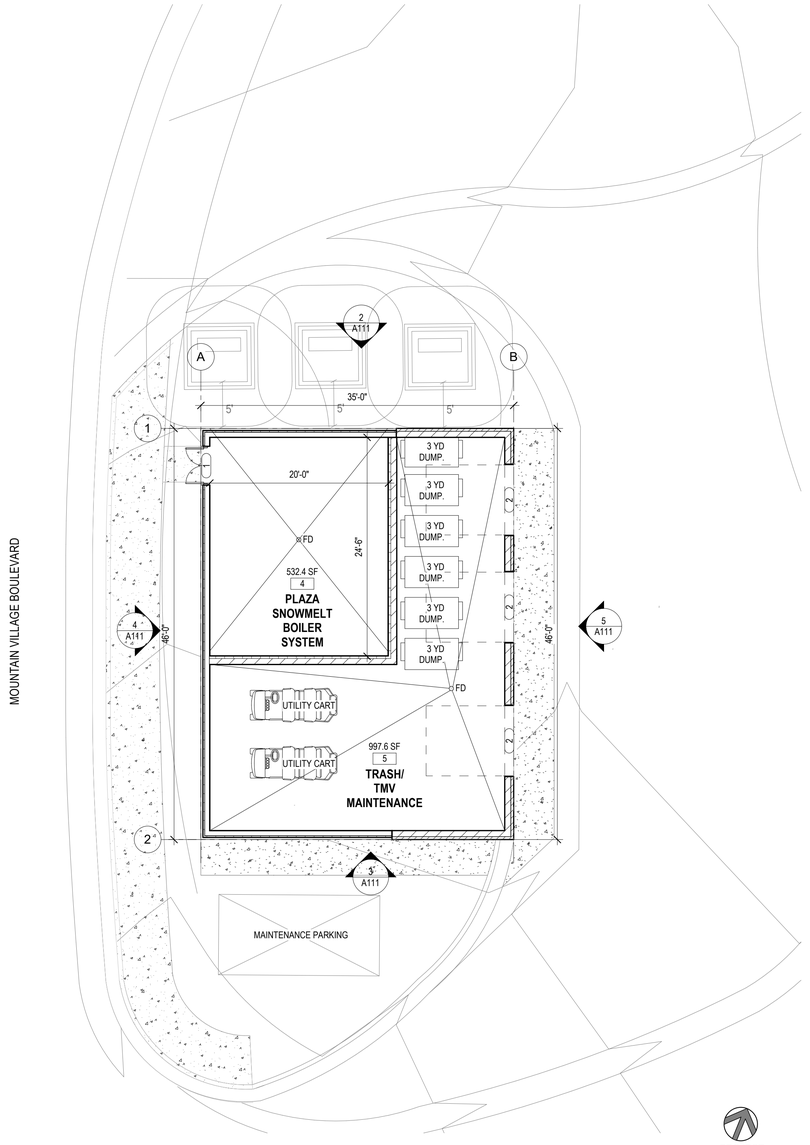
4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 FLOOR PLAN - TRASH & SNOWMELT BOILER SYSTEM ENCLOSURE
1/8" = 1'-0"

12/19/2022 11:46:26 AM

SEH

NOT FOR CONSTRUCTION

Project Owner

LOT 109R PUD AMENDMENT
TIARA TELLURIDE - LOT 109R
MOUNTAIN VILLAGE, CO

SEH Project	165214
Checked By	AM
Drawn By	AM

Project Status	**Issue Date**
FINAL DRB	10.21.2022

REVISION SCHEDULE

REV. #	DESCRIPTION	DATE

TRASH ENCLOSURE FLOOR PLAN & ELEVATIONS

A111

ABBREVIATIONS AND SYMBOLS

AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
LTG	LIGHTING
UON	UNLESS OTHERWISE NOTED
V	VOLT(S)
W	WATT(S) OR WIRE
◇	DETAIL NOTE

LIGHTING FIXTURES

A_a	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
	WALL MOUNTED LUMINAIRE
	SURFACE OR PENDANT MOUNTED LUMINAIRE
	RECESSED LUMINAIRE
	DOWNLIGHT LUMINAIRE
	SURFACE CEILING LUMINAIRE
	FIXED MONOPOINT PATHLIGHT
	LED TAPE LUMINAIRE
	HATCH INDICATES EMERGENCY LUMINAIRE
	STEP LIGHT TYPE LUMINAIRE
	IN-GRADE UPLIGHT
	BOLLARD
	PEDESTRIAN POLE OR POST TOP LUMINAIRE
	EXTERIOR AREA LIGHT

ELECTRICAL GENERAL NOTES

A. THE PHOTOMETRIC CALCULATION AND LOCATIONS HAVE BEEN PROVIDED BASED UPON THE AVAILABLE ARCHITECTURAL, LANDSCAPE, AND LIGHTING PLANS AND CURRENT SPECIFICATIONS. IT IS ANTICIPATED THAT THE PROVIDED INFORMATION IS PRELIMINARY AND SHALL BECOME FURTHER DEVELOPED WITH THE DEVELOPMENT OF THE CONSTRUCTION DOCUMENTS FOR THE FACILITY. FURTHER DEVELOPMENT MAY AND FIXTURE AVAILABILITY MAY RESULT IN MINOR AMENDMENTS, HOWEVER IT IS ANTICIPATED THAT THE VARIANCES, FIXTURE AESTHETICS, OVERALL STANDARDS OF LIGHT LEVELS AND LOCATIONS ARE TO BE REFINED BASED ON THIS PRELIMINARY INTENT.

B. ALL EXTERIOR LIGHTING SHALL BE SUBDUED, UNDERSTATED, AND INDIRECT TO MINIMIZE THE NEGATIVE IMPACTS TO SURROUNDING LOTS AND PUBLIC RIGHTS-OF-WAY, UNLESS OTHERWISE NOTED.

C. ALL EXTERIOR LIGHTING SHALL BE EIGHTY-FIVE DEGREES FULL CUT-OFF FIXTURES THAT DIRECT LIGHT DOWNWARD WITHOUT ANY OFF-SITE GLARE WITH THE EXCEPTION OF RESIDENTIAL OUTDOOR PATHWAY LIGHTING, UNLESS OTHERWISE NOTED.

D. ALL FIXTURES USED FOR EXTERIOR LIGHTING SHALL BE LED, UNLESS OTHERWISE NOTED.

E. ANY FIXTURE WITH A 0 TO 5 WATT LAMP SHALL HAVE A MINIMUM LUMINOUS EFFICACY OF 30 LUMENS/WATT AND ANY FIXTURE WITH A 6 TO 15 WATT LAMP SHALL HAVE A MINIMUM LUMINOUS EFFICACY OF 45 LUMENS/WATT, UNLESS OTHERWISE NOTED.

F. THE MAXIMUM CORRELATED COLOR TEMPERATURE FOR ALL PROPOSED LIGHTING TYPES SHALL BE A MINIMUM OF 2400K AND SHALL NOT EXCEED 3000K, UNLESS OTHERWISE NOTED.

G. NO SURFACE PARKING LOTS AS PART OF SCOPE.

H. PARKING LOTS, DRIVEWAYS, AND TRASH ENCLOSURES/AREAS SHALL BE ILLUMINATED WITH A MAXIMUM AVERAGE NOT TO EXCEED FOUR (4 FC) FOOT-CANDLES OF LIGHT.

I. PEDESTRIAN WALKWAYS AND STAIRCASES SHALL BE ILLUMINATED WITH A MAXIMUM AVERAGE NOT TO EXCEED TWO (2 FC) FOOT-CANDLES OF LIGHT OR AS OTHERWISE REQUIRED BY BUILDING CODE. SEE VARIANCE REQUEST NOTES ON SHEET E.200.

J. EXTERIOR DOORS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE (1 FC) FOOT-CANDLE OF LIGHT, MEASURED WITHIN A FIVE (5' 0") FOOT RADIUS ON EACH SIDE OF THE DOOR AT GROUND LEVEL OR AS OTHERWISE REQUIRED BY BUILDING CODE. SEE VARIANCE REQUEST NOTES ON SHEET E.200

K. IN ORDER TO MINIMIZE LIGHT TRESPASS ON ABUTTING RESIDENTIAL PROPERTY, ILLUMINATION MEASURED AT THE NEAREST RESIDENTIAL STRUCTURE OR REAR YARD SETBACK LINE SHALL NOT EXCEED ONE-TENTH (0.1 FC) FOOT-CANDLE. SEE VARIANCE REQUEST NOTES ON SHEET E.200.

L. THE USE OF EXTERIOR LIGHTING SHALL BE DESIGNED SO THAT IT DOES NOT SPILL OVER OR ONTO IMPORTANT WILDLIFE HABITAT OR DELINEATED WETLANDS.

M. TREE-MOUNTED GOBO PROJECTORS AND LANDSCAPE BOLLARDS ARE INTENDED TO PROVIDE MINIMUM ILLUMINANCE ALONG THE WALKING PATH FOR SAFETY AND EGREE PURPOSES. FOR THIS REASON, AE DESIGN IS REQUESTING A VARIANCE FOR THE PROHIBITED LANDSCAPE LIGHTING.

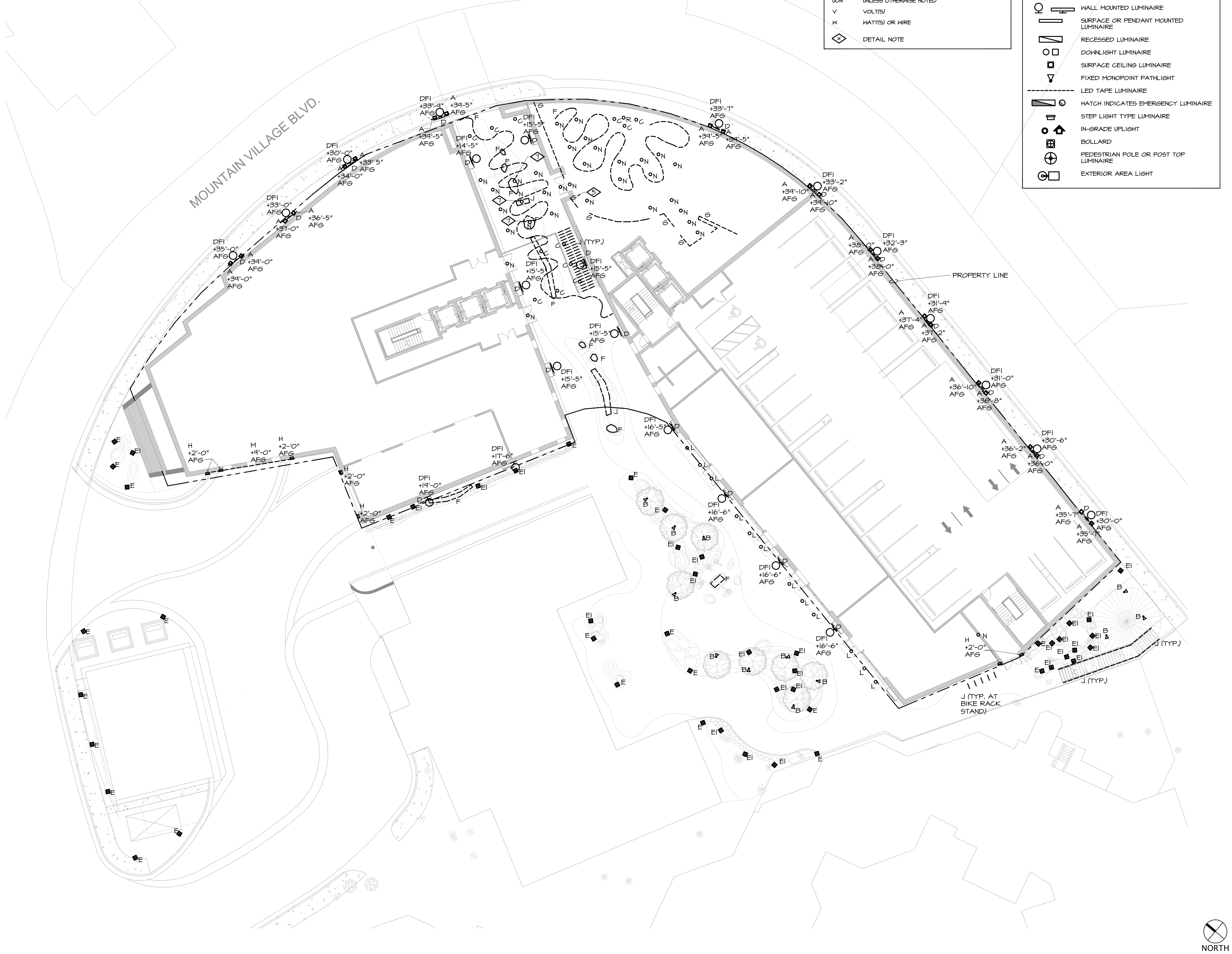
N. UP-LIGHTING ACCENT LIGHTING WITHIN THE ENTRYWAY CANOPY WILL NOT CONTRIBUTE TO ANY FORM OF LIGHT POLLUTION, AS THE CANOPY ABOVE IT WILL STOP THE LIGHT FROM REACHING THE SKY. FOR THIS REASON, AE DESIGN IS REQUESTING A VARIANCE FOR THE PROHIBITED UP-LIGHTING.

O. SEE ARCHITECTURAL SHEET A-2.24 TYPICAL DETAILS FOR INFORMATION ON EXACT LIGHTING MOUNTING INTENT FOR ALL LIGHT FIXTURE TYPES.

KEYNOTE LEGEND

KEY VALUE ◇

1. TYPE 'A' FIXTURES TYP. AT COLUMN LOCATIONS ALONG PLAN NORTH/NORTHEAST SIDE OF BUILDING. FIXTURES MOUNTED ON LEVELS 3, 4, 5, AND 7. REFER TO ARCHITECTURAL SHEETS FOR EXACT LOCATIONS OF ALL 'A' TYPE FIXTURES.
2. BALCONIES ARE GENERALLY CONSISTENT SCALE AND APPROACH. A TYPICAL HAS BEEN PROVIDED. REFER TO #2/E1.02. BALCONIES OCCUR AT LOCATIONS AROUND THE BUILDING ON LEVELS 2, 3, 4, 5, AND 6. REFER TO ARCHITECTURAL SHEETS FOR ADDITIONAL INFORMATION ON BALCONY LOCATIONS.
3. GOBO PROJECTOR SPECIFIC FOR SCULPTURE, RECESSED IN CEILING DETAIL.
4. LINEAR TYPE 'F' INTENDED TO BE CONCEALED WITHIN CEILING SLOT TO HIGHLIGHT METAL SCREENING.
5. TYPE 'G' INTENDED MOUNTING BELOW FLOOR LEVEL FOR UPLIGHT GLOW AT COLUMNS ALONG DROP OFF AREAS.
6. MOUNTED WITHIN DOORFRAME.
7. TYPE 'N' THIS AREA MOUNTED BENEATH BRIDGE. OTHER CEILING MOUNTED FIXTURES ARE WITHIN LEVEL ABOVE.
8. TYPE 'L' FIXTURES CONCEALED IN CANOPY ABOVE.



1 LIGHTING SITE PLAN
E.100 SCALE: 1/16" = 1'-0"

12/13/2022 11:36:51 AM

AE DESIGN
Integrated Lighting and Electrical Solutions
1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com Project #:5843.00

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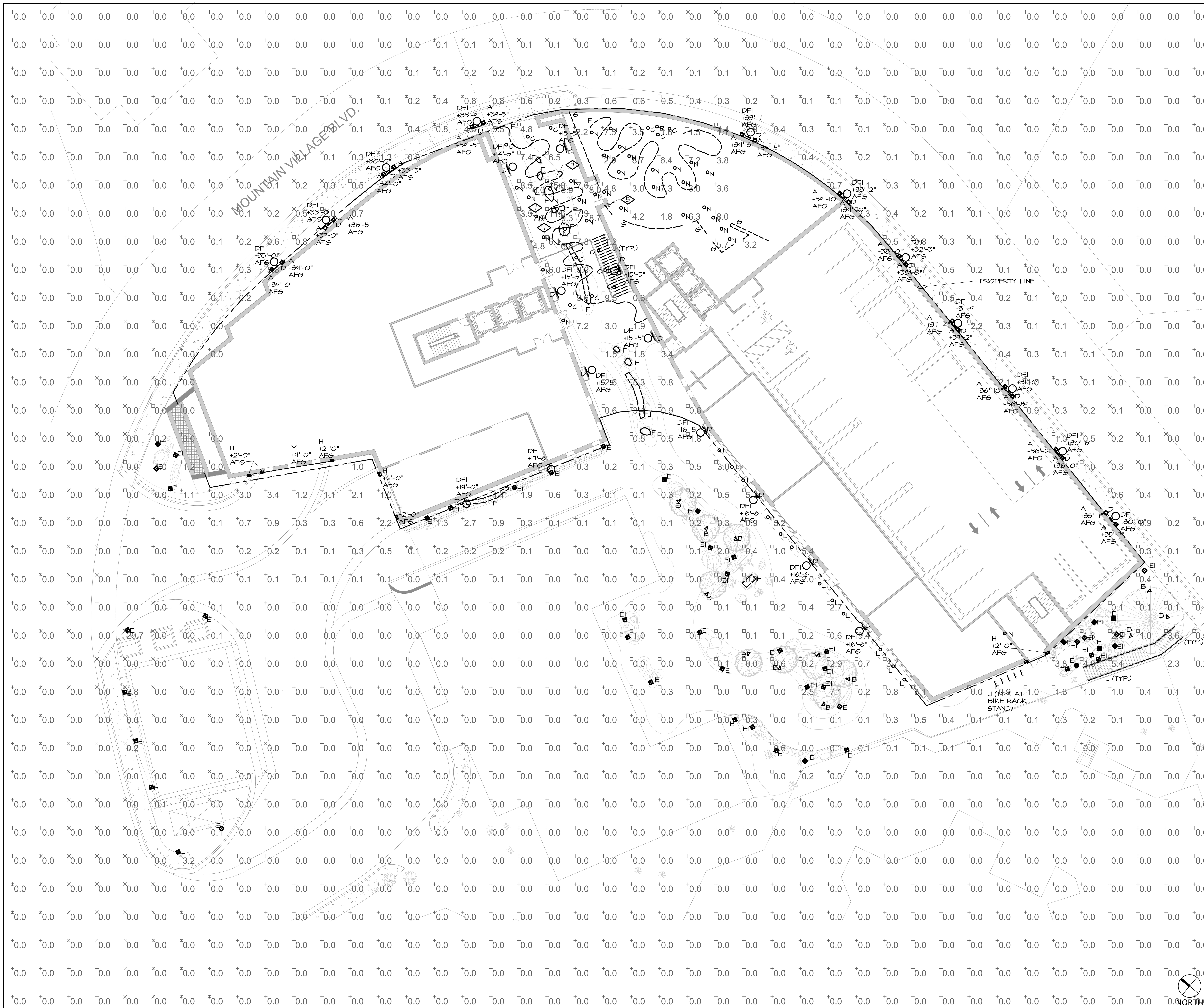
LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

SEAL

JOB NO. Project Number

LIGHTING SITE PLAN

E.100



1 | PHOTOMETRIC SITE PLAN
E.101 | SCALE: 1/16" = 1'-0"

12/13/2022 11:36:51 AM

ELECTRICAL GENERAL NOTES

A. THE PHOTOMETRIC CALCULATION AND LOCATIONS HAVE BEEN PROVIDED BASED UPON THE AVAILABLE ARCHITECTURAL, LANDSCAPE, AND LIGHTING PLANS AND CURRENT SPECIFICATIONS. IT IS ANTICIPATED THAT THE PROVIDED INFORMATION IS PRELIMINARY AND SHALL BECOME FURTHER DEVELOPED WITH THE DEVELOPMENT OF THE CONSTRUCTION DOCUMENTS FOR THE FACILITY. FURTHER DEVELOPMENT MAY AND FIXTURE AVAILABILITY MAY RESULT IN MINOR AMENDMENTS, HOWEVER IT IS ANTICIPATED THAT THE VARIANCES, FIXTURE AESTHETICS, OVERALL STANDARDS OF LIGHT LEVELS AND LOCATIONS ARE TO BE REFINED BASED ON THIS PRELIMINARY INTENT.

B. ALL EXTERIOR LIGHTING SHALL BE SUBDUED, UNDERSTATED, AND INDIRECT TO MINIMIZE THE NEGATIVE IMPACTS TO SURROUNDING LOTS AND PUBLIC RIGHTS-OF-WAY, UNLESS OTHERWISE NOTED.

C. ALL EXTERIOR LIGHTING SHALL BE EIGHTY-FIVE DEGREES FULL CUT-OFF FIXTURES THAT DIRECT LIGHT DOWNWARD WITHOUT ANY OFF-SITE GLARE WITH THE EXCEPTION OF RESIDENTIAL OUTDOOR PATHWAY LIGHTING, UNLESS OTHERWISE NOTED.

D. ALL FIXTURES USED FOR EXTERIOR LIGHTING SHALL BE LED, UNLESS OTHERWISE NOTED.

E. ANY FIXTURE WITH A 0 TO 5 WATT LAMP SHALL HAVE A MINIMUM LUMINOUS EFFICACY OF 30 LUMENS/WATT AND ANY FIXTURE WITH A 6 TO 15 WATT LAMP SHALL HAVE A MINIMUM LUMINOUS EFFICACY OF 45 LUMENS/WATT, UNLESS OTHERWISE NOTED.

F. THE MAXIMUM CORRELATED COLOR TEMPERATURE FOR ALL PROPOSED LIGHTING TYPES SHALL BE A MINIMUM OF 2400K AND SHALL NOT EXCEED 3000K, UNLESS OTHERWISE NOTED.

G. NO SURFACE PARKING LOTS AS PART OF SCOPE.

H. PARKING LOTS, DRIVEWAYS, AND TRASH ENCLOSURES/AREAS SHALL BE ILLUMINATED WITH A MAXIMUM AVERAGE NOT TO EXCEED FOUR (4 FC) FOOT-CANDLES OF LIGHT.

I. PEDESTRIAN WALKWAYS AND STAIRCASES SHALL BE ILLUMINATED WITH A MAXIMUM AVERAGE NOT TO EXCEED TWO (2 FC) FOOT-CANDLES OF LIGHT OR AS OTHERWISE REQUIRED BY BUILDING CODE. SEE VARIANCE REQUEST NOTES ON SHEET E.200.

J. EXTERIOR DOORS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE (1 FC) FOOT-CANDLE OF LIGHT, MEASURED WITHIN A FIVE (5' 0") FOOT RADIUS ON EACH SIDE OF THE DOOR AT GROUND LEVEL OR AS OTHERWISE REQUIRED BY BUILDING CODE. SEE VARIANCE REQUEST NOTES ON SHEET E.200

K. IN ORDER TO MINIMIZE LIGHT TRESPASS ON ABUTTING RESIDENTIAL PROPERTY, ILLUMINATION MEASURED AT THE NEAREST RESIDENTIAL STRUCTURE OR REAR YARD SETBACK LINE SHALL NOT EXCEED ONE-TENTH (0.1 FC) FOOT-CANDLE. SEE VARIANCE REQUEST NOTES ON SHEET E.200.

L. THE USE OF EXTERIOR LIGHTING SHALL BE DESIGNED SO THAT IT DOES NOT SPILL OVER OR ONTO IMPORTANT WILDLIFE HABITAT OR DELINEATED WETLANDS.

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KEY VALUE ◇

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landscape architecture + construction

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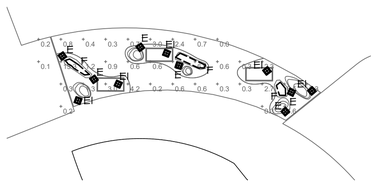
JOB NO. Project Number

PHOTOMETRIC SITE PLAN

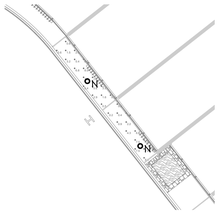
E.101



NORTH

3 | ROOFTOP GARDEN PHOTOMETRIC

E.102 | SCALE: 1/16" = 1'-0"



NORTH

2 | BALCONY PHOTOMETRIC

E.102 | SCALE: 1/16" = 1'-0"

NORTH

1 | POOL DECK PHOTOMETRIC

E.102 | SCALE: 1/16" = 1'-0"

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A. THE PHOTOMETRIC CALCULATION AND LOCATIONS HAVE BEEN PROVIDED BASED UPON THE AVAILABLE ARCHITECTURAL, LANDSCAPE, AND LIGHTING PLANS AND CURRENT SPECIFICATIONS. IT IS ANTICIPATED THAT THE PROVIDED INFORMATION IS PRELIMINARY AND SHALL BECOME FURTHER DEVELOPED WITH THE DEVELOPMENT OF THE CONSTRUCTION DOCUMENTS FOR THE FACILITY. FURTHER DEVELOPMENT MAY AND FIXTURE AVAILABILITY MAY RESULT IN MINOR AMENDMENTS, HOWEVER IT IS ANTICIPATED THAT THE VARIANCES, FIXTURE AESTHETICS, OVERALL STANDARDS OF LIGHT LEVELS AND LOCATIONS ARE TO BE REFINED BASED ON THIS PRELIMINARY INTENT.

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C. ALL EXTERIOR LIGHTING SHALL BE EIGHTY-FIVE DEGREES FULL CUT-OFF FIXTURES THAT DIRECT LIGHT DOWNWARD WITHOUT ANY OFF-SITE GLARE WITH THE EXCEPTION OF RESIDENTIAL OUTDOOR PATHWAY LIGHTING, UNLESS OTHERWISE NOTED.

D. ALL FIXTURES USED FOR EXTERIOR LIGHTING SHALL BE LED, UNLESS OTHERWISE NOTED.

E. ANY FIXTURE WITH A 0 TO 5 WATT LAMP SHALL HAVE A MINIMUM LUMINOUS EFFICACY OF 30 LUMENS/WATT AND ANY FIXTURE WITH A 6 TO 15 WATT LAMP SHALL HAVE A MINIMUM LUMINOUS EFFICACY OF 45 LUMENS/WATT, UNLESS OTHERWISE NOTED.

F. THE MAXIMUM CORRELATED COLOR TEMPERATURE FOR ALL PROPOSED LIGHTING TYPES SHALL BE A MINIMUM OF 2400K AND SHALL NOT EXCEED 3000K, UNLESS OTHERWISE NOTED.

G. NO SURFACE PARKING LOTS AS PART OF SCOPE.

H. PARKING LOTS, DRIVEWAYS, AND TRASH ENCLOSURES/AREAS SHALL BE ILLUMINATED WITH A MAXIMUM AVERAGE NOT TO EXCEED FOUR (4 FC) FOOT-CANDLES OF LIGHT.

I. PEDESTRIAN WALKWAYS AND STAIRCASES SHALL BE ILLUMINATED WITH A MAXIMUM AVERAGE NOT TO EXCEED TWO (2 FC) FOOT-CANDLES OF LIGHT OR AS OTHERWISE REQUIRED BY BUILDING CODE. SEE VARIANCE REQUEST NOTES ON SHEET E.200.

J. EXTERIOR DOORS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE (1 FC) FOOT-CANDLE OF LIGHT, MEASURED WITHIN A FIVE (5' 0") FOOT RADIUS ON EACH SIDE OF THE DOOR AT GROUND LEVEL OR AS OTHERWISE REQUIRED BY BUILDING CODE. SEE VARIANCE REQUEST NOTES ON SHEET E.200

K. IN ORDER TO MINIMIZE LIGHT TRESPASS ON ABUTTING RESIDENTIAL PROPERTY, ILLUMINATION MEASURED AT THE NEAREST RESIDENTIAL STRUCTURE OR REAR YARD SETBACK LINE SHALL NOT EXCEED ONE-TENTH (0.1 FC) FOOT-CANDLE. SEE VARIANCE REQUEST NOTES ON SHEET E.200.

L. THE USE OF EXTERIOR LIGHTING SHALL BE DESIGNED SO THAT IT DOES NOT SPILL OVER OR ONTO IMPORTANT WILDLIFE HABITAT OR DELINEATED WETLANDS.

M. TREE-MOUNTED GOBO PROJECTORS AND LANDSCAPE BOLLARDS ARE INTENDED TO PROVIDE MINIMUM ILLUMINANCE ALONG THE WALKING PATH FOR SAFETY AND EGREE PURPOSES. FOR THIS REASON, AE DESIGN IS REQUESTING A VARIANCE FOR THE PROHIBITED LANDSCAPE LIGHTING.

N. UP-LIGHTING ACCENT LIGHTING WITHIN THE ENTRYWAY CANOPY WILL NOT CONTRIBUTE TO ANY FORM OF LIGHT POLLUTION, AS THE CANOPY ABOVE IT WILL STOP THE LIGHT FROM REACHING THE SKY. FOR THIS REASON, AE DESIGN IS REQUESTING A VARIANCE FOR THE PROHIBITED UP-LIGHTING.

O. SEE ARCHITECTURAL SHEET A-2.24 TYPICAL DETAILS FOR INFORMATION ON EXACT LIGHTING MOUNTING INTENT FOR ALL LIGHT FIXTURE TYPES.

KEYNOTE LEGEND

KEY VALUE	
1.	HOT TUB AND POOL LIGHTING BY CONSULTANT.
2.	LINEAR POOL NICHE LIGHT IS ANTICIPATED TO BE INSTALLED IN POCKET BELOW LEDGE, NON-CONTRIBUTING ON POOL DECK LIGHT LEVEL.

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Project #:

SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

SEAL

Project Number
JOB NO.

POOL DECK & BALCONY PHOTOMETRIC

E.102

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Project #:5843.00

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVEWAY	X	0.1 fc	1.3 fc	0.0 fc	N/A	N/A
MEZZ. DRIVEWAY	+	4.4 fc	8.7 fc	1.1 fc	7.9:1	4.0:1
OVERALL	+	0.3 fc	29.7 fc	0.0 fc	N/A	N/A
2 PEDESTRIAN BRIDGE	+	7.5 fc	9.3 fc	4.8 fc	1.9:1	1.6:1
TRASH AREA	X	0.8 fc	29.7 fc	0.0 fc	N/A	N/A
WALKWAY	□	2.0 fc	15.8 fc	0.0 fc	N/A	N/A
WALKWAY NEAR STREET	□	1.2 fc	6.7 fc	0.0 fc	N/A	N/A

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BALCONY - LARGE	+	7.5 fc	9.2 fc	4.7 fc	2.0:1	1.6:1
BALCONY - SMALL	+	4.6 fc	8.0 fc	1.1 fc	7.3:1	4.2:1
2 LOWER STAIRS	+	5.4 fc	6.5 fc	4.6 fc	1.4:1	1.2:1
POOL DECK	+	3.8 fc	42.0 fc	0.0 fc	N/A	N/A
ROOFTOP GARDEN	+	2.4 fc	26.8 fc	0.0 fc	N/A	N/A
2 UPPER STAIRS	+	4.4 fc	10.9 fc	0.0 fc	N/A	N/A

GENERAL NOTES

A. PROPERTY LINE IS DIRECTLY ADJACENT TO BUILDING, LIGHT LEVELS HAVE BEEN LIMITED TO EXTENT POSSIBLE, BUT IN SELECT AREAS EXCEED MAXIMUM.

VARIANCE REQUEST KEYNOTES

KEY VALUE	
◇	
1.	REQUESTED LPW VARIANCE FOR SPECIFIC APPLICATION OF FIXTURE. SPECIFIC FIXTURES INDICATED WHERE LPW EFFICACY IS JUST BELOW INDICATED REQUIREMENTS, BUT ARE ON-BOARD LED (NOT-SCREW BASE FIXTURES).
2.	PEDESTRIAN WALKWAYS AND STAIRS ARE VIA PRIMARY LIGHTING SOURCE THESE AREAS EXCEED 2 FC MAXIMUM.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	SOURCE QTY	SOURCE WATT	SOURCE TYPE	SOURCE CCT/CRI	MAX WATTS	LUMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	NOTES
DF-1	DECORATIVE LED WALL-MOUNTED SCONCE, FULL CUTOFF, DIRECT ONLY	LUMENS / SORAA	R339425 / SAI9-11-OMNI-927-01	1	11 W	LED	2700K / 90+	11 VA	850 LM	0-10V	COSTAL BLACK	SURFACE WALL	OFH 1' 4"	5, 6, 13, 14
A	3-INCH DIAMETER SURFACE-MOUNTED LED CYLINDER WITH CUSTOM 4-DEGREE BEAM ANGLE, DIMMING	B-LIGHT	OKKIO 80 CL- 65252-U-D-[MODIFY WITH 4-DEGREE]-2-C-69091	1	6 W	LED	2400K / 90+	6 VA	170 LM	0-10V	BLACK	SURFACE CEILING	OFH 0'-5 1/4"	5, 6, 13, 14
B	2.5-INCH DIAMETER TREE-STRAP-MOUNTED LED FIXED DARK-SKY COMPLIANT GOBO PROJECTOR AND 25-DEGREE BEAM ANGLE, DIMMING	BEACHSIDE LIGHTING / SORAA	L-011-P-BW-FL-2T-120V-TMJBX / I/2GTO SNAP LENS - 2400K	1	8 W	LED	2400K / 90+	8 VA	390 LM ◇1	0-10V	BRASS	SURFACE TREE STRAP	AFG 12'-0"	5, 6, 13, 14
C	3-INCH DIAMETER RECESSED DOWNLIGHT WITH 30-DEGREE BEAM ANGLE AND HONEYCOMB LOUVER, DIMMING	B-LIGHT	ATRIA XS R-66096-U-[CUST 2400K]-4-2-C-69878	1	10 W	LED	2400K / 90+	10 VA	760 LM	0-10V	BLACK	RECESSED CEILING	RFD 0'-4 3/4"	5, 6, 14
D	551 MM LONG SURFACE-MOUNTED LINEAR LED CONCEALED STEP LIGHT, DIMMING	B-LIGHT	LINEAR TUBE SLIM 674-62-R-[CUST 2400K]-1-B	1	9 W	LED	2400K / 90+	9 VA	290 LM	0-10V	GREY ANODIZED	SURFACE	BOF 3'-0"	5, 6, 13, 14
E	10" TALL LED PATH LIGHT, DIFFUSED DIMMING	B-LIGHT	TONDO 80 - 245LM	1	5 W	LED	2400K / 90+	5 VA	245 LM ◇1	0-10V	POWDER COATED	SURFACE PLANTER	OFH 0'-9 7/8"	5, 6, 13, 14
E1	10" TALL LED PATH LIGHT, DIFFUSED DIMMING	B-LIGHT	TONDO 80 - 245LM	1	5 W	LED	2400K / 90+	5 VA	245 LM	0-10V	POWDER COATED	SURFACE PLANTER	OFH 1'-7 5/8"	5, 6, 13, 14
F	1/2-INCH WIDE SURFACE-MOUNTED LED CONCEALED CURVABLE LINEAR, STANDARD OUTPUT, DIMMING	Q-TRAN	ANYBEND-SW-WSC-WET-24-SO	1	1 W	LED	2400K / 90+	1 VA	49 LM	0-10V	WHITE	SURFACE CEILING	OFH 0'-0 1/3"	5, 6, 13, 14
G	1/2-INCH WIDE SURFACE-MOUNTED LED CONCEALED CURVABLE LINEAR, VERY HIGH OUTPUT, DIMMING	Q-TRAN	ANYBEND-SW-WSC-WET-24-VHO	1	4 W	LED	2400K / 90+	4 VA	253 LM	0-10V	WHITE	SURFACE CEILING	OFH 0'-0 1/3"	5, 6, 13, 14
H	4-INCH DIAMETER ROUND LED RECESSED STEP LIGHT, DIMMING	B-LIGHT	ATRIA FW-66129-R-[CUST 2400K]-W-1	1	5 W	LED	2400K / 90+	5 VA	360 LM	0-10V	GREY	RECESSED WALL	BOF 2'-0" RFD 0'-4"	5, 6, 14
J	1/2-INCH WIDE SURFACE-MOUNTED LED CONCEALED CURVABLE LINEAR, STANDARD OUTPUT, DIMMING	Q-TRAN	ANYBEND-SW-WSC-WET-24-SO-PPS-96	1	1 W	LED	2400K / 90+	1 VA	49 LM ◇1	0-10V	WHITE	SURFACE CEILING	OFH 0'-0 1/3"	5, 6, 13, 14
L	2 1/4-INCH APERTURE SQUARE LED SURFACE-MOUNTED CYLINDER, DIMMING	B-LIGHT	KUBO 54-66415-U-[CUST 2400K]-4-Q	1	5 W	LED	2400K / 90+	5 VA	270 LM	0-10V	BLACK	SURFACE WALL	OFH 0'-2 1/4"	5, 6 14
M	1 1/3-INCH WIDE LINEAR LED SURFACE-MOUNTED WALL GRAZER, DIMMING	VANILLA	LED MODULE -LINE - [LENGTH] - 9 - [CUST 2400K] - ML	1	5 W	LED	2400K / 90+	5 VA	91 LM	0-10V	BLACK	SURFACE	OFH 0'-0 3/4" BOF 9'-0"	5, 6 14
N	2.5-INCH DIAMETER RECESSED DOWNLIGHT WITH 50-DEGREE BEAM ANGLE AND HONEYCOMB LOUVER, DIMMING	B-LIGHT	ATRIA 60 P-66098-U-[CUST 2400K]-5-2-C-69090	1	6 W	LED	2400K / 90+	6 VA	550 LM	0-10V	BLACK	RECESSED CEILING	RFD 0'-2 3/4"	5, 6 14
Q	3/4-INCH WIDE SURFACE-MOUNTED UNDERWATER POOL / SPA LINEAR LED, DIMMING	Q-TRAN	FLS-SW-PS-P-27-HB-90-3.6-DIM-FC-[LENGTH]-DIM-FC-[LENGTH] W/ MOUNTING TRACK	1	3.6 W PER LF	LED	2700K / 90+	3.6 VA PER LF	85 LM PER LF	0-10V	WHITE	SURFACE POOL	OFH 0'-3/4"	5, 6 14
R	123MM WIDE SURFACE-MOUNTED GOBO PROJECTOR WITH COLOR FILTER FOR 2200K COLOR TEMPERATURE	ROSCO	IMAGE SPOT 296 0001 0030 + GOBO	1	45 W	LED	3000K / 90+	45 VA	2400 LM	DMX	BLACK	SURFACE	OFH 0'-9 1/4"	5, 6 14

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

A. ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UON.
B. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
C. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
D. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES. NOTIFY SPECIFIER OF ANY DISCREPANCIES.
E. ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
F. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
G. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.
H. FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVER(S) REQUIRE ADDITIONAL LOW VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER.
I. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C., AND RATED FOR OUTDOOR USE.

SPECIFIC NOTES:

1. CONTRACTOR TO COORDINATE FIXTURE MOUNTING TYPE WITH SPECIFIED CEILING SYSTEM PRIOR TO PROCUREMENT.
2. CONTRACTOR TO COORDINATE FIXTURE LENGTHS FOR CONTINUOUS ILLUMINATION (USING 3' AND 4' FIXTURE LENGTHS ONLY).
3. FIXTURE SUITABLE FOR AIR PLENUM RETURN.
4. FIXTURE U.L. LISTED FOR DAMP LOCATION.
5. FIXTURE U.L. LISTED FOR WET LOCATION.
6. NO SUBSTITUTIONS TO LIGHTING DESIGNER'S SPECIFICATIONS UNLESS APPROVED BY LIGHTING DESIGNER.
7. CUSTOM COLOR TO MATCH SAMPLE SUBMITTED BY ARCHITECT.
8. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
9. FURNISH IN LENGTHS AS INDICATED ON ARCHITECTURAL DRAWINGS.
10. FIXTURE TO BE MODIFIED FOR WHITE PAINTED LOUVERS.
11. FIXTRES TO BE MOUNTED WITH LAMPS ORIENTED AS INDICATED ON DRAWINGS.
12. SEE ARCHITECTURAL DRAWINGS FOR LIGHT FIXTURE MOUNTING DETAILS.
13. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT.
14. MUST MEET APPLICABLE TELLURIDE, COLORADO ELECTRICAL CODES.
15. GC SUPPLY WITH CAPABLE DIMMABLE DRIVER OR REMOTE TRANSFORMER AS REQUIRED FOR THE FIXTURES INDICATED AS DIMMABLE.

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SIX SENSES HOTEL

LOT 109R MOUNTAIN VILLAGE, CO

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL CONTINUANCE SUBMITTAL 08.08.2022

LOT 109R PUD AMENDMENT FINAL DRB SUBMITTAL 10.21.2022

LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

SEAL

Project Number
JOB NO.

PHOTOMETRIC SCHEDULES

E.200

AE DESIGN
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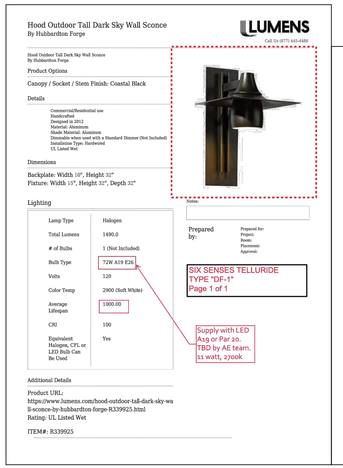

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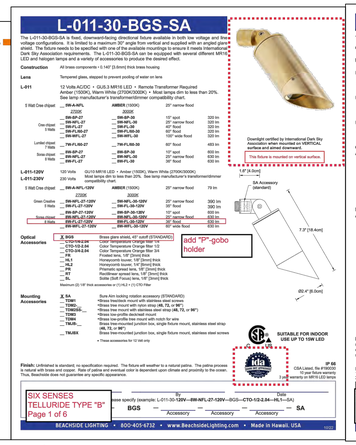

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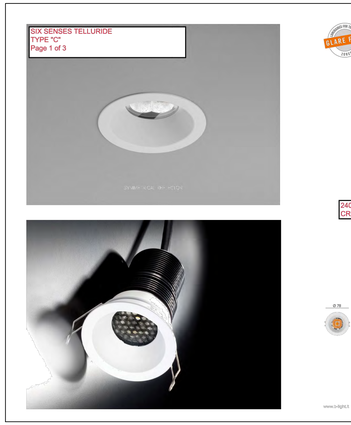

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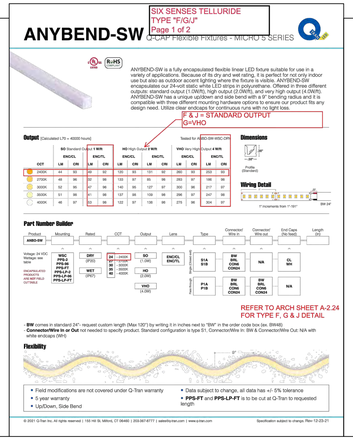

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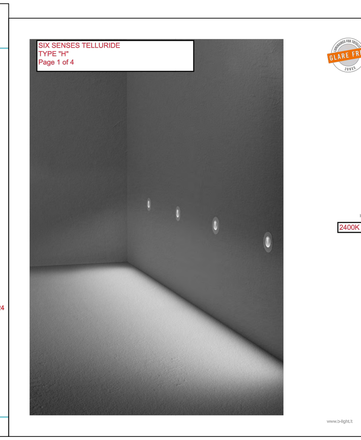

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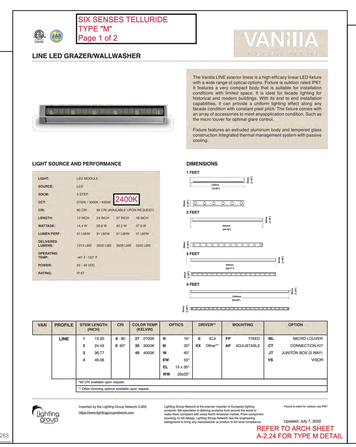

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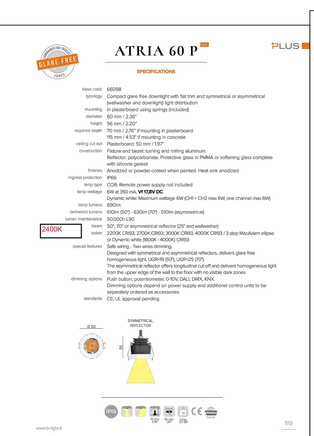

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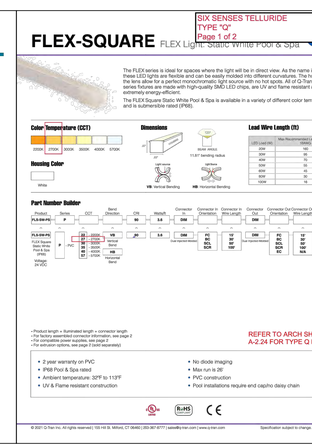

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SIX SENSES HOTEL
LOT 109R MOUNTAIN VILLAGE, CO

SEAL

Project Number
JOB NO.:

PHOTOMETRIC CUTSHEETS

E.201

LOT 109R MAJOR PUD AMENDMENT SPECIAL HEARING SUBMITTAL 05.19.2022
LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 06.07.2022
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LOT 109R PUD AMENDMENT TOWN COUNCIL SUBMITTAL 12.16.2022

VAULT MANAGEMENT
TIARA TELLURIDE LLC

October 20, 2022

We are pleased to present the following construction mitigation narrative and plan for your review. Safety, water quality, and minimizing impacts to adjacent property is of the utmost importance to our team. Please refer to the mitigation plan design Exhibit H and note the plan boundary for fencing overlaps the adjacent town parcel. We are requesting the use of town property for some of the construction operations.

We anticipate pursuing LEED certification which will aid the construction process to reduce construction material waste and increase recycling. The project construction site will be kept clean throughout construction.

SITE PROTECTION

Fencing is noted on the plan and will be installed around the perimeter with controlled access via the points of entry and exit as shown. A jersey barrier concrete perimeter or similar will be placed on the side road of mountain village while excavation, shoring and lagging activities occur within our property until permanent building and curb and sidewalk structures are in place. Fencing will be installed behind the jersey barricades to protect the perimeter of the site. To protect the large evergreen tree adjacent to the Shirana building, we will incorporate staked orange construction fencing around the perimeter of the drip line. Adjacent buildings will be protected with erosion control installed per industry best practices in addition to the construction fencing.

A comprehensive pedestrian walkway plan will be executed to allow residents from the See Forever village and crystal residences while the tunnel walkway access is inactive. There will also be ample signage for pedestrians as well as temporary fencing for any walkways or egress that may be needed or suitable as the site progresses. We do not anticipate public access through the site during construction.

PROJECT EXECUTION

The team will provide active traffic flagging, site dust control, mud, snow, and soil erosion control, as well as water quality protection measures during the duration of construction utilizing best management practices consistent with the grading and drainage design regulations.

The project will most likely require several and/or significant utility relocations prior to starting vertical construction. We plan to work with the Town and utility providers to minimize disruption to service as we relocate and improve the utility infrastructure.

SITE & MATERIAL STAGING

The Site plan attached, provides the construction fence boundaries, a crane location with anticipated swing, potential shoring and lagging limits, and associated construction facilities. Construction dewatering will likely be required, as volumes and mitigation approach are determined, and this plan will be developed with the geotechnical engineer's support. This plan will be presented to the Town as it becomes more fully realized.

Much of the site is anticipated to encompass a large footprint which is planned to house most of the material staging, storage, and material waste recycling. The LEED certification requires recycling of building waste materials and for them to be kept separated. As the building progresses, we will capture more on-site storage for materials where feasible, within the garage and open core and shell space.

Off-site material and labor staging will be provided by mass transport as needed and are provision to potentially use the lot 89-2A for some of these activities, including subcontractor parking. Secondarily we would like to discuss with the Town utilizing potential temporary parking along the Mtn Village shoulder, and the gondola parking structure during the non-busy seasons and weekdays and we expect to establish offsite solutions as needed for staging and subcontractor parking.

Construction phasing on lot OS-3BR-2 will be done by utilizing it for staging during certain parts of the project then utilizing off site staging areas, discussed in item 1, during the necessary construction work on lot OS-3BR-2 as well as other interior and exterior spaces around Lot 109R.

The town trash facility will be kept in place with access for as long as possible during the project while we work with the Town to build a functional trash facility adjacent to the existing building. Our goal would be to make the new trash facility operational, allowing us to extend the building to the north after we have demolished the existing building. As the project comes to completion, we would then phase the plaza area to complete the hardscape improvements while maintaining access to the existing hotel/condos entrances.

EXCAVATION

During early site mobilization, excavated materials will be hauled off site to a location to be provided by awarded earthwork contractor. There are minimal trees on the lot which will allow for

early removal of those impacted and executed per town requirements. As the site is excavated for foundations and underground parking, excavation soils and rock will be hauled off site with a portion of the soil to be brought back on site to be used as backfill.

A shoring and lagging system is anticipated at the property line, along proposed foundation walls along Mountain Village road, dying off in board of the site. A comprehensive shoring plan will be provided for review and approval once the final scope of the project has been determined.

Excavation volume and frequency will vary throughout the different phases of the excavation process, with 10-20 trucks per day on average anticipated. Consistent road sweeping of dirt and debris, and dust control removal will be ongoing during construction. We expect to coordinate truck counts and routes with the Town after we have developed a more concise plan with the excavator.

SAFETY AND CONSTRUCTION OPERATIONS

Safety is of paramount concern for the project. The general contractor with subcontractor participation will have weekly site meetings with Ownership to assess the site and ensure safe conditions. All contractors and vendors will require safety training upon mobilization to the site, with continuing safety education as the project progresses.

We anticipate a large tower crane will be located as indicated in the attached site plan. This crane may have a radii near 200', and while we do not anticipate any loads flown over existing buildings, we will approach the Town and neighbors about temporary adjacent property air space permissions. We will provide ongoing training, and active supervision of crane logistics throughout, with an on-site point of contact for all safety related activities.

Architectural Glazing Guide Specification – Draft

Section 08 81 00 – Acid Etched Glazing

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes: Glass including, heat-treated glass, insulating glass units, silk-screened glass, spandrel glass, laminated glass and **decorative glass**.

B. Related Sections:

1. Drawings, General and Supplementary Conditions of the Contract, Division 1 and the following specifications sections apply to this section.
2. Section 08 41 00 – Entrances and Storefronts
3. Section 08 42 00 – Entrances
4. Section 08 43 00 – Storefronts
5. Section 08 44 00 – Glazed Curtainwalls
6. Section 08 50 00 – Windows
7. Section 08 60 00 – Roof, Windows and Skylights
8. Section 08 81 13 – Decorative Glass Glazing
9. Section 10 22 00 – Partitions
10. Section 10 28 19.16 – Shower Doors

1.02 REFERENCES

A. United States

1. ANSI Z97.1 – American National Standard for Glazing Materials Used in Buildings – Safety Performance and Methods Test.
2. CSPC 16 CFR 1201– Safety Standard for Architectural Glazing Materials.
3. ASTM C1036-16 – Standard Specification for Flat Glass.
4. ASTM C1048 – Standard Specification for Heat-Treated Glass – Kind HS, Kind FT Coated and Uncoated Glass.
5. ASTM C1172 – Standard Specification for Laminated Architectural Flat Glass.
6. ASTM E1300 – Standard Practice for Determining the Minimum Thickness and Type of Glass Required to Resist a Specified Load.
7. ASTM C1651 – Standard Test Measurement of Roll Wave Optical Distortion in Heat-Treated Flat Glass.
8. ASTM C1376 – 15 - Standard Specification for Pyrolytic and Vacuum Deposition Coatings on Flat Glass
9. NGA Glazing Manual: Glass Association of North America.
10. NGA Sealant Manual: Glass Association of North America.
11. NGA Laminated Glass Design Guide: Glass Association of North America
12. ISO 9001:2015 Certification.
13. US Green Building Council – LEED Pilot Credit 55: Bird Collision Deterrence

1.03 SYSTEM DESCRIPTION

A. Design Requirements

1. Provide glazing systems capable of withstanding normal thermal movements, wind loads and impact loads, without failure, including loss due to ineffective manufacture, fabrication and installation, deterioration of glazing materials and other defects in construction.
2. Provide glass thickness and strengths (annealed, heat-strengthened, tempered) required to meet or exceed the following criteria based on project loads and in-service conditions per ASTM E1300.
    a. Minimum thickness of annealed or heat-treated glass products is selected, so that worst-case probability of failure does not exceed the following:

i. 8 breaks per 1000 for glass installed vertically or not over 15 degrees from the vertical pane and under wind action.
ii. 5 breaks per 1000 for glass installed 15 degrees from the vertical plane and under action of snow and/or wind.

1.04 SUBMITTALS

A. Submit 12-inch (305 mm) square samples of each type of glass indicated and 12-inch (305 mm) long samples of each color required for each type of sealant or gasket exposed to view.
B. Submit Gloss Measurement reading for specified acid-etched finish. Measurements should be obtained with a BYK Gloss micro gloss 60° meter.
C. Submit manufacturer's product sheet and glazing instructions.
D. Submit compatibility and adhesion test reports from sealant manufacturer, indicating materials were tested for compatibility and adhesion with glazing sealant, as well as other glazing materials including insulating units.
E. Submit reports from fabricated glass manufacturer indicating that the glass meets the requirements of any security test. Reports specified on the drawings.

1.05 QUALITY ASSURANCE

A. Acid etched glass properties must comply with Manufacturer's Textures properties for Opaque, Velour, Satin or Satinlite acid etched glass products.
B. Minimum to maximum gloss ranges must comply with Manufacturer's Textures® gloss range for Opaque, Velour, Satin or Satinlite acid etched glass products.
C. Comply with published recommendations of glass product manufacturers and organizations below, except where more stringent requirements are indicated. Refer to these publications for glazing terms not otherwise defined in this section or referenced standards.
    1. NGA Publications
    2. FGIA Publications
D. Safety glass products in the United States comply with CPSC 16 CFR 1201 for Category II materials.
E. Insulating glass products are to be permanently marked either on spacers or at least one insulating unit component with appropriate label of inspecting and testing agency listed below:
    United States – Insulating Glass Certification Council (IGCC)
F. Manufacturer to be ISO 9001:2015 Certified.

1.06 HANDLING, FABRICATION AND INSTALLATION

Comply with manufacturer's instructions.
A. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
B. Storage and Protection: Store materials protected from exposure to harmful environmental conditions and at temperature and humidity conditions recommended by the manufacturer.
C. Exercise care to prevent damage to glass and damage/deterioration to coating on glass.

1.07 PROJECT SITE CONDITIONS

A. Field Measurement: When construction schedule permits, verify field measurements with drawing dimensions prior to fabrication of glass products.

1.08 WARRANTY

TBD, insert manufacturer warranty

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Manufacturer is used in the section to refer to a firm that produces primary glass or fabricated glass as defined in the referenced glazing standards.

2.02 MATERIALS

Acid-etched glass only. Simulated acid-etched, ceramic frit or other forms of coatings on the glass are not allowed.

C. MONOLITHIC BIRD FRIENDLY ACID-ETCHED GLASS

(Note: Select Acid Etched Finish(es) or patterns and corresponding glass types as required for the project. Delete all other selections)

1. Glass Type: Manufacturer TBD Textures , AviProtek®, Montreal, Canada (Acid-etched markers)
   i. Patterns [211] [213] [214] [215] [216] [217] [219] [220] [221] [222] [223] [226] [227] on [position 1]
   ii. Full surface etching: [position 1] [position 2]
   i. [Bronze tint glass 6mm] [Low Iron glass 6mm] [Tinted glass 6mm *specify exact tint*]

D. LOW-E COATED ACID-ETCHED GLASS

(Note: Select Acid Etched Finish(es) or patterns and corresponding glass types as required for the project. Delete all other selections)

1. **Position 1** - Glass Type: Manufacturer TBD Textures TBD
   i. Full surface acid-etched glass: select from section A. above (Opaque and Satin)
   ii. Patterned acid-etched glass: select from section B. 1.
   iii. Bird-friendly acid-etched glass: select from section C. 1. Above

2. **Position 2** - Glass Type: TBD Control Low-E Glass by TBD
   i. [Solarban® 60 VT] [Solarban® 70 VT] [Solarban® 67 VT] [Solarban® 72 VT] [Solarban® 90 VT]
   ii. Monolithic Glass Performance: The Manufacturer TBD Textures acid-etched finishes do not have any significant impact on solar performance values. Therefore, values will be similar to glass without acid-etched glass.
   iii. For complete specifications on Solarban® Solar Control Low-E Glass please contact the customer service department at Vitro Glass

PART 3 - EXECUTION

3.01 PREPARATION

A. Protection
   1. Handle and store product according to manufacturer's recommendations.

3.02 INSTALLATION

A. Install products using the recommendations of the manufacturers of glass, sealants, gaskets and other glazing materials, except where more stringent requirements are indicated, including those in the "NGA Glazing Manual."

3.03 CLEANING

POST INSTALLATION CLEANING AND MAINTENANCE

To prevent permanent damage and maintain visual and aesthetic quality, acid-etched glass products should be protected during construction and must be properly cleaned after installation and as part of routine maintenance.

To include current Post Installation Cleaning and Maintenance guidelines go to manufacturer's website.

END OF SECTIONS

ATTACHMENT 6D

McGRATH INCORPORATED
ENGINEERING/
CONSTRUCTION
MANAGEMENT
DENVER/ST.LOUIS

5353 West Dartmouth Avenue
Suite 506
Denver, Colorado 80227
303.969.0220
Fax 303.985.5565

"A"

December 11, 2022
VAULT DESIGN
1440 w 8TH STREET, #2309
GOLDEN, CO 80401

ATTN: KATSIA LORD

RE: LOT 109R PUD AMENDMENT, SNOWMELT SYSTEM DESIGN

Dear Katsia,

In response to the Town's statement concerning "*below grade boilers*" and "*as well as how they fit into the larger configuration of trash and access improvements on the parcel,*" we offer the following:

- Boilers shall be located above grade in a boiler room designed per the IBC and as part of the trash enclosure building.
- Boilers shall be gas fired, high efficiency, condensing, modulating, and low NOx. Boilers shall have sealed combustion venting.
- Boiler room, as proposed, is 26'-8" x 15' which is approximately 400 square feet and will house the boilers, distribution pumps, and snowmelt piping manifolds. This same snowmelt boiler system will also serve several remote below grade manifolds where required by pipe length limitations.
- Boilers will provide snowmelt for and improve access to areas including trash enclosure and adjacent drives, ramp and loading dock, emergency (fire) lanes, parking area, walkways, shared plaza, and porte cochere for a total of approximately 30,427 square feet of snowmelt area.
- Boilers are dedicated to the snowmelt system and do not serve any other systems.

The above represents our initial design. Final design is progressing with the development of lot 109R.

Probable cost of construction for the proposed snowmelt area is $869,000.

In summary, the boiler system will provide the public, town, and neighbors with the benefits of additional snowmelt areas provided by the development of lot 109R.

Sincerely,
McGrath Incorporated

Kevin L. Ainsworth, PE

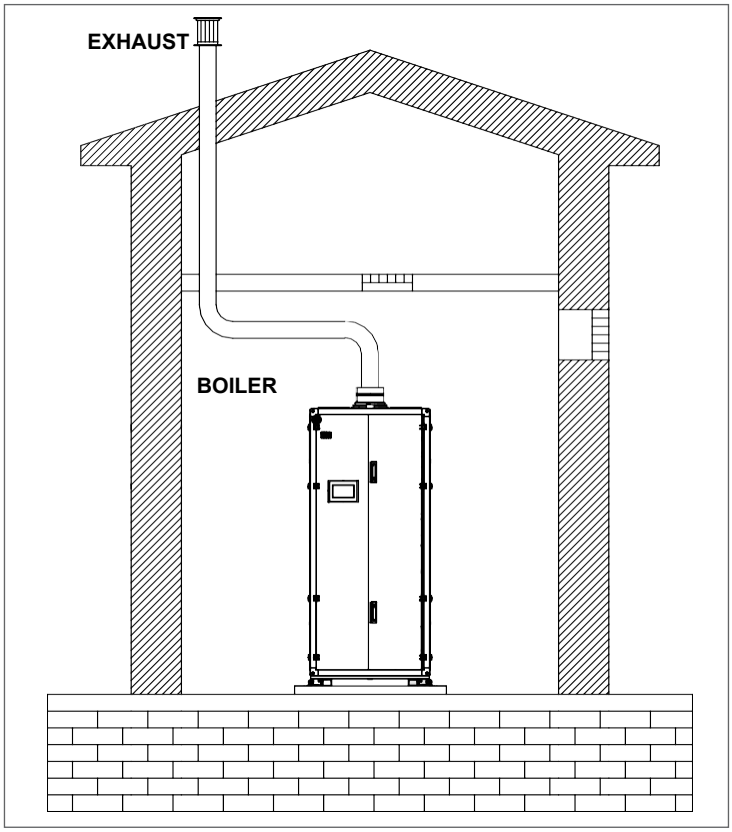

Fig. 31 *All Combustion Air from Outdoors through Single Combustion Air Opening*

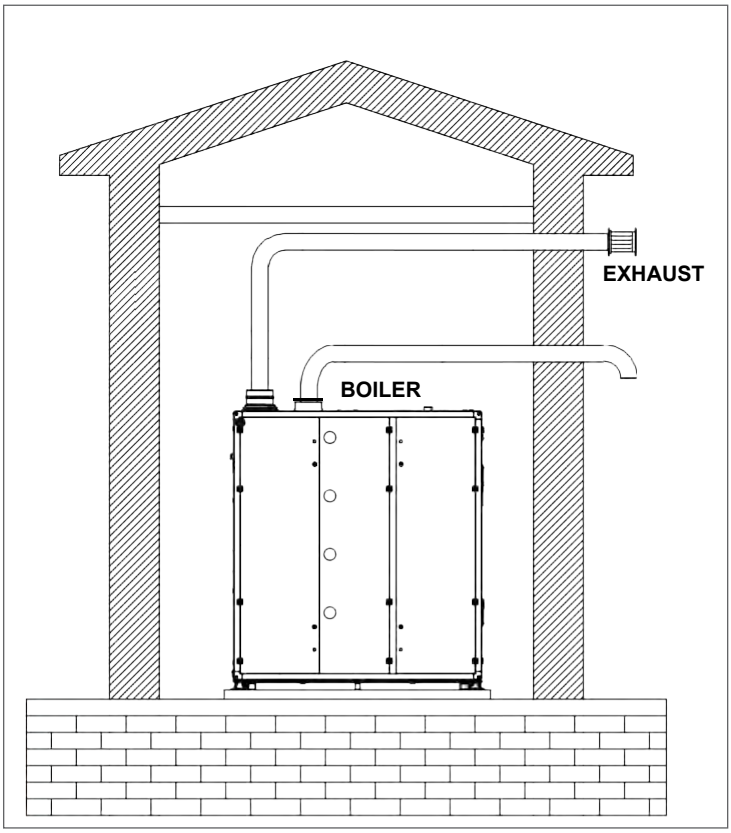

Fig. 33 *Sealed Combustion Located on Same Side with Exhaust (horizontal)*

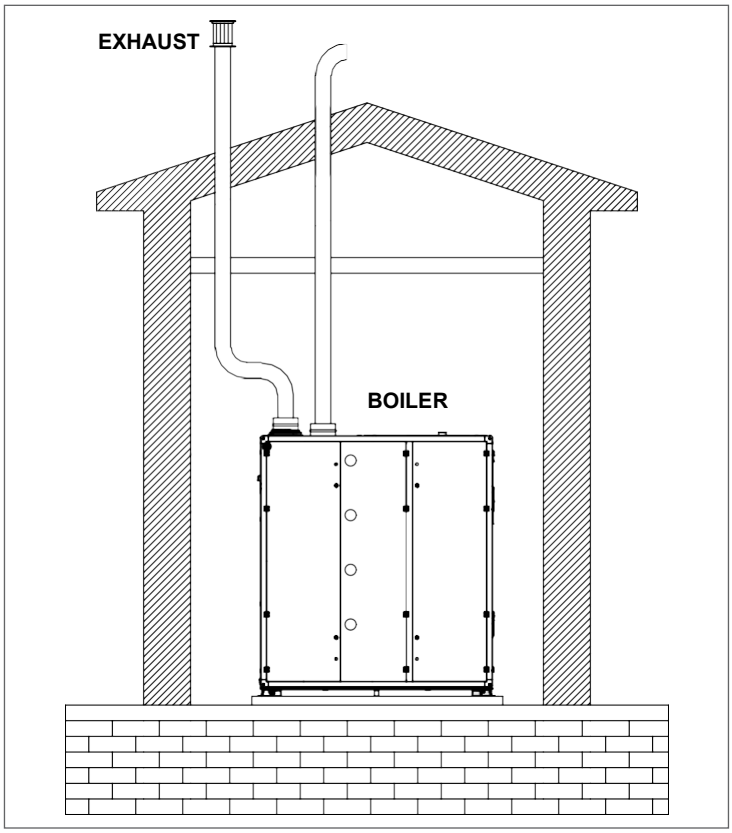

Fig. 32 *Sealed Combustion Located on Same Side with Exhaust (vertical)*

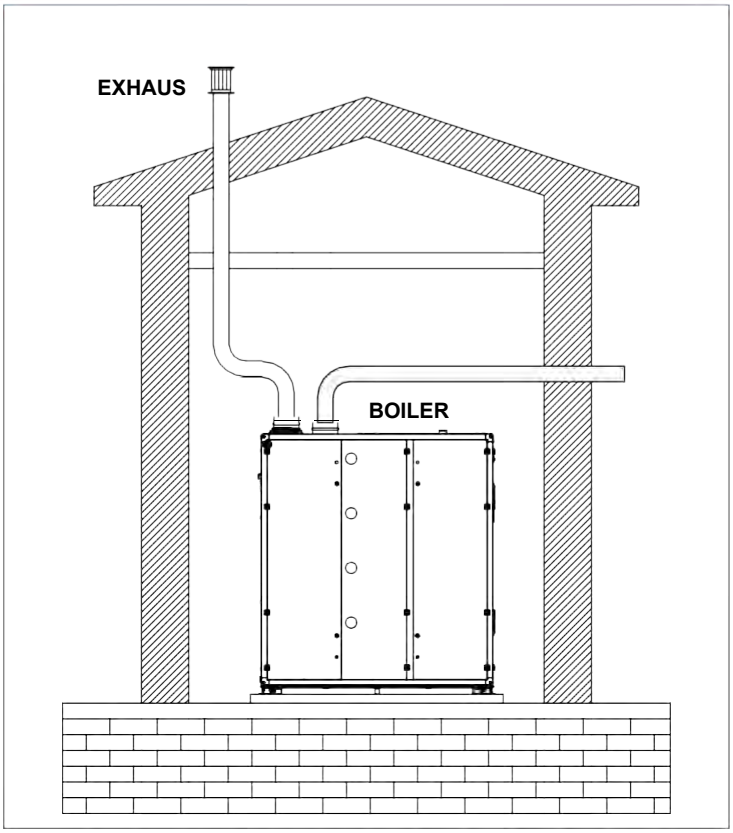

Fig. 34 *Sealed Combustion Located on Side Wall*

"B"

Katsia Lord

From: Scott Heidergott <sheidergott@telluridefire.com>
Sent: Thursday, March 31, 2022 12:59 PM
To: Katsia Lord
Subject: Re: Mountain Village Hotel Entitlement Submittal - Lot 109R

Katsia,

TFPD approves the reduced width from 22-feet to 18-feet for the drive aisle and parking ramp in the below-grade parking garage for the proposed design in Lot 109R submittal.

Kind regards,

On Wed, Mar 30, 2022 at 12:55 PM Katsia Lord <klord@vaultdesigngroup.com> wrote:

> Scott,
>
> Thank you again for taking the time to speak with me. I am following up in email to capture our conversation so that planning is aware you have okayed the reduction from 22' wide to 18' for drive aisle and parking ramp in the below grade parking garage for the proposed design in Lot 109R Submittal.
>
> Thank You,
>
> Katsia Lord, AIA, LEED AP
>
> PRINCIPAL
>
> **VAULT DESIGN**
>
> C: 720.233.7620
>
>

47b4bb
Page 1 of 1
SAN MIGUEL COUNTY, CO
STEPHANNIE VAN DAMME, CLERK-RECORDER
05-03-2022 08:40 AM Recording Fee $13.00

"C"

Town of Mountain Village Fireplace Permit

Permit # 224

OWNER:
Tiara Telluride LLC
450 S. Old Dixie Hwy, Ste 8
Jupiter, FL 33458

LOT #
109R

This is a Grandfathered permit, converted from San Miguel County permit #89-116. This ORIGINAL permit must be presented to the Town of Mountain Village when you are ready to build or transfer solid fuel burning device capability to another lot or owner.

X_____ Date 4 28 2022

Michelle Haynes, MPA,
Director of Planning and Development Services
Town of Mountain Village

Andrew Harrington DigiE ally signed by Andrew Harrington

X_____ Date_____

Drew Harrington
Building Official
Town of Mountain Village

TRANSFER:

Purchasers Name: _____ LOT No:_____
Address: _____

_____

Signed:_____
(Previous Owner)

STATE OF _____)
) ss.
COUNTY OF _____)

Subscribed and sworn to me before this_____day of _____

20___, by _____

S
E
A
L

_____
Notary Public

My Commission Expires: _____

"D"

Solar-ready design for low-slope roofs

By GAF

-
-
-
-

When designing low-slope roofing systems with photovoltaic panels, it's important to consider details such as layout and membrane type to ensure the roof performs as expected.

Though photovoltaics are increasingly a key component of commercial projects, they may create challenges for the roof system. AIA partner GAF offers best practices to consider to ensure the roof and solar array perform as designed.

Commercial rooftops are an appealing option for the installation of solar arrays to support energy conservation and generation: It’s estimated that if photovoltaic systems were installed on all

commercial buildings in the US with roofs over 5,000 sq. ft., they would provide enough energy to power nearly 60 percent of the total commercial electricity demand.

However, it is important to remember that the roof's primary function is to protect the building and its inhabitants from the elements. A solar-ready roof is typically a new or replacement roof that will incorporate solar arrays, and there are many important considerations for roof system design and panel layout.

For example, as solar panels get hotter, they produce less power. Installing a solar panel over a highly reflective membrane (versus a membrane with lower reflectance) may boost the panel's efficiency by as much as 13 percent. Also, the use of bifacial solar panels over reflective roof membranes can increase the panel efficiency by 30 to 35 percent, as they take advantage of the reflected light.

Damage is another important consideration. While ballasted solar panel mounting systems can be cost effective, they can add significant weight to the roof and may also shift and flutter during high winds and seismic activity. This movement could lead to damage of the roof membrane that is "detrimental to satisfactory long-term roof system performance," according to the National Roofing Contractors Association (NRCA).

After installation, new challenges may arise when the roof becomes a permanent platform for the continuous operation, service, and maintenance of the solar arrays. It's imperative that architects carefully consider roof system design, including membrane, coverboards, insulation, and attachments, in correlation with any photovoltaic arrays.

Here are the main considerations to take into account when designing low-slope roof systems for solar:

Choose the right products

Solar arrays have a predicted lifespan of more than 25 years, so it's important that the roof have a commensurate or greater life expectancy.

According to the National Renewable Energy Laboratory (NREL), "the best roof for a flat application is a fully adhered thermoplastic olefin or polyolefin (TPO) membrane roof," reinforcing the use of adhered membranes as well as an adhered top layer of insulation and coverboard within the roof system. Designers and owners may also want to consider an increased roof membrane thickness to extend the roof's service life, and using wider rolls will minimize the number of seams buried below the solar arrays.

Regardless of the type of solar array installation, NRCA recommends using a roof membrane that provides enhanced protection against the effects of UV radiation and high service temperatures (for example, GAF's Everguard Extreme TPO) so that the roof life expectancy will match that of the solar arrays.

Include an adhered high-compressive-strength coverboard directly beneath the roof membrane to withstand increased foot traffic, enhance system durability, and extend the life expectancy of the roof.

For a ballasted system, use high-compressive-strength insulation, a minimum of two layers, staggered and offset. These systems also should include a protection or separation sheet adhered to the membrane.

Lay out and install properly

NRCA recommends using attached or penetrating solar mounting systems through the roof to the structure. Penetrations and flashings must be well detailed and coordinated with the roofing contractor, solar contractor, and electrician. For ballasted solar array supports, additional protection of the roofing system may be required for warranty coverage.

Generally, solar panel layouts require a clear pathway around roof edges, hatches, skylights, service penetrations, between rows of panels, and along both centerline axes of the roof areas. Setting rack heights with enough clearance to service the roof membrane, especially at drains and penetrations, is also important.

Install walk pads for high-traffic areas to prevent damage to the roof during service of the PV panels.

Finally, conduct integrity testing of the roof membrane prior to installing solar overburden.

Consider long-term requirements

In addition to these immediate needs, designers should consider how solar layout requirements align with best practices for roof maintenance.

- Lay out solar arrays to maximize solar energy collection while avoiding high-wind-uplift areas and additional snow accumulation.
- Provide perimeter and maintenance access for roof and solar array maintenance, as well as fire safety and smoke ventilation.
- Set racking systems so that they don’t cross roof expansion joints or block drainage.
- Set solar arrays and rack heights so that drains and penetrations are accessible for maintenance.
- Engage with the roof contractor to inspect (and repair as needed) the roof membrane after solar array installation.

It’s important to note that materials, layout, structure, and installation all go hand in hand for long-term health of your roof and systems.

The good news is that as rooftop solar becomes more popular, there are more resources available to designers, owners, and contractors to help design, install, and maintain a durable roof system

that can match or outlast the service life of solar arrays. See GAF's Roofing and Building Science full publication for more information and key resources.

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"E"

Bird-friendly glazing

Up to one billion bird deaths in the United States are attributed to collisions with buildings and other structures each year[1]. This document provides information on the problem, its relation to building glass and glazing, and offers potential solutions for architects, contractors, and fabricators. As the architectural community and glass industry work to address this issue, it is critical for audiences to understand collision causes, product testing, bird behavior, and solution options.

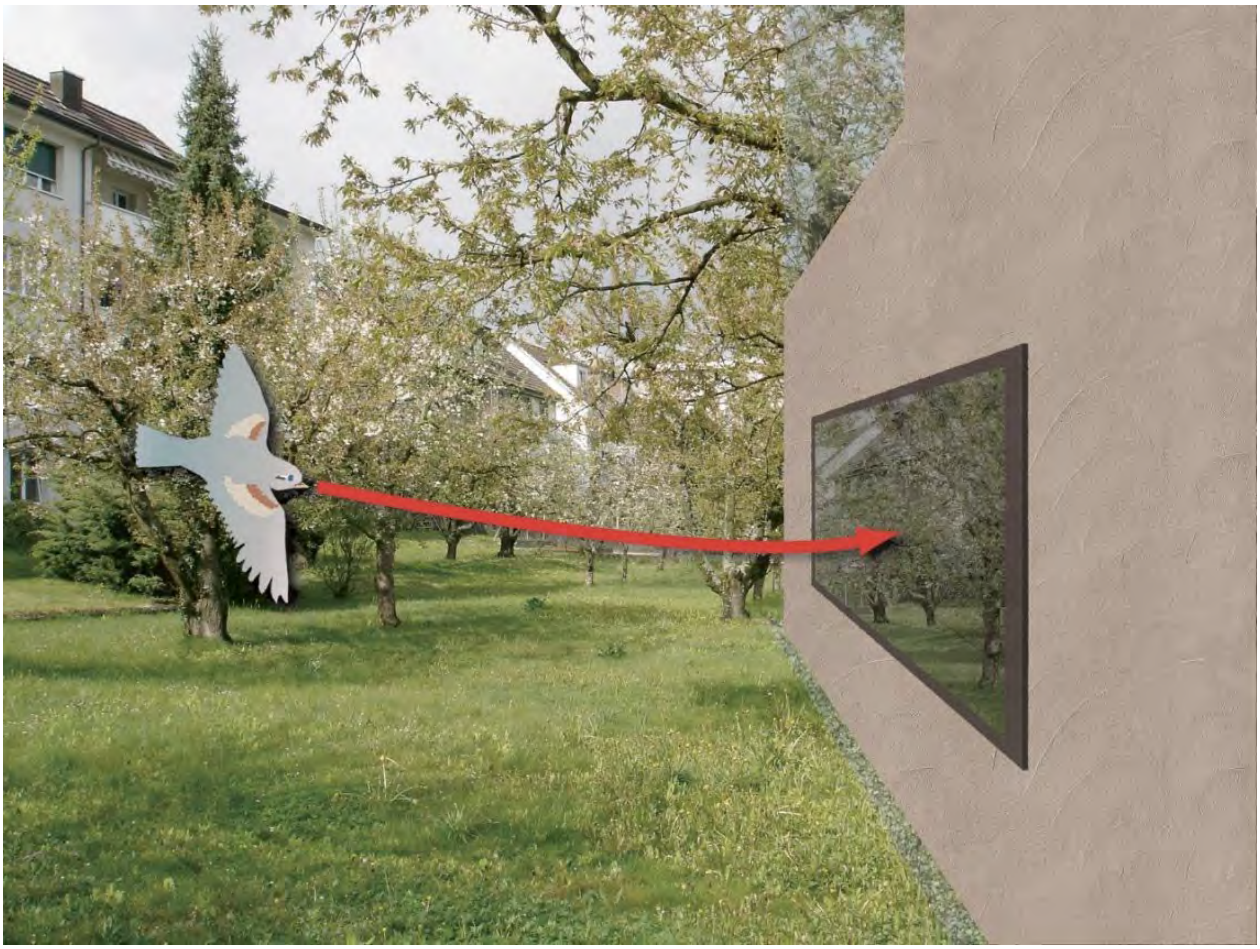
[1]*The Condor: Ornithological Applications, 2014*

Why do birds collide with glass?

Cities with a density of building structures, including high-rise, can be the site of nighttime bird collisions due to interior and exterior lighting. Flocks of migrating birds can collide with large buildings and this generates headlines and attention. However, suburban, low-rise buildings account for a much higher percentage of collisions; individual collisions may not be as evident but can happen more frequently. In general, there are four ways buildings and building environments contribute to bird collisions:

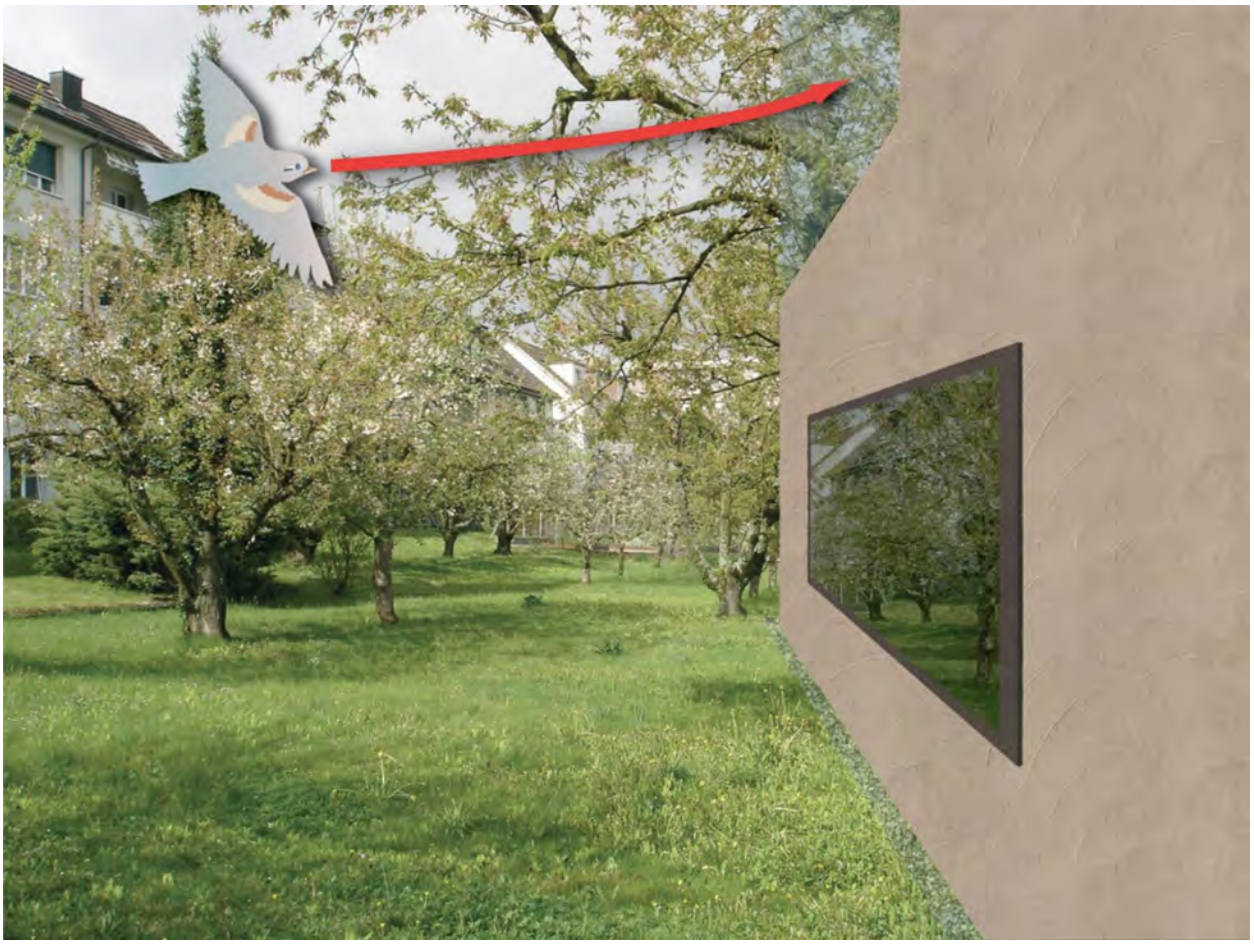
Reflection

Birds cannot differentiate between actual and reflections of tree, sky, or habitat. Even lower reflecting glass can act like a mirror when it is bright outside and dark inside. When coupled with certain façade designs, the reflections can create areas that are visually confusing to birds. Reflective materials that provide adequate image formation, pose a danger to birds.



Transmission

When there is a direct line of sight from one window to another (e.g. walkways, corners, bus stops, or transparent wind/sound barriers), birds do not perceive the glass as a barrier, and may attempt to fly through, causing a collision. Also, birds can see wooded atriums or indoor plants as an inviting habitat.

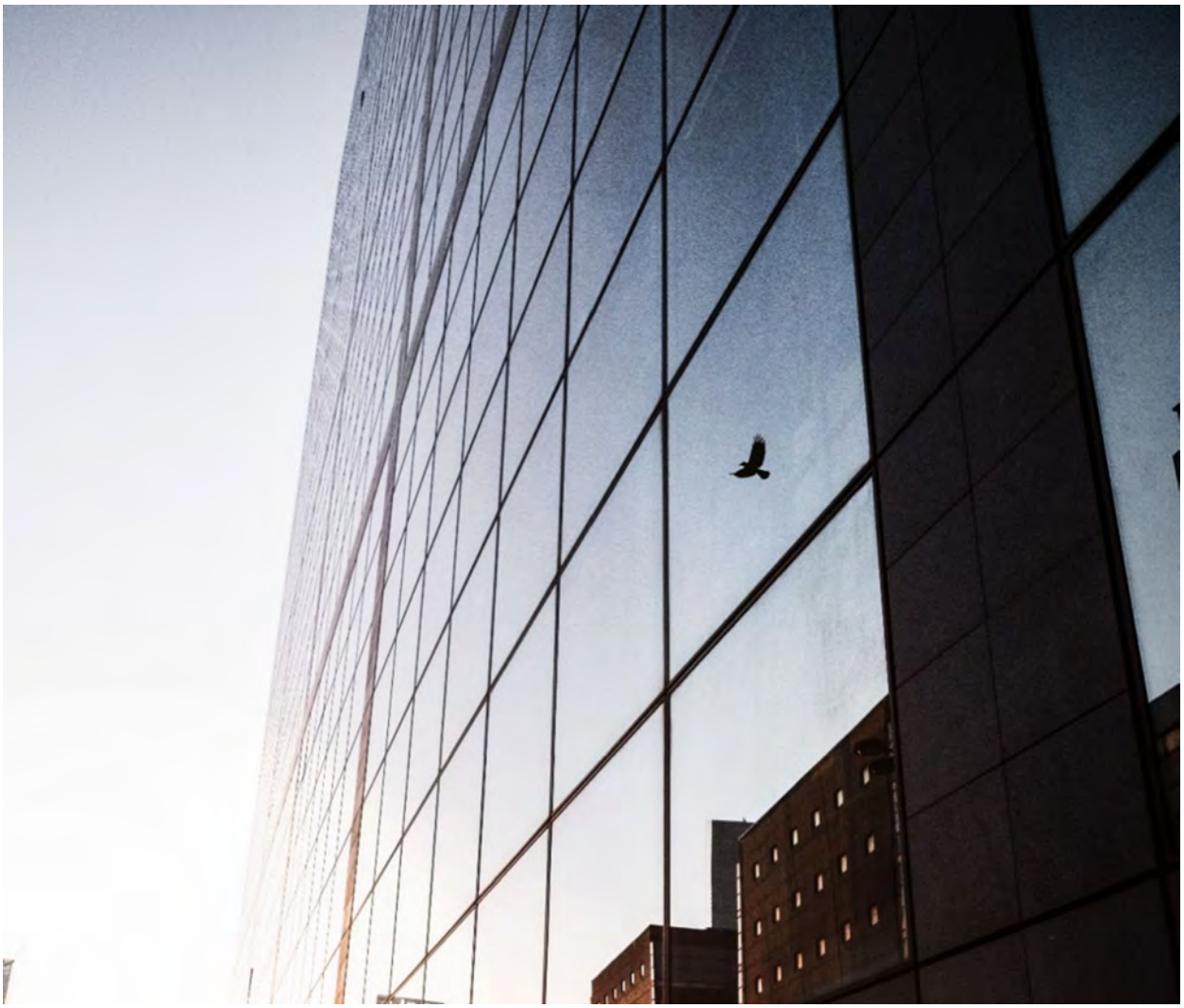


Design

The design of the building and its location can have a significant impact on the collision risk as well as the maximum effectiveness of deterrents. Building shape, location, and landscaping (especially the anticipated height of the tree canopy once mature) all have considerable impact on the collision risk profile of the facility.

Lighting

Birds use the night sky and ambient light levels to aid their migration navigation. This causes nighttime collisions as lighting inside buildings, especially those buildings with potential habitat, attracts birds. Artificial lights, particularly those that point upward, can lure and trap birds in their haze, where they potentially fly to the point of exhaustion.



Counteracting collisions

There are three different preferred ways to treat glass that range in visibility to humans which all been shown to be effective for bird-friendly applications. Deciding which to use is be based on the project criteria for aesthetics, cost and bird safety.

- **Fritted Glass**—This option is the most visible to the human eye, and therefore can offer the most data around efficacy in protecting birds (if humans can see it, birds can too). Frit patterns can be the most economical solution in new projects. However, frit will tend to obstruct more of the occupant view than some other solutions.
- **Etched Glass**—This includes different common means of treating the glass, so it is translucent. It is moderately visible to the human eye.
- **UV-coated Glass**—This option provides the least impact on human visibility and aesthetics. Humans only see in the visible light spectrum while some birds see in the UV spectrum in addition to the visible spectrum. UV coatings provide a visual marker that can indicate a potential obstacle to birds.

LSC TRANSPORTATION CONSULTANTS, INC.

"F"

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

TRANSPORTATION
CONSULTANTS, INC.

August 17, 2022

Mr. Matthew E. Shear
Tiara Telluridge, LLC
450 S. Old Dixie Highway, #8
Jupiter, FL 33458

Re: Mountain Village Hotel
Mountain Village, CO
LSC #220780

Dear Mr. Shear:

Per your request, we have completed this memorandum for the proposed Mountain Village Hotel in Mountain Village, Colorado. The site is located east and south of Mountain Village Boulevard as shown in Figure 1.

INTRODUCTION

The purpose of this letter is to show the swept path of various vehicles expected to use the site access points, garage driveways, trash enclosures, and parking spaces. The available sight distance at the access points was also reviewed. Based on this review recommendations were made to improve the proposed access and circulation plan.

SITE CIRCULATION

Two site circulation options were evaluated. Figure 2a shows the Option 1 site circulation plan and Figure 2b shows the Option 2 site circulation plan. Option 1 assumes both access points are full movement ingress and egress. Option 2 assumes the north access is ingress only and the south access is full movement ingress and egress.

ESTIMATED STOPPING SIGHT DISTANCE

Figure 3 shows the estimated stopping sight distance for vehicles approaching from the north with two full movement access points (Option 1). The available sight distance approaching the north access is insufficient so Option 2, which restricts the north access to ingress only, is the recommended option based on sight distance.

AUTO-TURN MOVEMENT TEMPLATES

Figure 4a shows the vehicular turning template for a WB-50 tractor trailer backing into the loading dock after entering the site via the north access. Figure 4b shows the vehicular turning template for a WB-50 tractor trailer exiting the loading dock via the south access. There are

typically expected to be only one to three such deliveries on any given day - most deliveries will be via box truck or cargo van.

Figure 4a shows the entering WB-50 trucks will need to use the entire north access width which also supports the north access being ingress only. Figure 4a also shows where additional pavement is recommended at the north access.

Figure 5a shows the vehicular turning template for a box truck (SU-30) backing into the loading dock after entering the site via the north access. Figure 4b shows the vehicular turning template for a box truck (SU-30) exiting the loading dock via the south access.

TRASH ENCLOSURE

The project team has been coordinating to secure details on the volume and frequency for trips to/from the on-site trash enclosure. Trash is currently picked up about once per day. Trash is assumed to be dropped off by smaller vehicles roughly five times per day but that number is still being confirmed.

CONCLUSION

1. Access and Site Circulation Option 2 is recommended which limits the north access to ingress only with the south access being full movement. The limitation of the north access to ingress only will better accommodate the occasional large entering truck and provide better sight distance for vehicles exiting the site. If desired by the Town it would also be appropriate to alternatively convert the southern access to egress only creating a one-way clockwise flow through the site.

2. The relocated trash enclosure should be located to avoid the sight line shading in Figure 3 and the truck paths in Figures 4a through 5b.

3. Additional pavement will likely be needed at the north access to accommodate WB-50 delivery trucks as shown in Figure 4a.

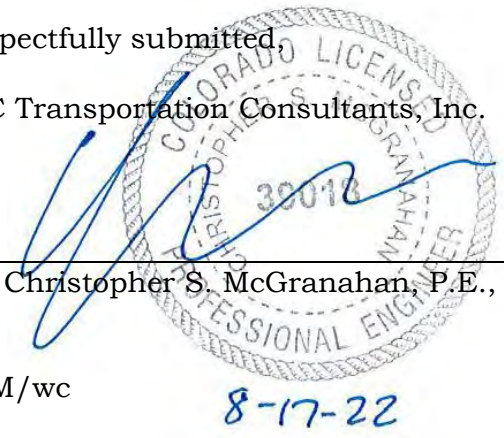
4. The large WB-50 trips will be limited to a few per day and can be accommodated by the proposed layout and circulation plan. All other vehicles using the access points will be considerably smaller and easy to accommodate.

* * *

We trust this information will assist you in planning for the proposed Mountain Village Hotel.

Respectfully submitted,

LSC Transportation Consultants, Inc.



By: _____
Christopher S. McGranahan, P.E., PTOE

CSM/wc

Enclosures: Figures 1 - 5b

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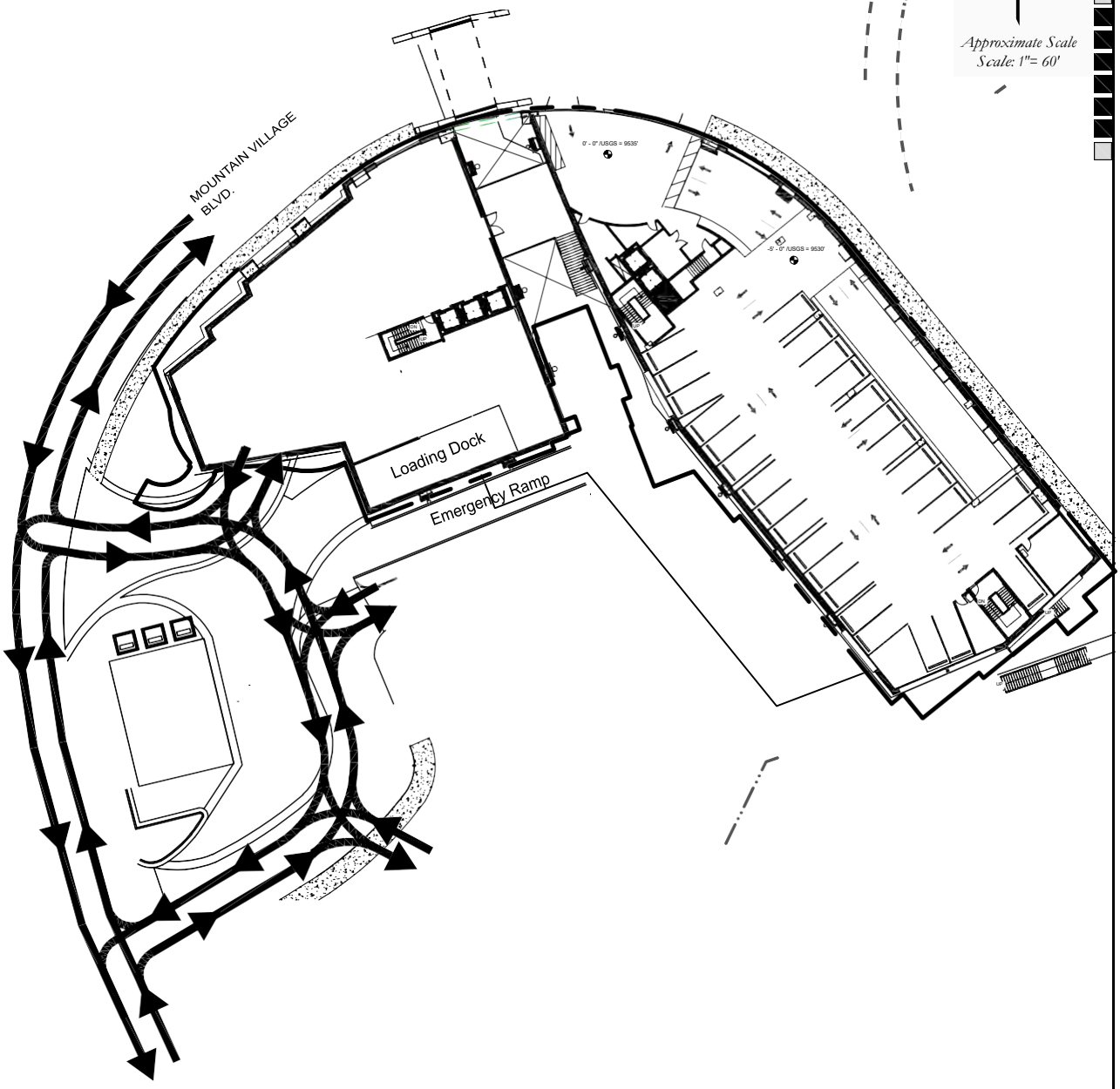
Figure 1

Vicinity Map

Mountain Village Hotel (LSC #220780)



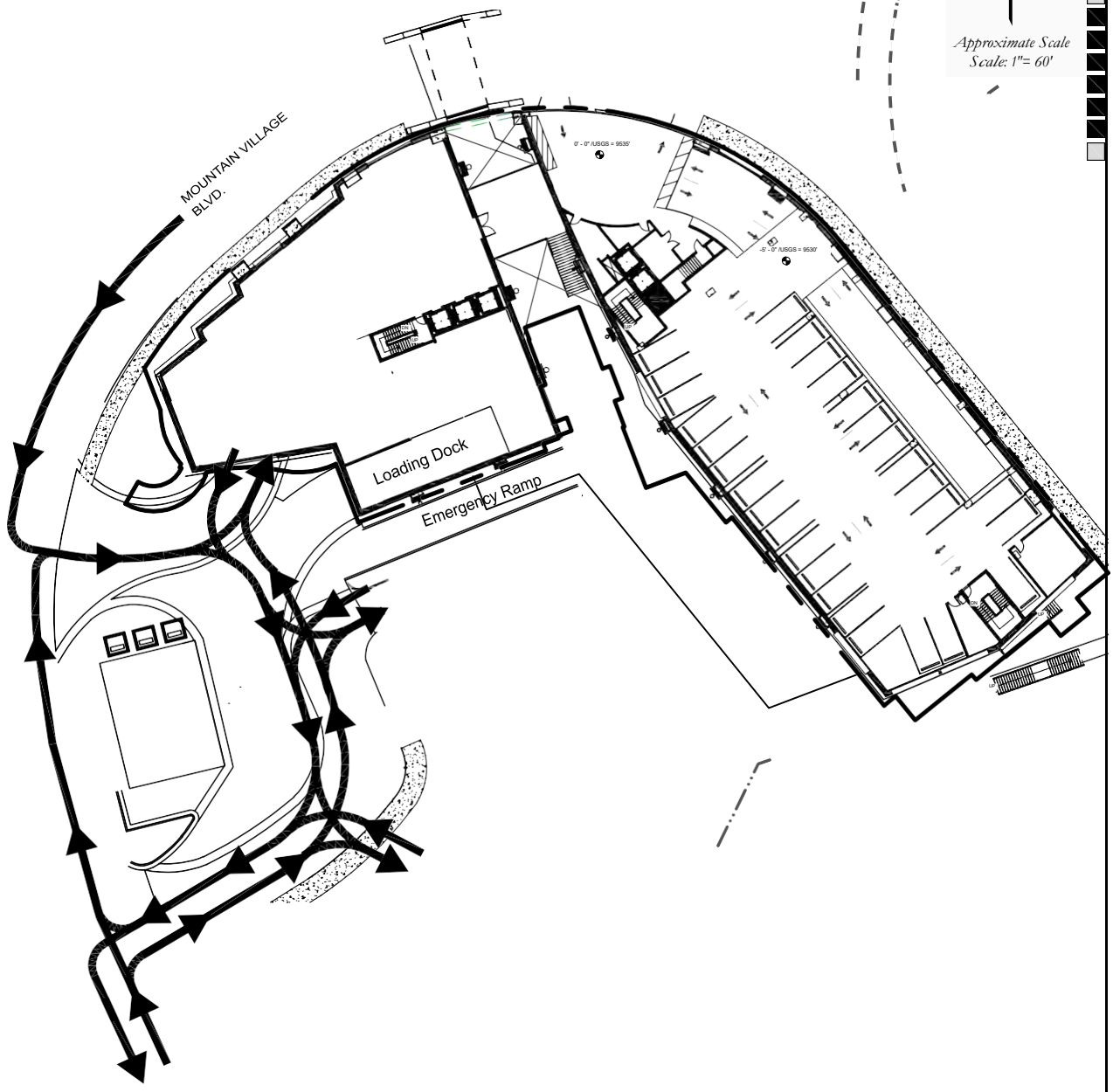
Note: Both Access Points are Full Movement Ingress and Egress.

Figure 2a

Option 1 Site Circulation

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION



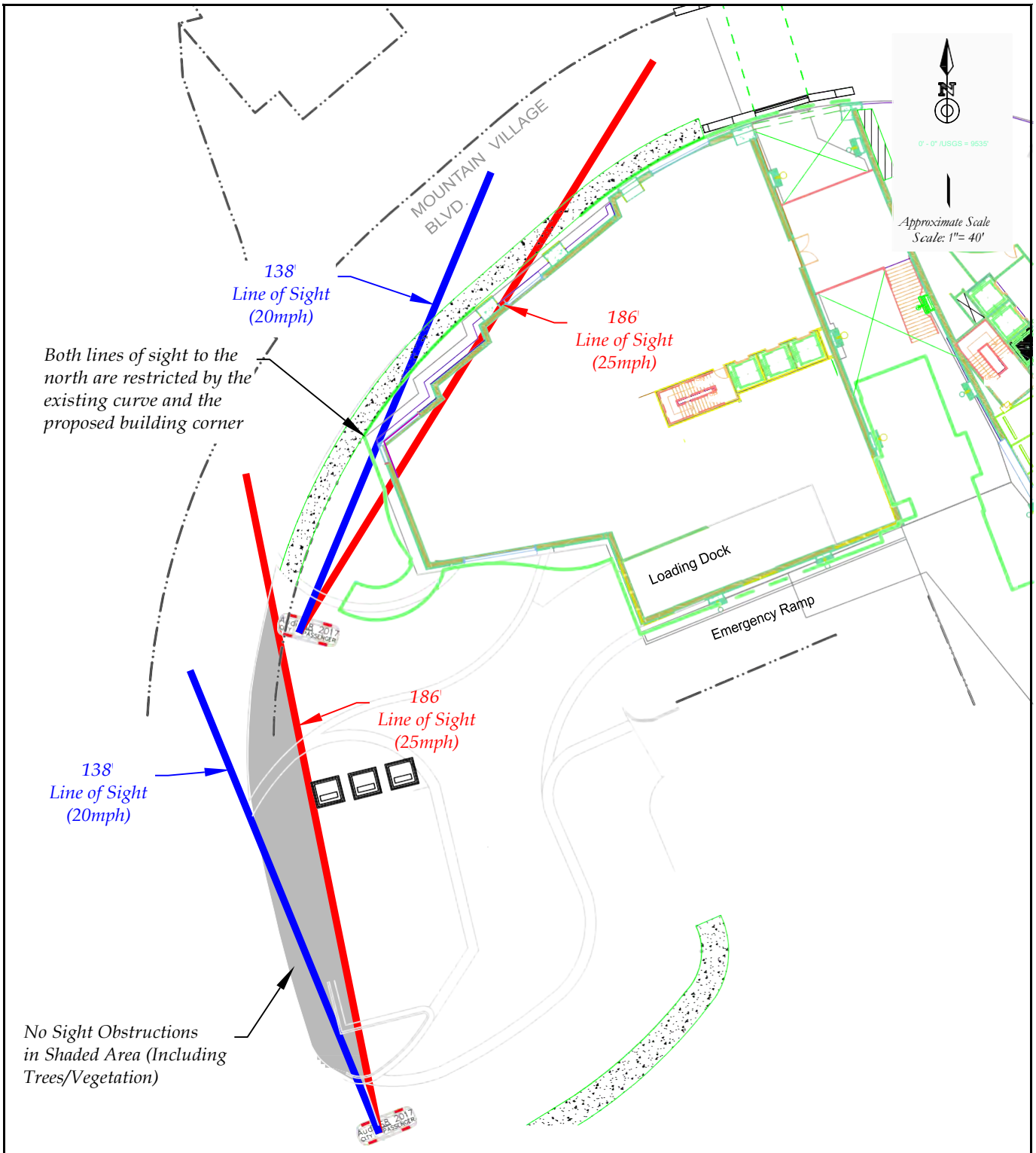
Note: North Access is Ingress Only and South Access is Full Movement Ingress and Egress. Alternatively the South Access Could Be Made Egress Only Resulting in a One-Way Clockwise Loop Through the Site.

Figure 2b

Option 2 Site Circulation

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION

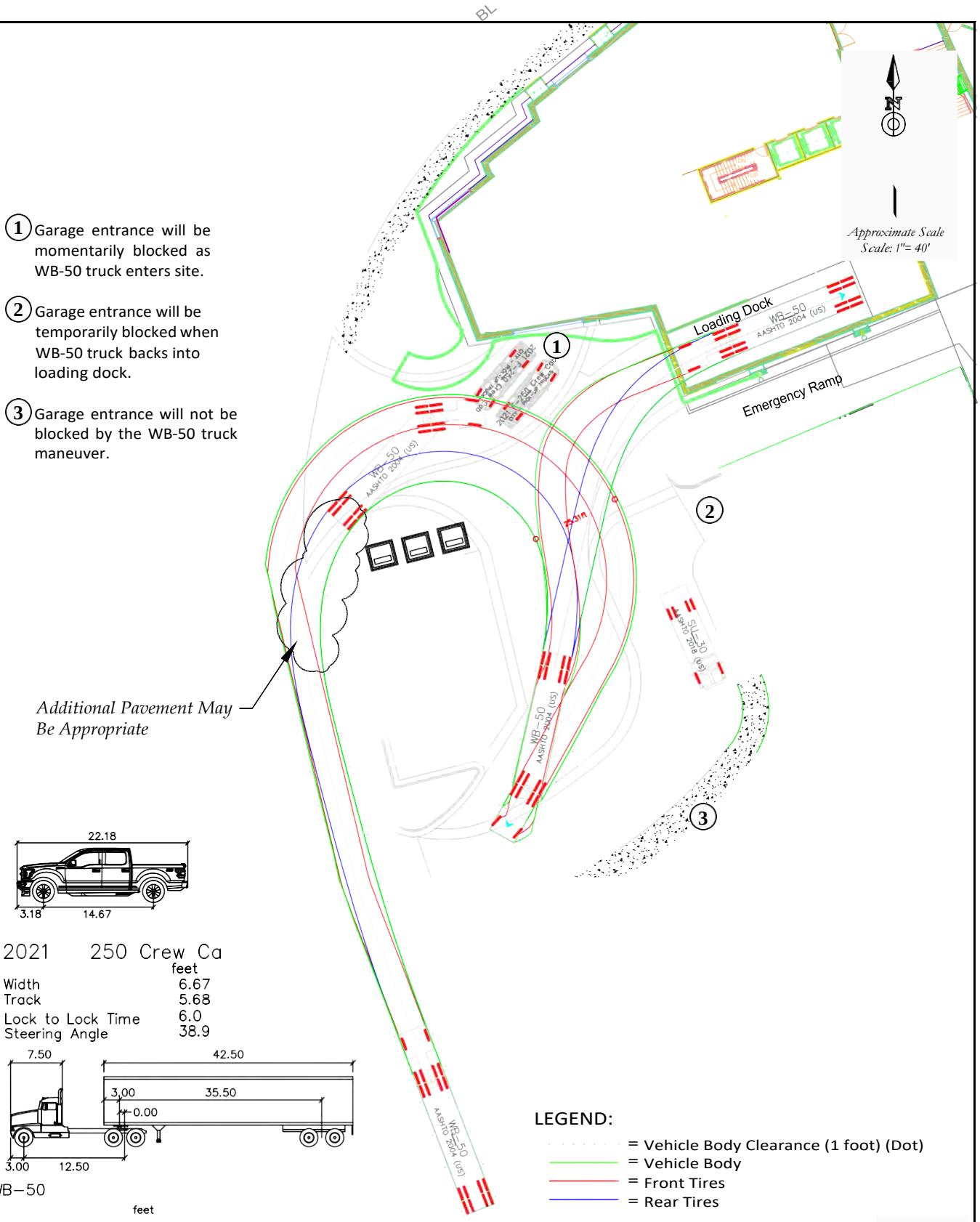


Posted Speed Limit	SSD	Grade Adjustment	Requirement
20mph	115	1.2	138'
25mph	155	1.2	186'

Figure 3

Estimated Stopping Sight Distance (SSD) From The North w/ Two Full Movement Driveways (Option 1)

Mountain Village Hotel (LSC #220780)



1. Garage entrance will be momentarily blocked as WB-50 truck enters site.

2. Garage entrance will be temporarily blocked when WB-50 truck backs into loading dock.

3. Garage entrance will not be blocked by the WB-50 truck maneuver.

2021 250 Crew Ca

	feet
Width	6.67
Track	5.68
Lock to Lock Time	6.0
Steering Angle	38.9

WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

LEGEND:

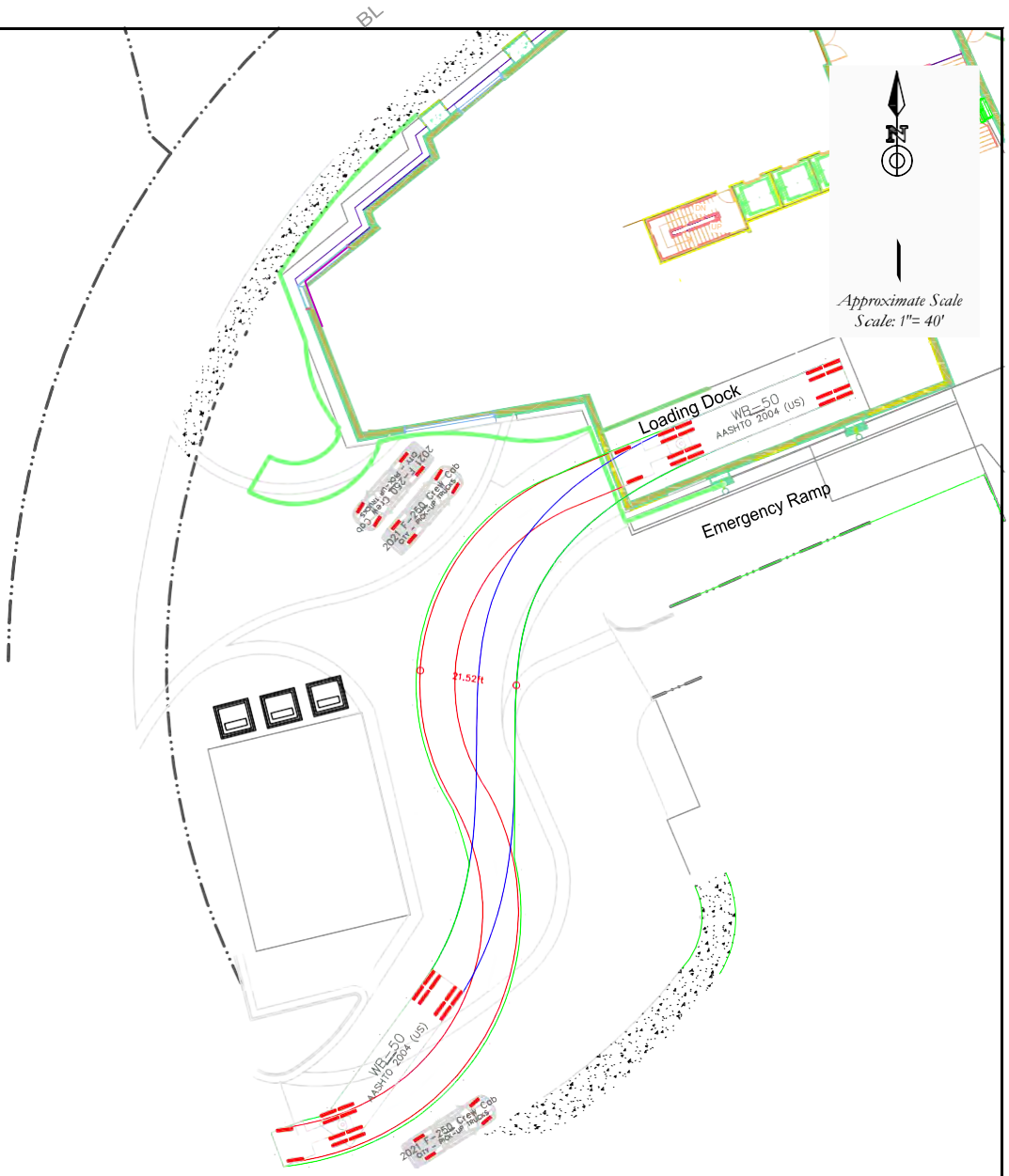
= Vehicle Body Clearance (1 foot) (Dot)
= Vehicle Body
= Front Tires
= Rear Tires

Figure 4a

WB-50 AutoTurn Movement Entering Loading Dock from North Access

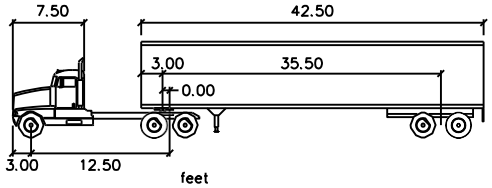
Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION



LEGEND:

= Vehicle Body Clearance (1 foot) (Dot)
= Vehicle Body
= Front Tires
= Rear Tires



WB-50

Tractor Width	: 8.00
Trailer Width	: 8.50
Tractor Track	: 8.00
Trailer Track	: 8.50

Figure 4b

WB-50 AutoTurn Movement Exiting Loading Dock via South Access

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION

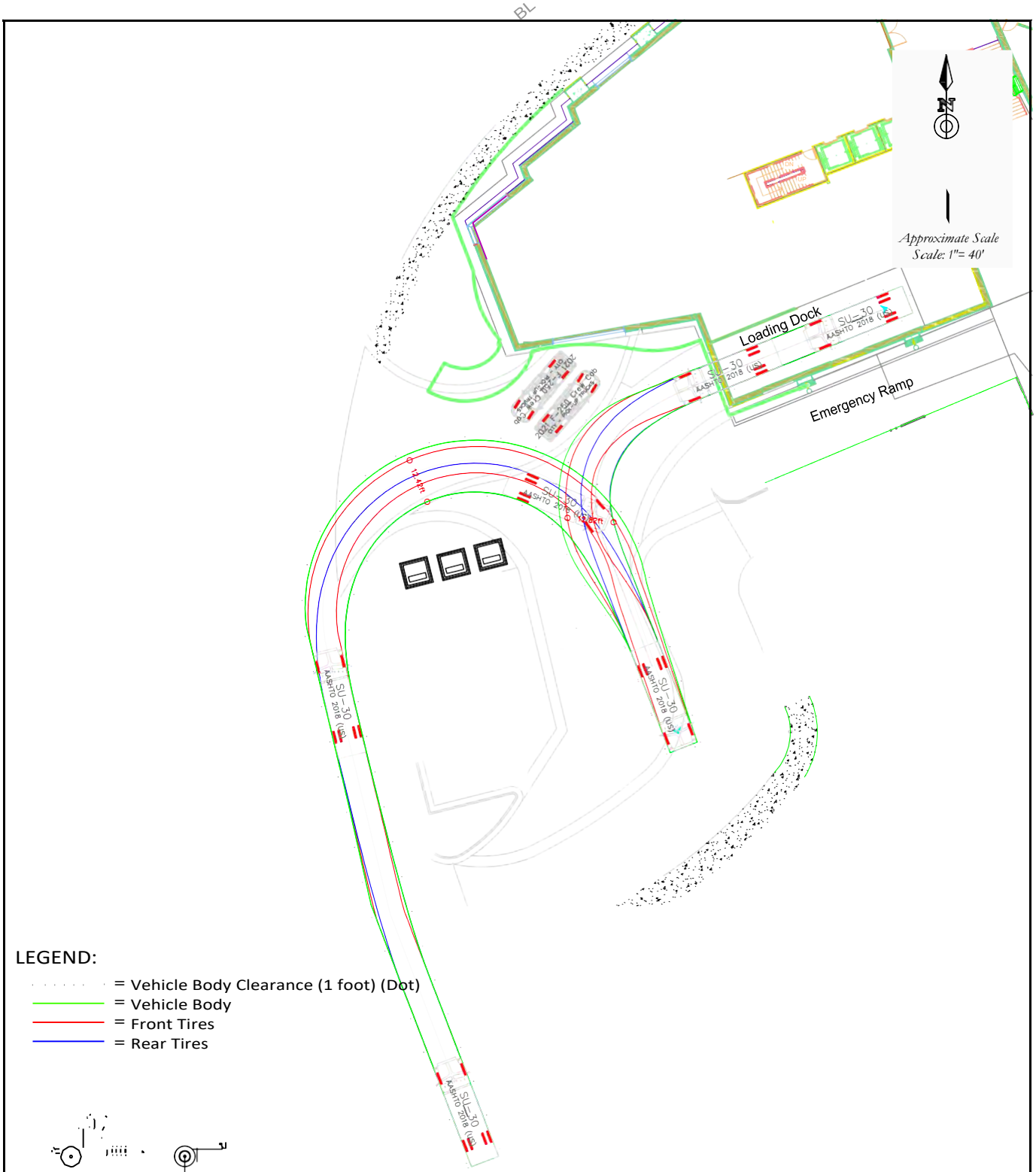
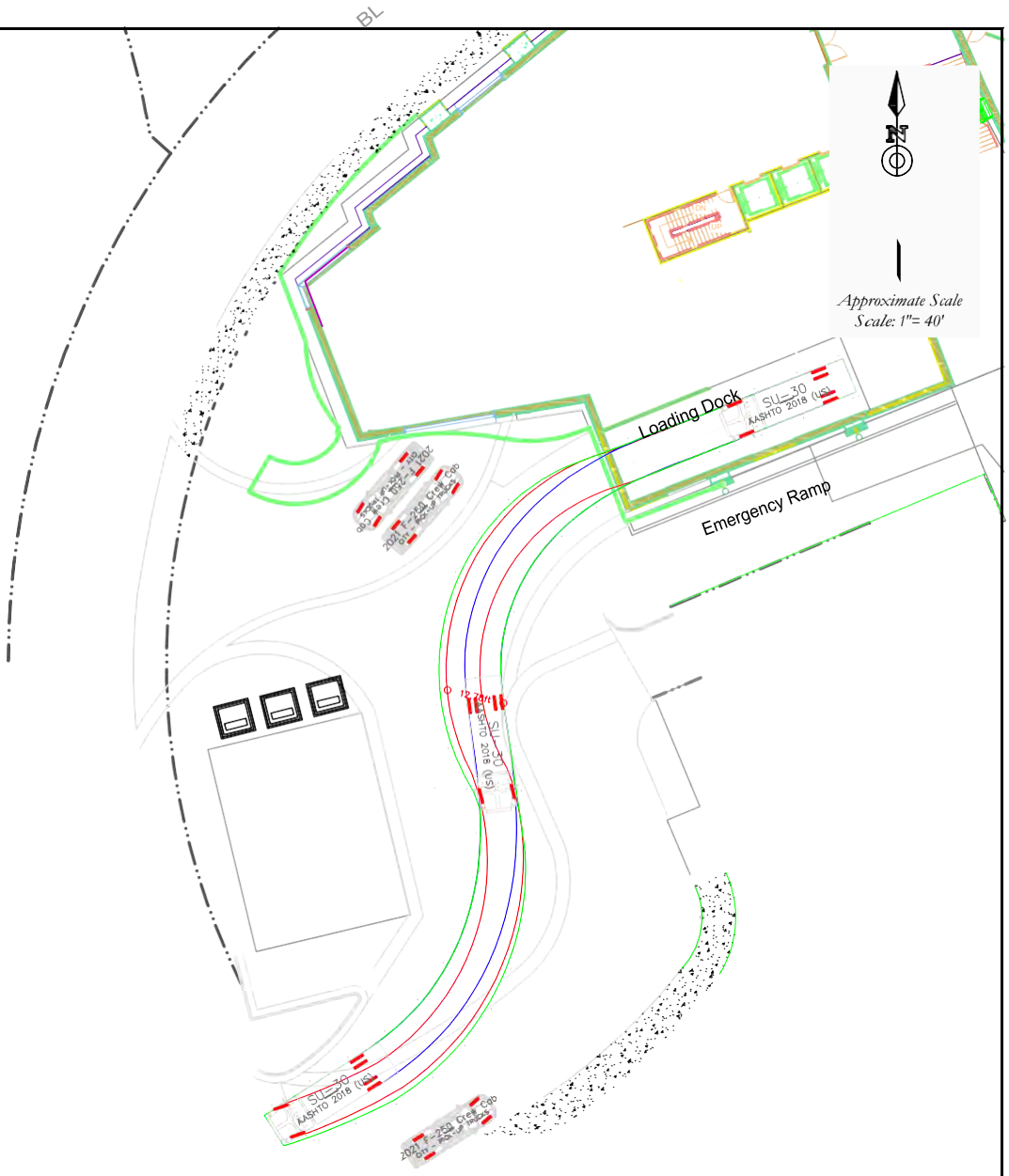


Figure 5a

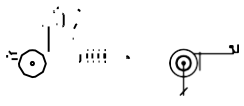
SU-30 AutoTurn Movement Entering Loading Dock from North Access

Mountain Village Hotel (LSC #220780)



LEGEND:

= Vehicle Body Clearance (1 foot) (Dot)
= Vehicle Body
= Front Tires
= Rear Tires



SU-30

Steering Angle

Figure 5b

SU-30 AutoTurn Movement Exiting Loading Dock via South Access

Mountain Village Hotel (LSC #220780)

LSC TRANSPORTATION

ATTACHMENT 6E

Katsia Lord

From: Ficklin, Paul <Paul.Ficklin@blackhillscorp.com>
Sent: Monday, January 9, 2023 4:05 PM
To: David Ballode; Kevin Ainsworth
Cc: Katsia Lord; Forrest Flanagan; Adam Raiffe; Sofia Bolio Hernandez
Subject: RE: Gas Reg Lot 109R

I agree, this area would be the best location for the reg station.

PAUL FICKLIN
Utility Construction Planner
Delta, Co 81416
970-596-1122 C
970-808-5042 O

From: David Ballode <dballode@msn.com>
Sent: Monday, January 9, 2023 2:54 PM
To: Ficklin, Paul <Paul.Ficklin@blackhillscorp.com>; Kevin Ainsworth <Kainsworth@mcgrath-inc.com>
Cc: Katsia Lord <klord@vaultdesigngroup.com>; Forrest Flanagan <FFlanagan@mcgrath-inc.com>; Adam Raiffe <araiffe@vaultdesigngroup.com>; Sofia Bolio Hernandez <sboher@vaultdesigngroup.com>
Subject: RE: Gas Reg Lot 109R

Okay –

If there is going to be just one reg station, then it should be on the uphill side of the bridge.

So that puts it in the GE of MV Blvd about halfway between the 2 projects. Somewhere near the red circle. That's close to Lot 109's south end and Lot 161 wants to enter on their north end. Perfect. Westermere doesn't have anything on that end.

As you can see on the aerial, there was a dumpster sitting there at the time of the photo.

DB

.

ATTACHMENT 7F

December 9, 2022

Katsia,

I am following up regarding on-site discussions for Lot 109R and SMPA switchgear relocation. When we met, we let you know our preferred location for the new switchgear is the corner of Sunny Ridge Pl as delineated in the screenshot below. The new switchgear is expected to be slightly larger than what is currently existing. This is necessary to support both new and existing loads in the area. We are expecting this location will be incorporated in your engineered drawings for the electrical utility relocation.

Please let me know if you have any questions.

Thank You,

Mike Therriault, PE
Engineering Supervisor

SAN MIGUEL POWER ASSOCIATION

Direct: (970) 696-4553
Mobile: (207) 431-7579
mike.therriault@smpa.com
www.smpa.com

ATTACHMENT 6G

LEGEND

- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND GAS LINE
- UNDERGROUND STORM DRAIN LINE
- SIGN
- TELEPHONE PED
- CATV PED
- LAMP POST
- WATER VALVE
- TRANSFORMER
- STORM DRAIN GRATE
- 10"–12" COTTONWOOD TREE
- 8" SPRUCE TREE
- 4"–6" ASPEN TREE
- MANHOLE

N W E S

0 16 32 Feet

SCALE 1" = 16'

This Existing Conditions/Improvement Survey of the Lot 109R Town of Mountain Village was compiled using a 2018 UAS drone survey which was supplemented by conventional survey means during January of 2022. It was produced under the direct responsibility, supervision and checking of David R. Bulson of Bulson Surveying being a Colorado Licensed Surveyor. This Existing Conditions Survey is not a Land or Improvement Survey Plat as defined by Colorado State Statute.
This survey is not to be relied for specific location of buried utilities. It is meant as a general source of information and all locations must be field verified prior to construction.

_____

P.L.S. NO. 37662 Date

PROPERTY DESCRIPTION:

LOT 109R TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73–76R, 109, 110, TRACT 89–A AND TRACT OS–3BR–1 RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

NOTES:

1. *Easement research by Fidelity Title Company Title Report Order Number 150–F17796–22 dated October 5, 2022 at 8:00 A.M*
2. *According to FEMA Flood Insurance Rate Map 08113C0287–D, Panel Number 0287D dated September 30, 1988, Lot 109R is within Zone X; Areas determined to be outside 500–year flood plain.*
3. *Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.*
4. *This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.*
5. *The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.*
6. *This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.*
8. *Benchmark: Control Point "Crystal–1", a No.5 rebar with elevation 9555.32 feet.*
9. *Contour interval is one (1.0) foot.*
10. *No evidence of wetlands were observed during the course of this survey*
11. *The location of buried utilities and drainage structures are based on markings and information provided by others. All locations must be field verified prior to construction*
12. *Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.*

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 hereon.

LINE TABLE		
LINE	BEARING	LENGTH
L39	S 51°01'50" W	2.74'
L40	N 38°58'10" W	22.86'
L41	S 68°59'54" W	15.28'
L42	N 21°00'23" W	23.15'
L43	N 68°59'37" E	0.66'
L44	N 21°00'05" W	9.76'
L45	N 68°59'55" E	2.84'
L46	N 21°00'05" W	12.33'
L47	S 68°59'56" W	2.83'
L48	N 21°00'05" W	23.71'
L68	S 50°56'33" W	14.32'
L69	N 39°03'27" W	6.83'
L70	N 50°56'33" E	13.00'
L71	S 39°03'27" E	6.83'
L72	S 50°56'33" W	33.36'
L73	N 39°03'27" W	2.50'
L74	N 50°56'44" E	28.01'
L75	S 39°01'35" E	11.12'
L76	S 50°56'33" W	5.38'

LINE TABLE		
LINE	BEARING	LENGTH
L49	S 68°59'55" W	20.67'
L50	S 21°00'05" E	4.75'
L51	S 69°00'25" W	0.33'
L52	S 21°00'05" E	17.00'
L53	S 68°59'55" W	2.12'
L54	S 21°00'05" E	13.62'
L55	N 68°59'55" E	4.95'
L56	S 21°00'05" E	5.00'
L57	S 68°57'08" W	5.33'
L58	S 21°02'52" E	0.83'
L59	S 68°59'23" W	5.83'
L60	S 21°00'05" E	2.50'
L61	N 21°00'05" W	22.36'
L62	S 17°58'24" W	1.25'
L63	S 68°24'43" E	0.21'
L64	N 30°09'04" E	9.00'
L65	N 72°01'36" W	0.68'
L66	N 17°58'24" E	1.37'
L67	N 21°00'05" W	16.05'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANG.	CHORD	CHORD BEARING
C6	19.07'	31.12'	35°06'28"	18.77'	N 82°15'46" E
C7	28.06'	64.28'	25°00'24"	27.83'	S 88°48'46" W
C8	34.38'	19.98'	98°33'47"	30.29'	N 70°52'11" E
C9	18.34'	10.98'	95°39'39"	16.28'	N 72°19'14" E
C10	20.91'	29.52'	40°35'07"	20.48'	S 21°00'05" E

Tiara Telluride LLC
450 South Old Dixie Highway
Suite 8, Jupiter, FL 33458

October 17, 2022

PROJECT NUMBER
21062

EXISTING CONDITIONS IMPROVEMENTS SURVEY
Lot 109R
Town of Mountain Village

BULSON SURVEYING

F:\Bulson Surveying Jobs\Jobs 2021\21062\21062 Lot 109R Combined Topo and Boundary 02-10-22.dwg, 10/17/2022 4:03:07 PM

DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE REGULAR
DESIGN REVIEW BOARD MEETING
DECEMBER 1, 2022

Call to Order

Chair **Banks Brown** called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 9:59 AM on December 1, 2022.

Attendance

The following Board members were present and acting:

Banks Brown
Adam Miller (recused himself at 3:49 pm)
Scott Bennett
Greer Garner
Shane Jordan
David Craig
Liz Caton
Ellen Kramer (listening in on zoom, not voting)

The following Board members were absent:

none

Town Staff in attendance:

Paul Wisor – Town Manager
Michelle Haynes- Assistant Town Manager
Kim Schooley – Deputy Clerk
Katherine Warren – Public Information Officer
David McConaughy – Town Attorney
Amy Ward – Community Development Director
Marleina Fallenius – Planning Tech and Housing Coordinator
Claire Perez – Planner I

Public Attendance:

Ankur Patel
Avani Patel
Steven Paletz
Katsia Lord
Chris Knight
Mathew Shear
Joe Coleman
Andy Alexander
Ken Alexander
John Kellchner

Jack Wesson
David Ballode

Public Attendance via Zoom:
Adam Raiffe
Gan
Ian Fallenius
Kim Schooley
Jessica Garrow
Sam Richards
Jean Niktakis
Justin Criado
Kdecker
Kevin Ainsworth
Wesley Hill
Julia Dullien
Nikoleta Angelova
Supergan
Melina Saunders
Hayley Kinlaw
Justin Kilbane
Bill Tabberson
Ken Alexander

Item 2. Reading and Approval of Summary of Motions of November 3, 2022, Design Review Board Meeting.
On a MOTION by Bennett and seconded by Caton the DRB voted unanimously to approve the summary of motions of the November 3, 2022, Design Review Board meeting.

Item 3. Consideration of a Final Design Review associated with the major amendment to the 109R PUD, formerly called the Mountain Village Hotel PUD, currently called the 109R Six Senses Project, Major PUD amendment.
Amy Ward: Presented as Staff
Matt Sheer and Ankur Patel from Tiara Telluride LLC: Presented as applicant

Public Comment: Wesley Hill

On a MOTION by Miller and seconded Caton by the DRB voted 5-2 to approve (Bennett opposed because of the height and Craig opposed because of an incomplete foot candle model and non-compliant fixture selections) the Final Architecture Review for Lot 109R Planned Unit Development, commonly called the Mountain Village Hotel PUD, by Tiara Telluride, LLC., based on the evidence provided within the Staff Report of record dated November 20, 2022, with the following findings, design variations and DRB specific approvals as outlined in the staff report of record:

Findings:

1.The DRB required 1 parking spaces per dormitory unit determined by the DRB on May 31, 2022.
2.That the fire lane must be used only for emergency vehicles, or authorized maintenance vehicles and is not otherwise expressly prohibited to be used for pedestrians.
3.The DRB recommendation is limited to design review however general consensus on broader Town Council related topics can be summarized and provided for Council consideration. Town Council will provide the final determination as to the Major PUD Amendment via the public hearing process.
4.The application meets the General Standards at 17.5.15.A.5 as it relates to site furniture and fixtures, that plaza uses shall be placed so as to not obstruct or impede fire access routes, pedestrian ways, general building ingress and egress or pedestrian flow through the plaza areas so long as the conditions are addressed as cited below.
5.The application is consistent with Design Review Process Criteria for Decision at CDC Section 17.4.11.D.

Design Variations:

1.Roof Form
2.Wall material – not meeting the required 25% stucco
3.Glazing – uninterrupted areas of glass that exceed 16 s.f.
4.Decks and Balconies – long continuous bands
5.Commercial, Ground Level and Plaza Area Design Regulations –
    a. Color Selection
    b. To allow for ski locker private use on a Primary Pedestrian Route
6.Parking Area Design Standards – Aisle Width
7.Road and Driveway standards – driveway width
8.Lighting

DRB Specific Approval:

1.Materials – TPO membrane roof, metal fascia and soffit
2.Solar roof tiles in the Village Center
3.Road and Driveway Standards – (2) Curb cuts
4.Landscape Lighting
5.Road Right of Way Encroachment – light fixtures and porte cochere awning (if approved)

And, with the following conditions:

1.Prior to Town Council Review of the PUD Amendment, the applicant shall provide a shoring plan, either temporary or permanent as well as plan for any construction staging on town property, to be better described as part of the final PUD amendment application.
2.Prior to Town Council Review of the PUD Amendment, the applicant shall verify the public access via the porte cochere to the plaza through the building and identify the legal instrument that will recognize the public access.

3.Prior to building permit the applicant shall provide an enlarged detail of storefront areas to clarify how the steel louver detail is used in these areas.
4.Prior to building permit the applicant shall revise the parking plan to indicate that the staff recommendation of providing 10% EV installed, 15% EV Ready and 50%EV Capable parking spaces is being met.
5.Prior to building permit the applicant shall provide a product specification for glass railings that is specific to avoiding bird/glass impacts.
6.Prior to building permit the applicant shall provide additional details regarding proposed solar panels, including the method of mounting and any/all materials associated with the panels for staff review.
7.Prior to building permit, the applicant shall provide a revised door schedule that indicates all exterior door type locations as well as door design, dimensions and materiality for staff and one DRB to review.
8.Prior to building permit, the applicant shall provide a drainage study with stormwater run-off calculations and/or update the original study as applicable.
9.Prior to building permit, the applicant shall provide a current geotechnical report with final DRB review consistent with the Major PUD application requirements.
10.Prior to building permit the applicant shall revise the landscaping plans to reduce the area of planting beds, creating at least one open plaza space capable of having small special events and allowing for better access to the plazas for maintenance and EMS services with a 13' 8" minimum path. The applicant will either remove the proposed rain garden or provide detail to the satisfaction of staff that eliminates concern over water rights issues. The applicant shall also revise specified plaza furniture to be moveable in nature. Firepits shall be designed such that they can be utilized a s planting beds in summer months. Irrigation calculations are required for building permit.
11.Prior to building permit the applicant shall revise trash building plans to amend the shape of the trash enclosure building while preserving the area needed for town use and necessary turn radius and opening up sight lines. Plan should also provide a parking space for maintenance of the trash enclosure area and/or boilers for staff review.
12.Prior to building permit the applicant shall provide details of engineered anchor points for sun-shades and/or bistro lighting over the plaza areas for special events.
13.Prior to building permit the applicant shall revise the Town trash building location/orientation to eliminate the site line impediment to Mountain Village Blvd. and to show venting for the boilers.
14.Prior to building permit the applicant shall continue to work with the Town, utility providers and possibly other developments to develop final locations for transformer/s, switch box and gas substation and identify easements that would be necessary to accommodate utility infrastructure. The applicant should also indicate the plan for disposition of abandoned utilities.
15.Prior to building permit the applicant will obtain an approved CMP from Town staff.
16.Prior to building permit, an improvements agreement shall be entered into between the applicant and the town for all landscaping improvements.
17.Prior to building permit, a maintenance agreement for landscaping and plaza maintenance will be entered into between the applicant and the Town.

18.A trash compactor is required and needs to be dimensionally shown on the plan set in order to reduce number of pick-ups.
19.Prior to certificate of occupancy, the surface of Mountain Village Blvd. adjacent to the project will be re-paved to the satisfaction of the Town.
20.Prior to certificate of occupancy the required improvements to the Westermere façade will be completed to the satisfaction of the Town consistent with the original development agreement
21.Additional agreements and easements will be identified in the Town Council memo prior to a final approval.
22.Prior to recordation of the condominium documents or as soon as practical, staff will designate a new Primary Pedestrian Route through this project and update the relevant Appendix 3-1, along with the Appendix 8-1 Village Center Emergency Access Routes in the CDC accordingly.
23.Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
24.A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks or across property lines.
25.A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
26.Prior to the Building Division conducting the required framing inspection, a four-foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

a.The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
b.Wood that is stained in the approved color(s);
c.Any approved metal exterior material;
d.Roofing material(s); and Any other approved exterior materials

27.It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
28.A Major Subdivision application must be approved by Town Council prior to issuance of a building permit and concurrent with final PUD approval.
29.Improvements to OS-3BR-2, town owned land, are subject to final Town Council approval through the PUD amendment process. Should Town Council make amendment to proposed improvements on OS-3BR-2, this could necessitate revisions to design consistent with town processes.
30.Prior to building permit the applicant will provide a revised lighting plan for staff and 2 DRB members to review per the discussions of this meeting.

31. Prior to building permit the applicant will provide an address monument design for staff review.

Item 4. A review and recommendation to Town Council regarding a major subdivision to adjust portion of town owned village center active open space (OS-3-BR2) to 109R PUD, and 109R PUD to village center open space (OS-3-BR2) consistent with CDC Section 17.4.13.

Michelle Haynes: Presented as Staff
Ankur Patel with Steven Paletz: Presented as Applicant

Public comment: None

On a MOTION by Garner and seconded Caton by the DRB voted unanimously to recommend to Town Council approval of the major subdivision plat to replat portionsof OS-3BR-2 into Lot 109R and portions of Lot 109R into OS-3BR-2, along with a small right of way dedication to the Mountain Village Boulevard, resulting in a net increase to OS-3BR-2, Village Center active open space of 84 square feet, decrease of Lot 109R of 175 square feet and 77 square feet dedicated to Mountain Village Boulevard, Active Open Space right of way that consists of an existing portion of the town owned bridge with the findings as outlined in the staff memo and conditions as listed:

1. Prior to recording, the final form of the plat shall be subject to staff review and approval and shall depict the entirety of the OS-3BR-2R parcel, including any prior adjustments associated with the 161CR replat, and the newly-created parcels to be conveyed to the Town shall be merged into the larger OS-3BR-2R parcel.
2. The major subdivision plat must be recorded prior to issuance of a building permit.
3. A public improvements agreement will be executed separately or integrated into the PUD amendment approved legal documents as determined by the town attorney and consistent with CDC Section 17.4.3.L Public Improvements Policy.
a. Include new asphalt from the intersection with County Club Drive and Mountain Village Boulevard to the end of the project in the public improvement spreadsheet and agreement.
4. Address referral comments provided by the Town Engineer, SGM dated 11.6.22 to the satisfaction of the town as it relates to easements, utilities, access and associated construction mitigation.
5. Engineered public improvements in plan and profile are required to be approved by the town prior to the final PUD approval inclusive of and not limited to the sidewalks and stair on OS-3BR-2, and an engineering report demonstrating boiler capacity, numbers and size to adequately serve the intended snowmelt areas.
6. All easements to be created, modified or terminated between the town and the owner need to be better identified prior to the application going to Town Council, inclusive of identifying the timing triggers e.g. of those to be executed with the plat, prior to building permit and/or with the project condominium documents.
7. Finalized and executed easements will need to be recorded concurrently with the

ATTACHMENT 10

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-4061

January 2, 2023

Ankur Patel
Lot 109R PUD amendment
ankur@vaulthomecollection.com

SENT VIA EMAIL

RE: General Staff comments regarding the 109R major subdivision resubmittal

Dear Mr. Patel:

We received the revised PUD amendment submittal on 12.22.22. We have reviewed this at the staff level and have some general comments to provide. We will be reviewing this with referral agencies and can follow up with those comments. Please provide a unified supplement by ***January 9, 2023*** so that you can address some of these issues and concerns. This does not constitute a comprehensive list or review but a courtesy so that you had an opportunity to provide a clearer application. If you feel any of the below have already been addressed in your supplement you can simply direct to the correct document where you believe the question or issue is already addressed in your application submittal.

PUD Related:
Please provide a typical floor plan for the following types of units shown in the mixed use six senses hotel: efficiency lodge, lodge, employee dormitory and employee apartment so that the town can verify that the units conform with our definitions of each type of unit as well as building code requirements.

Employee Units. The employee units will be subject to the 1997 ordinance deed restriction and will not be allowed to be sold individually, or further condominiumized but rather must remain in the ownership of the hotel owner. Any future changes of density of the employee will require the consent of the owner of the units only per your request, but otherwise goes through the typical town processes, which would be a major PUD amendment.

Parking
Parking space P22 does not seem usable. Please provide a diagram that shows a standard vehicle is able to park in this space. The town will need a parking agreement that relates to use management and responsibilities prior to a final PUD approval.

You indicated a desire to have up to five parking spaces removed and provide a parking payment in lieu. Staff would like you to identify which type of parking spaces would be removed? Condo, hotel, employee parking or public? If you do not know then minimally indicate it could be any of the above so that council better understands the ramifications.

Commercial Parking – how is this used – will patrons of spa/restaurants market be able to utilize this through valet?

Public Benefits

- Are you committing that all hotel amenities like the restaurants and spa are considered public benefits and will be written into the PUD development agreement as such?
- Are you committing that all hotel amenities are open 365 days a year as a public benefit to be written into the development agreement as such?
- Are you committing to a # of employee units and amount of square feet (14,455 square feet) or both as it relates to employee housing?
- Providing parking associated with housing is a requirement, not a public benefit
- Snowmelting public plaza areas is a requirement not a public benefit
- Is the LEED silver building standard – are you considering this a public benefit to be written into the development agreement?
- EV parking spaces is not considered a public benefit but a requirement
- The shuttle service that is indicated to be a public benefit is that from the Telluride Airport or Montrose airport?
- Rebuilding the trash shed at $800,000. Staff notes that this value includes the boiler room which is a requirement of the development, not a public benefit.
- Public Bathroom. Town owned but the public benefits indicate that the six senses will be maintaining the bathroom. Is this correct? Agreement to address future improvements when needed.

The town recognizes that you are spending a significant amount of money related to plaza improvements and snowmelt. These are not considered public benefits but rather a requirement per the village center zone district. We recommend you can demonstrate your costs in a different way so that this does not confuse matters during the hearing.

Public Improvements

Please add repaving Mountain Village Blvd into the public improvements spreadsheet

Snowmelt boilers serving the open deck areas in the building. How are these being vented and where are they located?

Encroachments

- Garage air intake on the west side which is a permanent feature. Should this be included in your replat?
- Provide a calculation of encroachments permanent versus revocable (overhangs and awnings). Staff feels an exhibit showing all proposed encroachments highlighted or otherwise identified clearly would be helpful.

Utilities

- Relocation of the switchbox to the butler lot does not appear to be located in the GE according to the drawing provided. Confirm whether it is in the GE or not.
- Staff has directed the applicant to utilize the co-located already approved gas regulator station on Lot 161CR. The preferred location is 1) highly visible 2) located on town property with a restrictive covenant. Please address why the co-located approved location is not being utilized.

Construction Mitigation

- As noted above, please provide an exhibit that clearly indicates what town property is being requested to be used associated with building the development.

- Staff has already weighed in that parking on Mountain Village Blvd will not be permitted.
- It isn't clear how village center trash collection will be uninterrupted.
- It isn't clear that MV Blvd will remain open for the duration of construction, of specific concern is relocation of utilities into the Blvd. Please demonstration or affirm.
- The soil nails seem to begin approximately 1/3 of the way across Mtn. Village Blvd (not within the property line) towards the NE side of the building. Could you explain this further? Assuming this would need to be excavated to place nails, is there other structure there that it ties into? What was provided was a small snip of a larger layback/stabilization plan and difficult to interpret. The Town needs to understand all uses of Town property both temporary and permanent encroachments, especially as it relates to a road right of way.
- Demonstrate continuous access for the physical therapy office during construction

Landscaping

- The DRB conditioned the landscaping approval and the revised plans do not reflect the conditional approval.
- Bike rack location limits pedestrian access

Use of Town Property

- Could you provide an exhibit that shows the extent of the use of town property meaning locations of everything necessary for this development and when it is using, located or encroaching on town property (inclusive of possible locations of utility infrastructure on town owned property).
    - Please show a secondary exhibit that indicates town property being used during construction (e.g. the crane is currently located on town property and other construction related appurtenances.)
- Please provide reasonable monetary compensation for permanent use of town property and temporary during construction as part of your application.
- Trash building and utilities or parking shown north and south of it. Make drawings consistent. C3.01 doesn't include the parking space

Stormwater and sanitary access easement

See SGM comments for recommendation related to ownership and access

Conference Area

Is it dividable into two? When divided one room shows an open kitchen? Provide a secondary divider? To be discussed.

Design Review Related:

1) Show images of the doors described in the schedule. Rich architectural detail is key to meeting the plaza design guidelines. Staff wants to see the actual door deign not just dimensions and material.

Compliance Matters to Note:

1. The Town may require the developer to enter into a maintenance agreement for plaza areas that require the maintenance of all improvements in such spaces to be maintained in good repair and a clean state. The maintenance agreement shall provide that all site furniture and fixtures located on Town property shall become the property of the Town. (in the event plaza/open space areas remain in town ownership)
2. It is best when the town's list of public benefits and public improvements align with the applicants/developers. The application will appear clear and staff will not need to clarify

discrepancies during the course of the hearing which is preferred. Let's work towards a revised narrative that is provided as part of the supplement where the town and applicant can recite the same public benefits and public improvements.

Thank you. Please reach out to Amy with any questions. We can schedule a zoom to review these series of questions or areas that need more clarity.

Sincerely,

Michelle Haynes
Assistant Town Manager
Town of Mountain Village

Amy Ward
Community Development Director
Town of Mountain Village

Cc: to file

ATTACHMENT 11

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
455 Mountain Village Blvd. Mountain Village, CO 81435
(970) 369-4061

January 2, 2023 (Rcv'd 01.03.2023 w/additional comments 01.05.2023)

Ankur Patel
Lot 109R PUD amendment
ankur@vaulthomecollection.com

SENT VIA EMAIL

RE: General Staff comments regarding the 109R major subdivision resubmittal

Dear Mr. Patel:

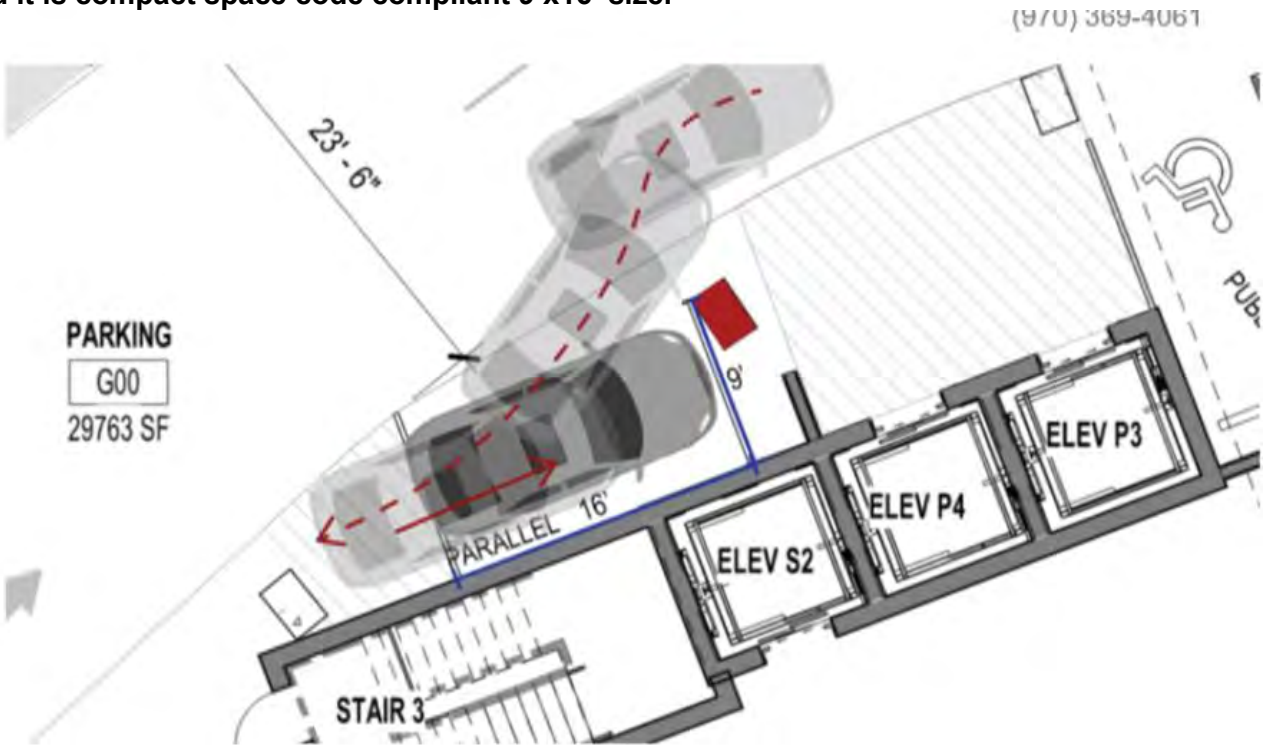
We received the revised PUD amendment submittal on 12.22.22. We have reviewed this at the staff level and have some general comments to provide. We will be reviewing this with referral agencies and can follow up with those comments. Please provide a unified supplement by ***January 9, 2023*** so that you can address some of these issues and concerns. This does not constitute a comprehensive list or review but a courtesy so that you had an opportunity to provide a clearer application. If you feel any of the below have already been addressed in your supplement you can simply direct to the correct document where you believe the question or issue is already addressed in your application submittal.

PUD Related:
Please provide a typical floor plan for the following types of units shown in the mixed use six senses hotel: efficiency lodge, lodge, employee dormitory and employee apartment so that the town can verify that the units conform with our definitions of each type of unit as well as building code requirements.
Response: Please see sheet G-003 Diagrammatic Unit Plans (page 4) in attachment 2023.01.09 Lot 109R2 Supplemental Design Docs.

Employee Units. The employee units will be subject to the 1997 ordinance deed restriction and will not be allowed to be sold individually, or further condominiumized but rather must remain in the ownership of the hotel owner. Any future changes of density of the employee will require the consent of the owner of the units only per your request, but otherwise goes through the typical town processes, which would be a major PUD amendment.
Sherman Howard Response: To be addressed after first reading. Owner would include entity controlled by or in common control with Owner. Transfer of Hotel requires transfer of Employee Housing.

Parking
Parking space P22 does not seem usable. Please provide a diagram that shows a standard vehicle is able to park in this space. The town will need a parking agreement that relates to use management and responsibilities prior to a final PUD approval.
ShermanHoward Response: 2010 Development Agreement will be amended for this clause after first hearing.

Vault Design Response: Parking P22 is noted as "Parallel" and would be parked as such. (Reverse and then forward into space.) There is ample space for parallel parking and it is compact space code compliant 9'x16' size.



You indicated a desire to have up to five parking spaces removed and provide a parking payment in lieu. Staff would like you to identify which type of parking spaces would be removed? Condo, hotel, employee parking or public? If you do not know then minimally indicate it could be any of the above so that council better understands the ramifications.

Commercial Parking – how is this used – will patrons of spa/restaurants market be able to utilize this through valet?

Response: Up to five spaces not from public parking or employee housing parking at $100,000/space. Commercial parking is valet.

Public Benefits

- Are you committing that all hotel amenities like the restaurants and spa are considered public benefits and will be written into the PUD development agreement as such?
- Are you committing that all hotel amenities are open 365 days a year as a public benefit to be written into the development agreement as such?
- Are you committing to a # of employee units and amount of square feet (14,455 square feet) or both as it relates to employee housing?
- Providing parking associated with housing is a requirement, not a public benefit
- Snowmelting public plaza areas is a requirement not a public benefit
- Is the LEED silver building standard – are you considering this a public benefit to be written into the development agreement?
- EV parking spaces is not considered a public benefit but a requirement
- The shuttle service that is indicated to be a public benefit is that from the Telluride

Airport or Montrose airport?

- Rebuilding the trash shed at $800,000. Staff notes that this value includes the boiler room which is a requirement of the development, not a public benefit.
- Public Bathroom. Town owned but the public benefits indicate that the six senses will be maintaining the bathroom. Is this correct? Agreement to address future improvements when needed.

The town recognizes that you are spending a significant amount of money related to plaza improvements and snowmelt. These are not considered public benefits but rather a requirement per the village center zone district. We recommend you can demonstrate your costs in a different way so that this does not confuse matters during the hearing.
Response: All items to be addressed in separate document prepared by Michelle Haynes.

Public Improvements
Please add repaving Mountain Village Blvd into the public improvements spreadsheet

Snowmelt boilers serving the open deck areas in the building. How are these being vented and where are they located?

McGrath Response: Venting of snowmelt systems will most likely sidewall vent.
Vault Design Response: We will decoratively conceal any venting with a weathered steel cover so that it integrates with the architectural design.

Encroachments

- Garage air intake on the west side which is a permanent feature. Should this be included in your replat?

Vault Design/Marpa Response: Best efforts will be used to make land useable. Area well encompasses approximately 89 SF.

- Provide a calculation of encroachments permanent versus revocable (overhangs and awnings). Staff feels an exhibit showing all proposed encroachments highlighted or otherwise identified clearly would be helpful.
  Response: To be provided after first hearing.

Utilities *Assume this is referencing Condition #10 from Final DRB*

- Relocation of the switchbox to the butler lot does not appear to be located in the GE according to the drawing provided. Confirm whether it is in the GE or not.

Response: After on-site meetings, we are showing the SMPA and the Public Works Director's preferred switchgear location. Please see revised sheet C3.1 Utility Plan (page 15) in attachment 2023.01.09 Lot 109R2 Supplemental Design Docs. This delineates the updated location.

- Staff has directed the applicant to utilize the co-located already approved gas regulator station on Lot 161CR. The preferred location is 1) highly visible 2) located on town property with a restrictive covenant. Please address why the co-located approved location is not being utilized.

Uncompahgre Response: Lot 161 gas regulator station is on private property.

Based on preliminary gas loads, Black Hills believes only one regulator station will be required to supply both projects but wants the installation to be located in a GE split between the two sites. Please see attached Black Hills preferred location for gas regulator and revised sheet C3.1 Utility Plan (page 15) in attachment 2023.01.09 Lot 109R2 Supplemental Design Docs. This delineates the updated location.

Construction Mitigation *Assume this is referencing Condition #1 from Final DRB*

- As noted above, please provide an exhibit that clearly indicates what town property is being requested to be used associated with building the development.

Cumming Group Response: We have included an exhibit showing all areas that we are currently aware of where Town of Mountain Village right-of-way will be impacted by construction either in a temporary fashion or where permanent utilities are anticipated to be installed. Please see sheet C6 Area of Potential Work in Town Right of Way (page 18) in attachment 2023.01.09 Lot 109R2 Supplemental Design Docs. This delineates the updated location.

- Staff has already weighed in that parking on Mountain Village Blvd will not be permitted.

Cumming Group Response: We understand and will not allow our construction staff to park on Mountain Village boulevard. Please understand that construction vehicles required for install of utilities, shoring wall and to support the façade construction will work within protected zones around the property as established through permits.

- It isn't clear how village center trash collection will be uninterrupted.

Cumming Group Response: We have investigated phasing the construction of the new trash building to prevent the shut down of trash removal. We will bring in bear proof dumpsters that can be staged to allow for continuous trash removal if the entire site is under construction. This dumpster would be framed by construction fence to allow for continuous operations while concealing the location. The trash removal management plan will be developed with the waste removal vendor to coordinate with the currently used dumpsters and trucks that remove trash currently.

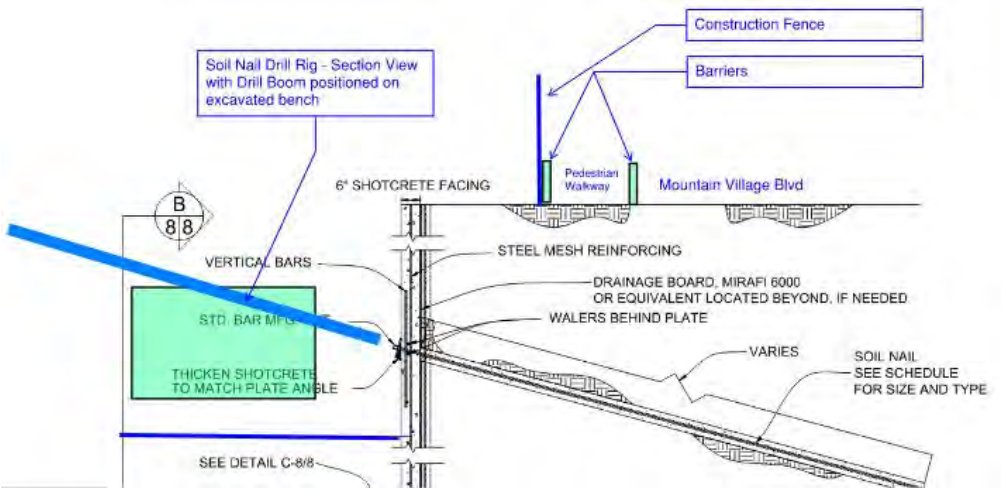
- It isn't clear that MV Blvd will remain open for the duration of construction, of specific concern is relocation of utilities into the Blvd. Please demonstration or affirm.

Cumming Group Response: Mountain Village Blvd lane closures will be staged to permit continuous traffic flow while utilities are being installed. Permits for lane closures and lane shifts will be coordinated and scheduled with Public Works to allow for one lane to be open where utility crossings across the road way are being installed.

- The soil nails seem to begin approximately 1/3 of the way across Mtn. Village Blvd (not within the property line) towards the NE side of the building. Could you explain this further? Assuming this would need to be excavated to place nails, is there other structure there that it ties into? What was provided was a small snip of a larger layback/stabilization plan and difficult to interpret. The Town needs to understand all uses of Town property both temporary and permanent encroachments, especially as it relates to a road right of way.

Cumming Group Response: The installation of the shoring wall will happen from

our property and behind jersey barricades that run parallel to the property line. The nails are drilled, placed and grouted from the construction site. Excavation is not required in the right of way and there are not anchoring structures other than the nails placed in the right of way. The nails are temporary in nature; designed and coordinated to avoid utilities and allowed to be cut when needed to allow for install of below grade infrastructure if needed.



- Demonstrate continuous access for the physical therapy office during construction

We anticipate that the physical therapy office will be accessed via parking in the lot south of Westemere or via parking within their structure.

Landscaping *Assume this is referring to Condition #10 from Final DRB*

- The DRB conditioned the landscaping approval and the revised plans do not reflect the conditional approval.

Marpa Response: We revised the plan and incorporated 13'-8" clearances on the public plaza. Please see sheet L1.01 Plaza Landscape Plan (page 6) in attachment 2023.01.09 Lot 109R2 Supplemental Design Docs. Under the building there is a minimum of 10' clearances between landscaping which meets vehicle circulation and Fire Marshal minimum requirements. Creating a cozy, romantic transition from the hotel while maintaining critical clearances is important to the design team.

Vault Design Response: We received the following comment from the Fire Marshal and delineated the ambulance/emergency vehicle area on sheet A-0.00. 10' is adequate turning radius for a vehicle to circulate so the 13'-8" on the public plaza allows for unimpeded turning. Due to the pedestrians under the building going in and out of the spa, market and circulating from the See Forever tunnel we assume it is not expected we incorporate vehicle turning under the building. We would likely have to remove the pedestrian stair from the main level to allow for this which is not feasible due to egress and circulation needs.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
455 Mountain Village Blvd. Mountain Village, CO 81435
(970) 369-4061

From: Scott Heidergott <sheidergott@telluridefire.com>
Sent: Thursday, December 8, 2022 10:43 AM
To: Katsia Lord
Subject: Re: Lot 109R Emergency Lane

Katsia,

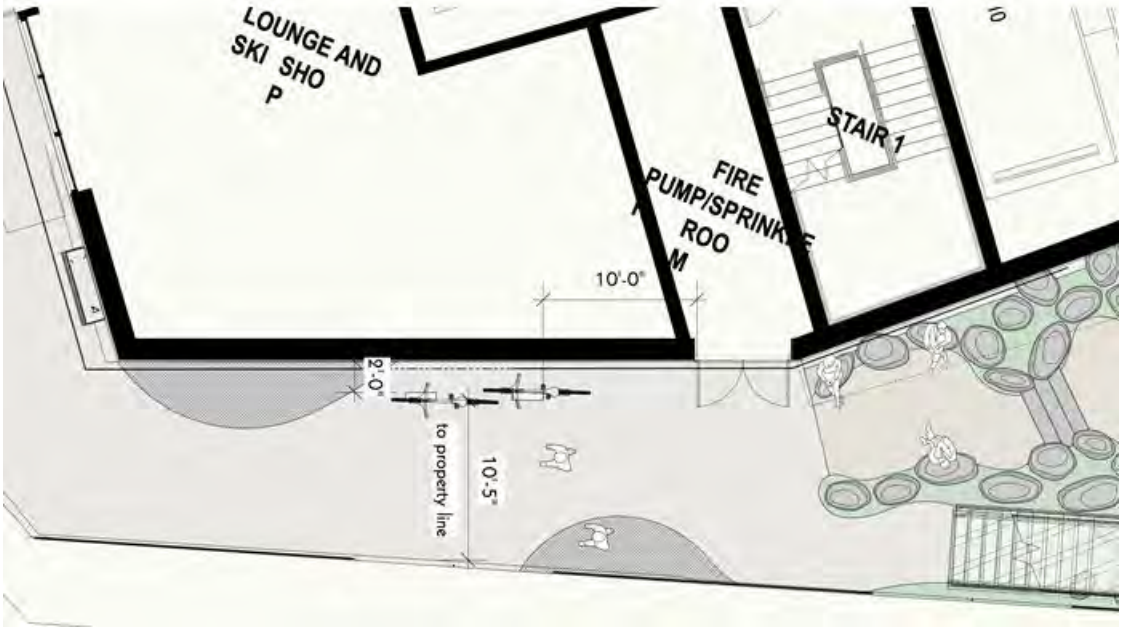
Comments to your questions:

1) A fire apparatus may drive to the top of the fire lane but not onto the plaza. Thank you for the standpipe fittings on the building in the plaza area. Please place them 36" from grade to center and a maximum of 300' apart.
2) 10' wide clearances between landscapes approved.
3) An ambulance may drive to the top of the fire lane and onto the plaza for a vehicle length to park the ambulance level. I believe the ToMV will be using the plaza level for vehicle access, FYI.

Kind regards,

- Bike rack location limits pedestrian access

Marpa Response: Bike racks have been rotated 90 degrees to, please see revised diagram below.



Use of Town Property

- Could you provide an exhibit that shows the extent of the use of town property meaning locations of everything necessary for this development and when it is using, located or encroaching on town property (inclusive of possible locations of utility infrastructure on town owned property).**(See attached Exhibit C6 Area of Potential Work in Town Right of Way) in attachment 2023.01.09 Lot 109R2 Supplemental Design Docs. This sheet delineates areas where lane closures and shutdowns will be required.**
    - 0 Please show a secondary exhibit that indicates town property being used during construction (e.g. the crane is currently located on town property and other construction related appurtenances.) **Please see sheet C6 Area of Potential**

Work in Town Right of Way (page 18) in attachment 2023.01.09 Lot 109R2 Supplemental Design Docs. The entire Town owned property, where the crane placement is currently show, is being improved with below grade structure and on grade plaza. The entire Town property in this area will be enclosed with fencing and protected throughout the construction process. All areas where major construction is occurring will be protected and enclosed to prevent access by non-construction personnel.

- Please provide reasonable monetary compensation for permanent use of town property and temporary during construction as part of your application.
- Trash building and utilities or parking shown north and south of it. Make drawings consistent. C3.01 doesn't include the parking space

Uncompahgre Response: We think you are referring to sheet C3.1 Utility Plan which would not show parking as it is the utility plan. Please refer to sheet C2.1 Site Grading Plan (page 15) in attachment 2023.01.09 Lot 109R2 Supplemental Design Docs. The Site grading plan is where we show site parking.

Vault Design Response: We have the civil backround delineated on sheet A0.00 Architectural Site Plan in attachment 2023.01.09 Lot 109R2 Supplemental Design Docs. This also reflects the maintenance dedicated parking space next to the trash enclosure.

Stormwater and sanitary access easement
See SGM comments for recommendation related to ownership and access
Response: Easement issue to be addressed after first reading.

Conference Area
Is it dividable into two? When divided one room shows an open kitchen? Provide a secondary divider? To be discussed.
Vault Design Response: The conference room does not have a kitchen. Space is dividable.

Design Review Related:
Assume this is referring to Condition #7 from Final DRB with additional requirement added.

1) Show images of the doors described in the schedule. Rich architectural detail is key to meeting the plaza design guidelines. Staff wants to see the actual door deign not just dimensions and material.

Vault Design Response: Okay

Compliance Matters to Note:

1. The Town may require the developer to enter into a maintenance agreement for plaza areas that require the maintenance of all improvements in such spaces to be maintained in good repair and a clean state. The maintenance agreement shall provide that all site furniture and fixtures located on Town property shall become the property of the Town. (in the event plaza/open space areas remain in town ownership)

Sherman Howard Response: This is contemplated in the 2010 agreement and will be addressed in the Condominium Documents.

2. It is best when the town's list of public benefits and public improvements align with the applicants/developers. The application will appear clear and staff will not need to clarify discrepancies during the course of the hearing which is preferred. Let's work towards a

revised narrative that is provided as part of the supplement where the town and applicant can recite the same public benefits and public improvements.

Response: Check additional uploaded document.

Thank you. Please reach out to Amy with any questions. We can schedule a zoom to review these series of questions or areas that need more clarity.

Sincerely,

Michelle Haynes
Assistant Town Manager
Town of Mountain Village

Amy Ward
Community Development Director
Town of Mountain Village

Cc: to file

ATTACHMENT 12

Staff Referral Meeting Lot 109R Major PUD Amendment – 1/3/23

1. **Parking –**
    - **public spaces, how do we see these being managed? Is it an option for the hotel to own/maintain with a permanent easement in place allowing for public parking in perpetuity. Potentially the hotel could take revenue from parking fees to cover the costs (rates would be mandated at same rate as the town public parking rates like at heritage parking garage (HPG) – this would be a TC decision if the Town wants ownership. Or, Town owns and operates, hotel maintains. Need to assure infrastructure is in place for electrical, wifi, LT booster and prewired for security cameras shown on plans pre building permit**
    - **What equipment is necessary, who pays? Assuming an app based payment system, no need for physical podium. Security cameras are necessary. Conditioning of space is on the hotel to provide and maintain heaters.**
    - **Removal of up to 5 spaces Need to clarify where this can happen, Town takes a strong stance that all 22 public spaces and required employee spaces be maintained**
2. **Transit – bus schedule during and after construction – no turn around, Centrum is last stop? Bus will turn around at centrum for duration of project with the OS lot having a clock wise one way loop.**
3. **See Forever pedestrian traffic –**
    - **minimum safety path, concrete barricade with snow removal by developer will be necessary to separate pedestrian traffic from vehicular traffic. Temporary stairs on east side of construction must be in place prior to shutting down access to see forever tunnel.**
    - **how is this staged, the stairway needs to be built before their proposed path works. See above**
    - **How will the town access see forever to maintain things per our agreement? Only landscaping will have to hand carry from up from country club or down from sunny ridge.**
4. **PT Parking for mobility impaired – do we block off two spaces in GPG, does Balance pay now? Balance does not currently pay for any spots, has signs up to reserve spots for mobility impaired, but individuals are still supposed to pay for parking. HPG has ADA spots and is snowmelted most of the way to Balance. Patients can also be dropped off by Wells Fargo for closer access.**
5. **Public bathroom – what is ideal model of ownership and maintenance Maybe consider hotel owning – with permanent easement for public use? – Up to TC to decide if Town wants ownership. Or, Town owns and hotel maintains. Need to agree to plan for future upgrades (cost share? Hotel provides design services)**
6. **Snowmelt – any concerns here?**
7. **Where would we add boilers to fill in the one area that needs to be snowmelted between centrum and pond? More likely to utilize space in conference center plaza or other**
8. **Encroachments –**

- **garage air intake, are we comfortable with this as encroachment or should it be replat?** Seems different from other encroachments, with the below grade encroachments the Town still is able to utilize plaza space above it, with above grade encroachments, structures are less permanent (with exception of egress stairs which must be maintained) and also don't impede plaza use. The air intake is different, the space becomes unusable, the structure is essential to the building and can't ever be removed – general consensus is it makes more sense to be included in 109R with replat
- **Soils nails in MV Blvd seem to start beyond lot line** Essential to understand this. This is different from soil nails starting on property and being driven under the boulevard. Excavation of the boulevard itself seems necessary?

9. **Utilities –**
    - **Switch Box by Sunny Place** Is it in the general easement?
    - **Gas substation by peaks sign,** Why aren't they using already approved location at 161? Restrictive Covenant on that lot prevents any above grade improvements. Alternative location at 89 lots not supported by staff however preferred is the already approved location on 161CR
    - **in slab easement for storm drain.** Need to see the details. Assuming hotel maintains and Town has emergency access if necessary. See SGM's ownership management notes.
10. **CMP –**
    - **review town property uses. What would development agreement and insurance requirements be.** Square footage of all encroachments on Town land (both temporary and permanent) should be provided. Adequate compensation (the equivalent of rental per s.f. or market rate per s.f. for sale for permanent loss of use for other purposes)
    - **Parking – is there any suggested site?** Will not be allowed on that section of MV Blvd. Developer should propose alternate for Town to approve
    - **Crane – swing over MV Blvd. and Shirana. How does the Town compel development agreement and insurance to neighboring properties?** Development Agreement?
    - **Soil nails – would MV Blvd be excavated,** Need to understand this better, no excavation of MV Blvd. without explicit TC consent for such
    - **Can they maintain one lane at all times open?** Applicant needs to demonstrate – road closure is not an option, one lane at minimum 16' required
    - **Town trash during construction** Still need to demonstrate how this service will be maintained for duration of project
11. **Landscaping – minimum requirements here**
    - **Are we comfortable with stone slab furniture?** Some yes, minimized option shown at DRB preferred. Staff still has concerns about access to exterior of all buildings, Shirana and Westermere included, applicant will need to understand that if not providing enough clearance around buildings and landscaping needs to be removed to service building exteriors, the replacement of such landscaping is at their cost.

- **Bike rack alternative location** Concerns with Westermere boundary - is there a grade problem here? Do Westermere improvements include pavers to edge of building? If so, bike rack space might be sufficient.

12. **Conference facilities sufficient?** Staff has no concerns with layout presented. Works well as event space, maybe not so much as conference facilities. Need to recognize change from original requirements in PUD amendment if it's not already in there.
13. **Other comments?**

ATTACHMENT 13

From:	Michelle Haynes
To:	Ankur Patel; Paul Wisor; Amy Ward; David H. McConaughy; Christine Gazda
Cc:	Stovall, Cyndi; Steven.paletz@akerman.com; Avani Patel; David Jaskel; Katsia Lord; Adam Raiffe; Matthew Shear
Subject:	Public Benefits and Question
Date:	Tuesday, January 10, 2023 11:35:39 AM
Attachments:	image001.png

Ankur:

I have a few questions for your group related to some of the responses and have some responses below. The pages noted relate to the word document of public benefits and public improvements and edits provided by your team, which was provided back by Katsia this morning.

Page 1. Long term rentals permitted was added under design variations. Long term rentals of what type of units with the project? The hotel rooms (efficiency lodge?) the lodge units? The condos?
Page 2. Trash Facility. The agreement would read that Tiara telluride build the trash facility and associated boiler room. Tiara telluride is responsible for the ongoing maintenance, costs and upkeep of the snowmelt system on town property. The note was not clear.
Page 2. The remaining mitigation payment is to the town and the town has the right and ability to use it for our own housing projects.
Page 2. The "approximately" language added to the 1 employee housing section. Maybe there can be a percentage change of square footage noted, however a substantive change of the square footage will be problematic and could trigger a major PUD amendment. Maybe a 3% delta in square footage is acceptable to the town which is about 433 square feet variable more or less from 14, 455 square feet.
Page 4. The vesting period relates to the PUD approval. Once you submit for a building permit a period of vesting is no longer relevant.
Page 4. Roof form was striken – not sure why
Page 5. Note: DRB required electrical vehicle ratios not required by CDC – unsure why this is listed under specific approvals.
Page 6 – why did the Westermere commitment go do significantly?
Page 6 – what are commercial business hours?
Page 8. Elective improvements. The town did not ask Tiara Telluride to improve a portion of OS-3BR-2 with stairs and your building egress. This is something you are proposing. Its not a requirement. There is a distinction when you are asking to improve town property versus it being a town requirement via the PUD or subdivision.
Page 11. The ordinance is approving the 4th PUD amendment
Page 11. 109R snowmelt boilers within the trash shed will remain owned by Tiara and maintained by Tiara to serve town property.

Standard terms related to the employee units for this and similar hotel projects:

1. The employee units must remain in one ownership and are necessary for the hotel operations. These units must adhere to the following
    a. Be subject to the 1997 deed restriction ordinance
    b. Be kept as one condominium unit and are required to remain in the same ownership as the hotel units.
    c. The deed restriction cannot be lost in the event of foreclosure

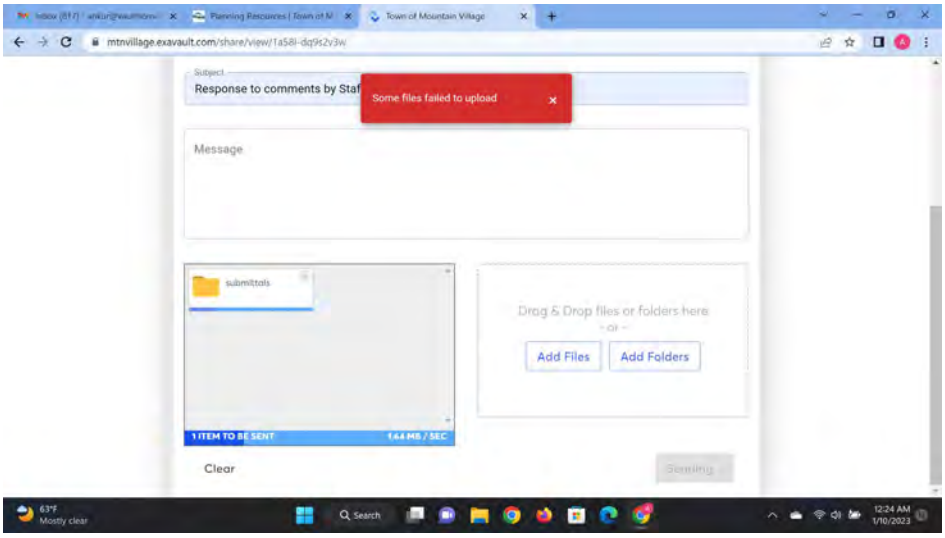
d. The deed restriction will not sunset in 50 years
e. There is no reduction in the number of units or committed floor area of 14,455 square feet, except a 3% variance in square footage is acceptable between design and construction documents.

From: Ankur Patel <ankur@vaulthomecollection.com>
Sent: Monday, January 9, 2023 10:29 PM
To: Michelle Haynes <MHaynes@mtnvillage.org>; Paul Wisor <pwisor@mtnvillage.org>; Amy Ward <award@mtnvillage.org>; David H. McConaughy <dmcconaughy@garfieldhecht.com>; Christine Gazda <cgazda@garfieldhecht.com>
Cc: Stovall, Cyndi <CStovall@shermanhoward.com>; Steven.paletz@akerman.com; Avani Patel <avani@vaulthomecollection.com>; David Jaskel <david@vaulthomecollection.com>; Katsia Lord <klord@vaultdesigngroup.com>; Adam Raiffe <araiffe@vaultdesigngroup.com>; Matthew Shear <matthew@vaulthomecollection.com>
Subject: Fwd: File upload confirmation

HI Michelle

I uploaded all the files via exavault twice. once as files and once as a single folder. Both times it showed me an error message about some files that could not be uploaded, however, at the end it showed completed and sent me a confirmation like the one below. Please confirm receipt of all files and tell me if any have any issues opening. Thanks!!

Sincerely
Ankur Patel



---------- Forwarded message ---------
From: **Town of Mountain Village Notifications** <email@exavault.com>
Date: Tue, Jan 10, 2023 at 12:22 AM
Subject: File upload confirmation
To: Ankur Patel <ankur@vaulthomecollection.com>

You have successfully sent the following files to **Town of Mountain Village**.

- 109R2 communication 1.2.23 Supplemental Responses.pdf
- 2022.10.20 Lot 109R2 Construction Mitigation.pdf
- 2022.12.14 Bird Glass Spec EXHIBIT H.pdf
- 2023.01.09 Lot109R2 Supplemental Deisgn Docs.pdf
- 21062 Lot 109R Combined Topo and Boundary 10172022.pdf
- Lot109R Switchgear Relocation.pdf
- M22015GE Lot 109R TMV 4 Aug 2022-Geotech Report.pdf
- 2023.01.09 Lot 109R Viewer Link.docx
- 2023.01.09 Lot 109R2 Gas Reg.pdf
- 2022.12.19 Final DRB Lot 109R2 Condition RESPONSES.pdf
- 2022.12.19 Lot 109R2 Exhibits and Traffic study.pdf
- 2022.12.19 Lot 109R2 Submittal Design Narrative.pdf
- 2022.12.19 Lot109R2 Application Cover Sheet (Final).pdf
- 2022.12.19 Lot109R2 Design Variations.pdf

Form data:

Your Name: Ankur Patel
Email Address: ankur@vaulthomecollection.com
Subject: Response to comments by Staff For January 19th Hearing
Message:

ATTACHMENT 14

From:	steven.paletz@akerman.com
To:	Michelle Haynes; ankur@vaulthomecollection.com; Paul Wisor; Amy Ward; dmcconaughy@garfieldhecht.com; cgazda@garfieldhecht.com
Cc:	CStovall@shermanhoward.com; avani@vaulthomecollection.com; david@vaulthomecollection.com; klord@vaultdesigngroup.com; araiffe@vaultdesigngroup.com; matthew@vaulthomecollection.com
Subject:	RE: Public Benefits and Question
Date:	Wednesday, January 11, 2023 11:54:07 AM
Attachments:	image001.png Rezone Exhibit (1.11.2023) (55951402v1).DOCX

Michelle,
Below I have answered these items in red. I am also attaching a zoning map in response to your request.
Steven

Profile

From: Michelle Haynes <MHaynes@mtnvillage.org>
Sent: Tuesday, January 10, 2023 11:36 AM
To: Ankur Patel <ankur@vaulthomecollection.com>; Paul Wisor <pwisor@mtnvillage.org>; Amy Ward <award@mtnvillage.org>; David H. McConaughy <dmcconaughy@garfieldhecht.com>; Christine Gazda <cgazda@garfieldhecht.com>
Cc: Stovall, Cyndi <CStovall@shermanhoward.com>; Paletz, Steven (Assoc-Den) <steven.paletz@akerman.com>; Avani Patel <avani@vaulthomecollection.com>; David Jaskel <david@vaulthomecollection.com>; Katsia Lord <klord@vaultdesigngroup.com>; Adam Raiffe <araiffe@vaultdesigngroup.com>; Matthew Shear <matthew@vaulthomecollection.com>
Subject: Public Benefits and Question

[External to Akerman]

Ankur:

I have a few questions for your group related to some of the responses and have some responses

below. The pages noted relate to the word document of public benefits and public improvements and edits provided by your team, which was provided back by Katsia this morning.

Page 1. Long term rentals permitted was added under design variations. Long term rentals of what type of units with the project? The hotel rooms (efficiency lodge?) the lodge units? The condos? Lodge Units and Condos only.
Page 2. Trash Facility. The agreement would read that Tiara telluride build the trash facility and associated boiler room. Tiara telluride is responsible for the ongoing maintenance, costs and upkeep of the snowmelt system on town property. The note was not clear. For discussion at council.
Page 2. The remaining mitigation payment is to the town and the town has the right and ability to use it for our own housing projects. Ok, we agree. However $250,000 of the mitigation payment was for the trash facility that we are now constructing and that would be waived.
Page 2. The "approximately" language added to the 1 employee housing section. Maybe there can be a percentage change of square footage noted, however a substantive change of the square footage will be problematic and could trigger a major PUD amendment. Maybe a 3% delta in square footage is acceptable to the town which is about 433 square feet variable more or less from 14, 455 square feet. OK, that was the reasoning for added words "approximately". There may be some variation from unit to unit in terms of occupancy to accommodate ADA rooms for employees. We are asking for a 5% variation on employee square footage without reducing unit numbers.
Page 4. The vesting period relates to the PUD approval. Once you submit for a building permit a period of vesting is no longer relevant. OK.
Page 4. Roof form was striken – not sure why This can be put back based on conversation with Amy Ward on 1/11/23.
Page 5. Note: DRB required electrical vehicle ratios not required by CDC – unsure why this is listed under specific approvals. This section also included employee parking, we intended to highlight items not required by CDC but required by DRB that we have agreed to.
Page 6 – why did the Westermere commitment go do significantly? We have re-evaluated the attributed costs with Cummings and determined this is more accurate.
Page 6 – what are commercial business hours? Based upon commercial operation hours, however if restaurants and shops are closed, there will not be public valet available.
Page 8. Elective improvements. The town did not ask Tiara Telluride to improve a portion of OS-3BR-2 with stairs and your building egress. This is something you are proposing. It's not a requirement. There is a distinction when you are asking to improve town property versus it being a town requirement via the PUD or subdivision. Understood, we support your reasoning.
Page 11. The ordinance is approving the 4th PUD amendment OK
Page 11. 109R snowmelt boilers within the trash shed will remain owned by Tiara and maintained by Tiara to serve town property. For discussion at council.

Standard terms related to the employee units for this and similar hotel projects: OK, we generally agree and these items will be discussed between first and second reading and handled by attorneys per recent phone conferences.

1. The employee units must remain in one ownership and are necessary for the hotel operations. These units must adhere to the following
    a. Be subject to the 1997 deed restriction ordinance Subject to further discussion with town attorney.

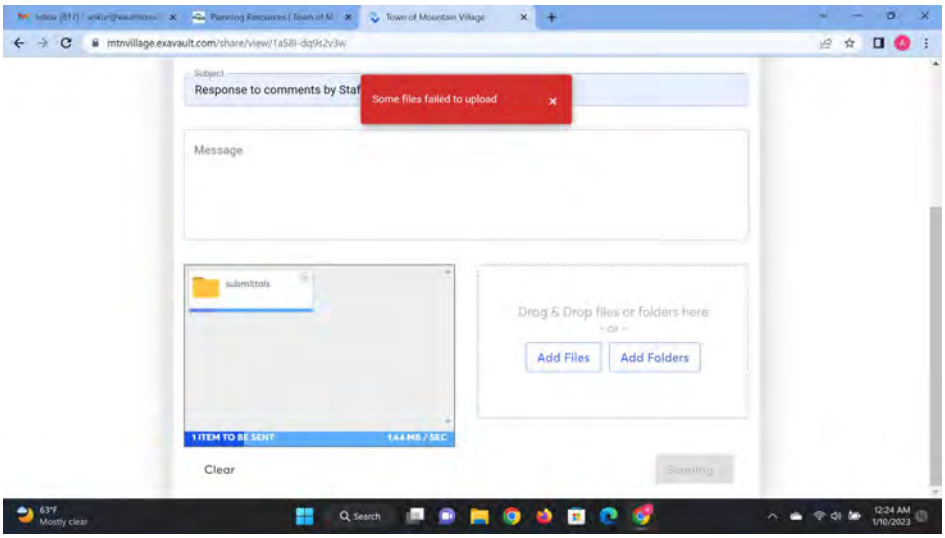
b. Be kept as one condominium unit and are required to remain in the same ownership as the hotel units. May be owned by an entity controlling, controlled by or under common control with the owner of the Hotel Facilities Unit but must be transferred along with Hotel Facilities Unit.
c. The deed restriction cannot be lost in the event of foreclosure – We may need to discuss some flexibility that a lender may require
d. The deed restriction will not sunset in 50 years- In the event of demolition/casualty the deed restrictions should terminate.
e. There is no reduction in the number of units or committed floor area of 14,455 square feet, except a 3% variance in square footage is acceptable between design and construction documents. We are requesting 5% square footage variance.

From: Ankur Patel <ankur@vaulthomecollection.com>
Sent: Monday, January 9, 2023 10:29 PM
To: Michelle Haynes <MHaynes@mtnvillage.org>; Paul Wisor <pwisor@mtnvillage.org>; Amy Ward <award@mtnvillage.org>; David H. McConaughy <dmcconaughy@garfieldhecht.com>; Christine Gazda <cgazda@garfieldhecht.com>
Cc: Stovall, Cyndi <CStovall@shermanhoward.com>; Steven.paletz@akerman.com; Avani Patel <avani@vaulthomecollection.com>; David Jaskel <david@vaulthomecollection.com>; Katsia Lord <klord@vaultdesigngroup.com>; Adam Raiffe <araiffe@vaultdesigngroup.com>; Matthew Shear <matthew@vaulthomecollection.com>
Subject: Fwd: File upload confirmation

HI Michelle

I uploaded all the files via exavault twice. once as files and once as a single folder. Both times it showed me an error message about some files that could not be uploaded, however, at the end it showed completed and sent me a confirmation like the one below. Please confirm receipt of all files and tell me if any have any issues opening. Thanks!!

Sincerely
Ankur Patel



---------- Forwarded message ---------
From: **Town of Mountain Village Notifications** <email@exavault.com>
Date: Tue, Jan 10, 2023 at 12:22 AM
Subject: File upload confirmation
To: Ankur Patel <ankur@vaulthomecollection.com>

You have successfully sent the following files to **Town of Mountain Village**.

- 109R2 communication 1.2.23 Supplemental Responses.pdf
- 2022.10.20 Lot 109R2 Construction Mitigation.pdf
- 2022.12.14 Bird Glass Spec EXHIBIT H.pdf
- 2023.01.09 Lot109R2 Supplemental Deisgn Docs.pdf
- 21062 Lot 109R Combined Topo and Boundary 10172022.pdf
- Lot109R Switchgear Relocation.pdf
- M22015GE Lot 109R TMV 4 Aug 2022-Geotech Report.pdf
- 2023.01.09 Lot 109R Viewer Link.docx
- 2023.01.09 Lot 109R2 Gas Reg.pdf
- 2022.12.19 Final DRB Lot 109R2 Condition RESPONSES.pdf
- 2022.12.19 Lot 109R2 Exhibits and Traffic study.pdf
- 2022.12.19 Lot 109R2 Submittal Design Narrative.pdf
- 2022.12.19 Lot109R2 Application Cover Sheet (Final).pdf

• 2022.12.19 Lot109R2 Design Variations.pdf

Form data:

Your Name: Ankur Patel
Email Address: ankur@vaulthomecollection.com
Subject: Response to comments by Staff For January 19th Hearing
Message:

ATTACHMENT 15

COMPARISON OF 2010 PUD WITH THE PROPOSED PUD AMENDMENT TABLE

Rev. 1.23.2023	**Original PUD**	**Amendment Request**
Public Benefits		
	40 dedicated hotel rooms	50 dedicated hotel rooms held in common ownership as a condominium unit (the "Hotel Facilities Unit") and cannot be further condominiumized
	Hotel Operator requirements	Hotel Operator requirements – letter of intent with Six Senses
	Furniture package	Furniture package
	A Mitigation payment of $996,288	A Mitigation payment of $996,288
	Up to $250,000 of the mitigation payment, can be used for the trash facility (relocation or construction)	Existing Trash Facility to be replaced at applicant estimated total cost of $1,200,000 This includes town consent that Tiara Telluride rebuild the trash building and includes a Tiara Telluride boiler room or snowmelt. Recognizing the that $1,200,000 is the estimated cost to construct the trash shed not including the boiler room.
	60% ($597,773) of the mitigation payment to be used for employee housing.	The remaining $597,773 of the mitigation payment, to be used for employee housing payment to the town.
	Hotel Covenant	Hotel Covenant, as amended
	On the 2nd anniversary of a Certificate of Occupancy, the operator will provide actual full time equivalent employee information. The owner shall pay $4,018.52 per employee in excess of the 90 full time equivalent employees estimated by the owner.	On the 2nd anniversary of a Certificate of Occupancy, the operator will provide actual full time equivalent employee information. The owner shall pay $4,018.52 per employee in excess of the 90 full time equivalent employees estimated by the owner.
	One (1) employee apartment	A request to allow for a future modification of the employee housing condominium unit (ownership unit that includes the 2 employee apartments and 18 employee dormitories along with ancillary uses) only requires the consent of the employee housing condominium unit owner. All other town regulations apply. Recognizing that no decrease in the number of units or square footages (except for the 3% variation in square footage) is otherwise allowed and would trigger a major PUD amendment. See PUD regulations.
	Public Restroom	Public Restroom
	Plaza Improvements	Plaza Improvements to the Village Pond Plaza cash in lieu of $250,000. The existing easement for use and access would be terminated.
	Emergency access to Plaza Area	Emergency access to Plaza Area

	The Project Association responsible for removing and/or relocating snow from the south side of upper Mountain Village Boulevard	Installation of two new sidewalks improved with snow melt systems: (1) Shirana to MV Blvd (2) From where the four seasons sidewalk ends continuous along MV Blvd to the entrance to OS-3BR-2 (109R back of house and town short term parking area)
	See Forever Walkway. A pedestrian access easement will be drafted that connects See Forever through Lot 109R to the Village Center	See Forever Walkway. A pedestrian access easement will be drafted that connects See Forever through Lot 109R to the Village Center
	48 public parking spaces in the parking garage	22 public parking spaces provided
	Westermere Breezeway Improvements	Westermere breezeway improvements and Westermere path improvements consistent with their proposed development plan and subject to 7.2.8 of the proposed development agreement.
	Conference Room space rentable by the public	Conference Room space rentable by the public at market rates and dividable into two conference rooms
	20,164 square feet commercial density	26,468 square feet commercial density
		Public Access via the port cochere through the building to the See Forever walkway plaza to be assured via an easement agreement
	24 hour valet service in exchange for tandem parking	valet parking provided for commercial uses during business hours (to be defined). Shuttle service between the Montrose airport and the hotel for guests.
	Original PUD	**Amendment Request**
Variations	Variation/waiver to LUO Section 2-416 to allow Lot 109 and 110, Building Footprint Lots, to expand by more than 25%.	n/a
	Variation/waiver to LUO Section 4-308-9 to allow an increase in maximum to 88' – 9"and maximum average height of 65' – 2.9".	No waiver request
	Variation/waiver to LUO Section 2-466 to allow for the proposed lock-off unit configuration as shown in the Final PUD Plans.	n/a
	Variation/waiver to LUO Section 4-308-2 (sic.) *[*Should have referenced 4-311-2.]* to allow for permitted uses (parking, pedestrian paths, etc. as shown in plans) in Active Open Space as shown on the Final PUD Plans to be approved pursuant to the PUD process and not the special use permit process.	N/A
	Variation/waiver to LUO Section 4-308-2(f) to allow for conference and meeting space on the plaza level.	N/A

	Variation/waiver to LUO Section 4-609-5 to extend the PUD vesting period from three (3) to five (5) years.	N/A. Applicant proposes to create a vested property right in the PUD as amended for the standard 3-year vesting period.
	Variation/waiver to LUO Section 9-13 through 9-16 to allow for the "festoon" lights over the plaza area.	n/a
		A request for Town Council to create bonus density or MV density in the density bank to be transferred to the property for employee apartment or employee dormitory use, as needed.
		A request to allow for a future modification of the employee condominium unit only require the consent of the employee housing owner. All other town processes apply.
		A request for easements for building overhangs and encroachments and emergency egress from employee housing unit
		Reposition the 89 Lot access easement.
		Conference Center to be offered to the public at market rate rather than comparable to the Conference Center
		Roof Form per CDC 17.5.6.C.
		Wall material (no stucco proposed) per CDC 17.5.6.E.
		Glazing – uninterrupted areas of glass that exceed 16 square feet per CDC 17.5.6.G.5
		Decks and Balconies – long continuous bands per CDC 17.5.6.I.
		Commercial, Ground Level and Plaza Area Design Regulations – Storefront Design, Color Selection per CDC 17.5.15
		Garage Drive Aisle reduced from 22 feet to 18 feet approved by the fire marshal per CDC 17.5.8.C.3
		Exterior Lighting
		Commercial, Ground Level and Plaza Area Design Regulations To allow for a ski locker private unit on a Primary Pedestrian Plaza
		Road and Driveway Standards – driveway width
		A request to allow for up to five parking spaces to be removed (due to possible additional structural pillars in the parking garage) in exchange for a payment of $100,000 per parking space.
		A request to have a staff level PUD amendment should the trash enclosure be able to be relocated.
	Original PUD	**Amendment Request**

DRB Specific Approvals	Specific approval from the Town Council to allow residential occupancy on the plaza level for an Employee Housing Condominium (LUO Section 4-308-4).	N/A
	Specific approval from the DRB to allow tandem parking to be included as required parking (Design Regulations Section 7-306-2).	N/A
	Specific approval from the DRB to allow for modification of the tile roofing material, not design (Design Regulations Section 8-211-5).	N/A
	Specific approval from the DRB to allow for 2:12 roof pitch (Design Regulations Section 8-202)	N/A
		Materials- TPO membrane roof, metal fascia and soffit
		Solar roof tiles in the Village Center
		Road and Driveway Standards – 2 curb cuts
		Landscape lighting road right of way encroachment - light fixtures
		Soil nails under Mountain Village Blvd
DRB Specific Approvals		**Imposition of Town Requirement**
		The DRB established a one parking space per dormitory unit on May 31sth per CDC 17.5.8.A.5 (May 31, 2022 meeting)

LIST OF LEGAL DOCUMENTS AND TIMING TRIGGERS

(PREPARED BY STAFF AND MAY NOT BE A COMPREHENSIVE LIST)

Table 1. Grant of Easement by Town To Owner, existing

Legal Instrument	**To be amended Y/N**	**Notes**	**Timing**
Plaza Usage	Y	To include plaza maintenance	
Permanent Underground Structures	Y		
Vehicular Access	Y		
Utilities	Y	Include disposition of abandoned utilities/termination of old easements	
Shoring, Grading and Excavation	Y	Temporary for the duration of construction	Prior to issuance of the building permit

Table 2. Grant of Easement by Owner to Town, existing

Legal Instrument	**To be amended Y/N**	**Notes**	**Timing**
Interim Utility License	Y		
Modification of Surface Parking Lease Agreement	Y		
Permanent Utilities	Y		Recordation of project condominium documents
Conference Room Access	Y		Recordation of project condominium documents
Public Restroom Access	Y		Draft document with second reading. Recordation of project condominium documents
Town Parking Space Access			Draft document with second reading. Recordation of project condominium documents
Pedestrian Access through breezeways			Recordation of project condominium documents

Table 3. Additional Legal Instruments Needed From Owner to Town

Legal Instrument	**Notes**	**Timing**
Easement through the lobby to the plaza		Recordation of project condominium documents
Building Egress onto OS-3-BR-2		Recordation of project condominium documents
Various building and awning encroachments		Recordation of project condominium documents

Table 4. Additional Easements /legal instruments Needed From Town to Owner

Legal Instrument	**Notes**	**Timing**
Employee housing deed restriction		With second reading a draft is provided. Recordation of project condominium documents
Permanent utilities		Recordation of project condominium documents
Parking and Restroom public easements inclusive of revenue collection		With second reading a draft is provided. Recordation of project condominium documents
Development Agreement	Includes the Public Improvements agreement Includes landscape and landscape maintenance requirements	With second reading
Hotel Covenant		With second reading
Ordinance		With first reading
Resolution		With second reading
Replat		
Trash Enclosure Use and Maintenance Agreement	To manage placement of 109R snowmelt boilers on town property	

ATTACHMENT 17

Meeting History

MEETING HISTORY

There have been **two work sessions** regarding the proposed major PUD amendment held on the following dates:

- September 16, 2021 Town Council
- December 16, 2021 Town Council and Design Review Board Joint Meeting

The following **additional meetings** have occurred:

- May 5, 2022, Design Review Board Recommendation to the Town Council regarding the Major PUD Amendment inclusive of the initial design review. – Continued to May 31, 2022
- May 31, 2022, Design Review Board Recommendation to the Town Council regarding the Major PUD Amendment inclusive of the initial design review – **APPROVED 3-1,** Bennett dissenting.
- June 16, 2022, Town Council consideration on first reading of an ordinance – Council to provide direction regarding the public benefits, development overall and variations requested. Council to provide guidance as to the major subdivision request. This item to be ***continued*** pending council direction and the following meeting schedule:
- August 18, 2022 Continued first reading of an ordinance and ratification of consent to a major subdivision application by the Town Council that includes Village Center active open space – consent provided. First reading continued to the November 17, 2022 Town Council meeting in order to provide time for the application to submit the major subdivision, rezone and final design review materials.
- November 17, 2022 Continued First Reading of an ordinance continued to the January 19, 2022 regular Town Council meeting in order to provide the necessary time for the DRB to provide recommendations on the major subdivision, rezone and provide the final DRB design review.
- December 1, 2022 DRB meeting to provide recommendations to Town Council on the major subdivision, rezone and final design review. The Final design review was approved with conditions. The DRB provided a positive recommendation regarding the subdivision and rezone to the Town Council. (approved was it unanimous?)

Anticipated next meeting steps:

- January 19, 2022 First reading of an ordinance regarding the major PUD amendment integrating the subdivision, rezone and final design review
- TBD Second reading of an ordinance and consideration of the replat resolution

The applicants also by approval of a 3rd major PUD amendment, extended the original PUD Approvals through September 8, 2023 at the following meetings:

- August 4, 2022 Design Review Board recommendation to Town Council to extend the length of validity and vested property rights for Lot 109R
- August 18, 2022 Town Council first reading of an ordinance

- September 22, 2022 Town Council approved on second reading an extension of the approvals to expire on September 8, 2023
- There is a current 106 legal challenge pending on this approval.

ATTACHMENT 18

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

GEOTECHNICAL ENGINEERING STUDY

PROPOSED SIX SENSES HOTEL STRUCTURE

TELLURIDE MOUNTAIN VILLAGE, COLORADO

Prepared for:

TIARA TELLURIDE LLC

PROJECT NUMBER: M22015GE

AUGUST 4, 2022

P.O. Box 3986
Grand Junction, CO 81502
(970) 245 6506

P.O. Box 45
Montrose, CO 81402
(970) 249 2154

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

August 4, 2022

Tiara Telluride LLC
450 S. Old Dixie Highway, Suite 8-9
Jupiter, Florida

Attention: Ankur Patel

PN: M22015GE

Subject: Geotechnical Engineering Study for the
Proposed Six Senses Hotel Structure
Lot 109R
Telluride Mountain Village, Colorado

Ankur Patel:

Lambert and Associates is pleased to present our geotechnical engineering study for the subject project. The field study was completed on April 25, 2022. The laboratory study was completed on May 24, 2022. The analysis was performed and the report prepared from May 24 through August 4, 2022. Our geotechnical engineering report is attached.

We are available to provide material testing services for soil and concrete and provide foundation excavation observations during construction. We recommend that Lambert and Associates, the geotechnical engineer, for the project provide material testing services to maintain continuity between design and construction phases.

If you have any questions concerning the geotechnical engineering aspects of your project please contact us. Thank you for the opportunity to perform this study for you.

Respectfully submitted,

LAMBERT AND ASSOCIATES

Daniel R. Lambert, P.E.

P.O. Box 3986
Grand Junction, CO 81502
(970) 245 6506

P.O. Box 45
Montrose, CO 81402
(970) 249 2154

TABLE OF CONTENTS

1.0 INTRODUCTION

This report presents the results of the geotechnical engineering study we conducted for the proposed Six Senses Hotel structure. The study was conducted at the request of Ankur Patel, Tiara Telluride LLC, in general accordance with our proposal for geotechnical engineering services dated March 2, 2022.

The conclusions, suggestions and recommendations presented in this report are based on the data gathered during our site and laboratory study and on our experience with similar soil conditions. Factual data gathered during the field and laboratory work are summarized in Appendices A and B.

1.1 Proposed Construction

It is our understanding the proposed construction is to include a hotel structure and associated utilities and parking and drive areas.

1.2 Scope of Services

Our services included geotechnical engineering field and laboratory studies, analysis of the acquired data and report preparation for the proposed site. The scope of our services is outlined below.

- The field study consisted of describing and sampling the soil materials encountered in five (5) small diameter continuous flight auger advanced test borings.

- The materials encountered in the test borings were described and samples retrieved for the subsequent laboratory study.

- The laboratory study included tests of select soil samples obtained during the field study to help assess:
  - the soil strength potential (internal friction angle and cohesion) of samples tested,
  - the swell and expansion potential of the samples tested,
  - the settlement/consolidation potential of the samples tested,
  - the moisture content and density of samples tested,
  - Atterberg Limits of the soil sample tested,

- This report presents our geotechnical engineering comments, suggestions and recommendations for planning and design of site development including:
  - viable foundation types for the conditions encountered,
  - allowable bearing pressures for the foundation types,
  - lateral earth pressure recommendations for design of laterally loaded walls,
  - geotechnical engineering considerations and recommendations for concrete slab on grade floors, and
  - geotechnical engineering considerations and recommendations for compacted structural fill.

- Our comments, suggestions and recommendations are based on the subsurface soil and ground water conditions encountered during our site and laboratory studies.

- Our study did not include any environmental or geologic hazard issues.

2.0 SITE CHARACTERISTICS

Site characteristics include observed existing and pre-existing site conditions that may influence the geotechnical engineering aspects of the proposed site development.

2.1 Site Location

The site is located on Lot 109R Telluride Mountain Village, Colorado.

● Indicates Approximate Project Location

Figure 1. Project Location Sketch

2.2 Site Conditions

The eastern portion of the site is currently occupied by a parking lot. The western portion of the site is currently vacant. An existing concrete sidewalk/path exists on the site. The site exhibits positive surface drainage in the western direction. The site is bordered to the north and east by Mountain Village Boulevard and to the south by existing commercial structures.

2.3 Subsurface Conditions

The subsurface exploration consisted of observing, describing and sampling the soil materials encountered in five (5) small diameter auger advanced test borings. The approximate locations of the test borings are shown on Figure 2.

○ Indicates approximate test boring location

Figure 2. Test Boring Location Sketch

The logs describing the soil materials encountered in the test excavations are presented in Appendix A.

The soil materials encountered within the test borings generally consisted of sandy clay fill materials underlain by sandy clay with rock fragments material. The sandy clay with rock fragment materials were encountered at approximate depths of one (1) to eight (8) feet below existing site grades and extended to the depths explored. Free subsurface water was encountered in Test Boring Nos. 2, 3 and 4 at approximate depths of eleven (11) to thirteen (13) feet below existing site grades.

At the time of our field study the proposed development site was not irrigated. It has been our experience that after the site is developed and once landscape irrigation begins the free

subsurface water level may tend to rise. In some cases the free subsurface water level rise, as a result of landscape irrigation and other development influences, can be fairly dramatic and the water level may become shallow.

It is difficult to predict if unexpected subsurface conditions will be encountered during construction. Since such conditions may be found, we suggest that the owner and the contractor make provisions in their budget and construction schedule to accommodate unexpected subsurface conditions.

2.4 Site Geology

A brief discussion of the general geology of the area near the site is presented in Appendix C. The surface geology of the site was determined by observation of the surface conditions at the site and observing the soils encountered in the test borings on the site.

2.5 Seismicity

According to the International Building Code, 2018 Edition, and ASCE Standard ASCE/SEI 7-10, Table 20.3-1 Site Classification, based on the subsurface conditions encountered and the assumption that the soils described in the test borings are likely representative of the top 100 feet of the soil profile, we recommend that the site soil profile be S_D, Stiff soil.

3.0 PLANNING AND DESIGN CONSIDERATIONS

A geologic hazard study was not requested as part of the scope of this report.

All of the suggestions and design parameters presented in this report are based on high quality craftsmanship, care during construction and post construction cognizance of the potential for swell or settlement of the site support materials and appropriate post construction maintenance.

All construction excavations should be sloped to prevent excavation wall collapse. We suggest that as a minimum the excavation walls should be sloped at an inclination of one-and-one-half (1-1/2) to one (1) (horizontal to vertical) or flatter. The area above the foundation excavations should be observed at least daily for evidence of slope movement during construction. If evidence of slope movement is observed we should be contacted immediately.

We anticipate that excavation and fill placement operations may be associated with the proposed site development. Excavations in the area which generate vertical or sloped

exposures should be kept to a minimum.

Excavations which result in cut slopes with a vertical height greater than about four (4) feet or with a slope or structure above should be analyzed on a site specific basis. Temporary excavation cut slopes in competent material should not exceed a one-and-one-half to one (1 -1/2 to 1) (horizontal to vertical) inclination. All construction excavations should conform to Occupational Safety and Health Administration (OSHA) standards or safer. All permanent slopes should be constructed with inclinations of three to one or flatter.

Generally, fill material placed on a site surface which will be used to support structures or additional fill material should be placed so that the contact between the existing site surface and the added fill material will be strong enough to support the added load. This should be addressed on a site and fill area specific basis. The technique recommended will be based on the site configuration, the finished fill configuration the actual material to be used for the fill material and the size of the area thus constructed. Frequently the preparation of the site area to receive fill material will include removing organic and loose near surface native material in the area to receive fill material, placing the material in thin horizontal lifts which are compacted at the appropriate moisture content. Some fill areas could benefit from the installation of a subsurface drain system at the fill material/natural material contact. We are available to, and recommend that, we discuss this with you and provide site and fill specific recommendations when this portion of your development plan merits the additional study.

4.0 ON-SITE DEVELOPMENT CONSIDERATIONS

We anticipate that the subsurface water elevation may fluctuate with seasonal and other varying conditions. Excavations may encounter subsurface water and soils that tend to cave or yield. If water is encountered it may be necessary to dewater construction excavations to provide more suitable working conditions. Excavations should be well braced or sloped to prevent wall collapse. Federal, state and local safety codes should be observed. All construction excavations should conform to Occupational Safety and Health Administration (OSHA) standards or safer.

The site construction surface should be graded to drain surface water away from the site excavations. Surface water should not be allowed to accumulate in excavations during construction. Accumulated water could negatively influence the site soil conditions. Construction surface drainage should include swales, if necessary to divert surface water away from the construction excavations.

Organic soil materials in areas to receive fill material or structure components should be

removed. The organic soil materials are not suitable for support of the structure or structural components.

Man placed fill material exists on the site. The quality of any man placed fill encountered is not known and may not be suitable for support of the structure or structural components. The man placed fill should be removed and replaced with compacted structural fill prior to supporting building or building components on the fill.

The soil materials exposed in the bottom of the excavation may be moist and may become yielding under construction traffic during construction. It may be necessary to use techniques for placement of fill material or foundation concrete which limits construction traffic in the vicinity of the very moist soil material. If yielding should occur during construction it may be necessary to construct a subgrade stabilization fill blanket or similar to provide construction traffic access. The subgrade stabilization blanket may include over excavating the subgrade soils one (1) to several feet and replacing with aggregate subbase course type material. The stabilization blanket may also include geotextile stabilization fabric at the bottom of the excavation prior to placement of aggregate subbase course stabilization fill. Other subgrade stabilization techniques may be available. We are available to discuss this with you.

It has been our experience that sites in developed areas may contain existing subterranean structures or poor quality man placed fill. If subterranean structures or poor quality man placed fill are suspected or encountered, they should be removed and replaced with compacted structural fill as discussed under COMPACTED STRUCTURAL FILL below.

5.0 FOUNDATION RECOMMENDATIONS

Geotechnical engineering considerations which influence the foundation design and construction recommendations presented below are discussed in Appendix D.

We have analyzed grouted micro piles, driven piles, helical piles and post tensioned slab on grade as potential foundation systems for the proposed structure. These are discussed below. Due to the number of possible foundation types available and design and construction techniques there may be design alternatives which we have not presented in this report. We are available to discuss other foundation types.

We recommend that the entire structure be supported on only one foundation type. Combining foundation types will result in differential and unpredictable foundation performance between the varying foundation types. We recommend that the structure footprint not be traversed by the cut/fill contact which would result in a portion of the structure underlain by fill

material and part of the structure underlain by materials exposed by excavated cut. If this condition will exist please contact us so that we can revise our recommendations to accommodate the cut/fill contact scenario.

All of the design parameters presented below are based on techniques performed by an experienced competent contractor and high quality craftsmanship and care during construction. We recommend post construction cognizance of the volume change potential of the near surface soil materials and the need for appropriate post construction maintenance.

The foundation recommendations include recommended design and construction techniques to reduce the influence of movement of the soil materials supporting the foundation but should not be interpreted as solutions for completely mitigating the potential for movement from the support soil material volume change.

Exterior column supports should be supported by foundations incorporated into the foundation system of the structure not supported on flatwork. Column supports placed on exterior concrete flatwork may move if the support soils below the concrete slab on grade become wetted and swell or freeze and raise or settle. Differential movement of the exterior columns may cause stress to accumulate in the supported structure and translate into other portions of the structure.

5.1 Grouted Micro Piles

Grouted micro piles may be used to support the structure.

We suggest the hollow bar/pressure grout method be used to install the micro piles, we suggest that the micro piles be designed using an allowable design capacity of 1,750 pounds per foot of bond length in the underlying granular materials with a minimum annulus of four (4) inches.

We suggest a minimum bond length of twenty (20) feet in the underlying native soil materials. The micro piles should be designed with as high a minimum dead load as possible. The steel tendon diameter should be determined by the structural engineer based on the required load criteria. The grout strength used should have a minimum compressive strength of 4,000 psi after twenty-eight (28) days. The micro pile ultimate capacity will not be achieved until the grout has properly cured.

If the micro piles are designed and constructed as discussed above we anticipate that the post construction settlement potential of each pile may be less than approximately one (1) inch.

We recommend load testing of control piles be conducted before actual production piles.

The structural engineer should be consulted to provide structural design recommendations for the micro pile foundation system.

In our analysis it was necessary to assume that the material encountered in the test borings extended throughout the building site and to a depth below the maximum depth of the influence of the foundations. We should be contacted to observe the soil materials exposed in the foundation excavations prior to placement of foundations to verify the assumptions made during our analysis.

5.2 Driven Piles

Driven piles may be used to support the structure. Driven piles should be designed as end bearing piles supported by the underlying site soil materials or formational material. Pile capacity is a function of the pile type chosen, equipment used to install the piles, installation procedure and building loads on the piles. The pile types that are suitable for this project are discussed below.

The structural engineer should be consulted for structural requirements of the piles. Once a pile type, hammer, and contractor have been selected we should be contacted for specific geotechnical design and construction criteria. We suggest that the piles be installed with a pile driving hammer that has a minimum rated energy of 24,000 foot pounds per stroke. Any tendency for the piles to deviate from their required driving alignment during the installation operations should be corrected at the on set of the deviation.

We suggest that during driving operations the pile set used to determine the bearing depth of the pile be several blows per inch greater than the set criteria determined by an appropriate dynamic formula. This is to help reduce the potential for post construction settlement of the piles. We are available to assess the pile load/set criteria and develop the appropriate curves for reference during construction once the pile type and specific hammer are chosen. We suggest that the pile load/set criteria be assessed prior to the beginning of the construction operation.

We suggest that your geotechnical consultant be present during the installation of the piles to provide geotechnical engineering consultation and provide a pile driving record for each pile installed for the as-built records. We are available to discuss this with you.

Steel "H" piles have proven successful for pile installations where the piles extend to a hard

bearing stratum. The steel H-piles will withstand hard driving with limited damage and are easily handled. "H" piles may be spliced without loss of bending strength and point reinforcement may be used to decrease tip damage when driving through boulders or obstacles. Prefabricated splices and point reinforcement are available.

For design purposes and budgeting estimates for "H" piles we suggest you consider piles with a minimum allowable capacity of 9,000 psi based upon the cross section area of the pile. We anticipate, based on existing information, that the piles will be about 25 to 50 feet long. We anticipate that the surface of the bearing strata may undulate. Piles can be typically designed for loads of about 100 Kips each. If a larger hammer is used the "H" pile capacity may be significantly increased. For pile groups to support concentrated loads we suggest spacing individual piles no closer than three (3) diameters to each other spaced on centers.

Pipe piles will carry heavy loads when founded on a high bearing capacity stratum. Prefabrication splices and point reinforcement are available for pipe piles.

For design and budgeting estimates for pipe piles we suggest that you consider piles about ten (10) inches in diameter driven closed end, and backfilled with concrete. The concrete backfill will allow reinforcing steel to be cast into the pile to tie the pile and structure together. We anticipate, based on existing information, that pipe piles will be about 25 to 50 feet long. The pile length may be variable. The estimated pile lengths provided above are estimates only. Varying site, construction and pile installation equipment conditions may result in installed pile lengths significantly longer or shorter than estimated above. Pipe piles typically can be designed to support 100 Kips per pile. If a larger hammer is used the pipe pile capacity may be significantly increased. Pile clusters or groups for concentrated loads should be spaced no closer than three (3) diameters to each other, center to center.

We anticipate pile lengths will vary when founded in the underlying site soil materials because of the anticipated non-uniform resistance to driving due to varying density of the material. The estimated pile lengths provided above are estimates only. Varying site, construction and pile installation equipment conditions may result in installed pile lengths significantly longer or shorter than estimated above. The bottom of the piles should be at least twenty five (25) feet below the lowest grade of the building or the landscape adjacent to the building, whichever is lower. If the piles are shorter than the twenty five (25) feet as discussed above the pile capacities may be less.

We anticipate that the proposed piles will be about twenty five (25) to fifty (50) feet below the existing ground surface. It may be necessary to splice the piles to obtain the proper length to the bearing strata. We suggest that the pile be spliced to the proper length prior to beginning the driving operation. Pile splices made during the driving operation may result in delays of

the driving and may allow sufficient time for the pore pressures incurred during driving to dissipate and cause difficulties in completion of the driving of the pile.

Grade beams between piles should be provided with void spaces between the soil and the grade beam. The grade beam should not come in contact with the soils. Separation is to help reduce the potential for heave of the foundations should the soils swell.

5.3 Helical Piles

Helical piles may be used to support the structure.

The structural engineer and helical pile provider should be consulted for structural requirements of the helical piles and installation torque requirements.

Several conditions impact the load bearing capacity of the helical pile. These conditions include, but are not limited to, the number of helix, diameter of the helix, depth of helix and the soil type the helix bears within.

We suggest that helical piles with a minimum of two (2) helix per pile be used. We suggest the helical piles be extended such that the helix bear a minimum of twenty five (25) feet below bottom of grade beam grade. Helix diameter and spacing should be specified by the structural engineer.

We estimate that helical pile capacities of 50 to 70 kips each can be obtained by helical piles bearing within the encountered native soil materials a minimum of twenty five (25) feet below the bottom of the grade beams.

The actual pile capacity should be determined during construction using pile load tests. The load tests should be conducted using actual materials designed for use in the piles and with the equipment and contractor anticipated to install the piles. We recommend load testing of control piles be conducted before actual production piles.

Helical pile clusters or groups for concentrated loads should be spaced no closer than three (3) diameters to each other, center to center.

We suggest that during installation operations the pile set torque be monitored in accordance to the manufacturer and designer's specifications.

We suggest that your geotechnical consultant be present during the installation of the piles to provide geotechnical engineering consultation and provide a pile installation record for each

pile installed for the as-built records. We are available to discuss this with you.

We are available to provide material testing services for soil and concrete and provide foundation excavation observations during construction. We recommend that Lambert and Associates, the geotechnical engineer, for the project provide material testing services to maintain continuity between design and construction phases.

5.4 Post Tensioned Slabs

The structure may be supported by a post tensioned slab foundation system.

Based upon our experience, the post tensioned slab foundation system does limit distress to interior floors and living spaces, however, this alternative may not minimize potential foundation movement as effectively as a deep foundation system.

In our analysis it was necessary to assume that the material encountered in the test borings extended throughout the building site and to a depth below the maximum depth of the influence of the foundations. We should be contacted to observe the soil materials exposed in the foundation excavations prior to placement of foundations to verify the assumptions made during our analysis.

The bottom of the foundation excavations should be thoroughly cleaned and observed when excavated. Any loose or disturbed material exposed in the foundation excavation should be removed or compacted prior to placing foundation concrete.

The bottom of the foundation excavations should be compacted prior to placing compacted structural fill or foundation concrete. We suggest the materials exposed be compacted to at least ninety (90) percent of the materials moisture content-dry density relationship (Proctor) test, ASTM D1557. Excavation compaction is to help reduce the influence of any disturbance that may occur during the excavation operations. Any areas of loose, low density or yielding soils evidenced during the excavation compaction operation should be removed and replaced with compacted structural fill. Caution should be exercised during the excavation compaction operations. Excess rolling or compacting may increase pore pressure of the subgrade soil material and degrade the integrity of the support soils. Loose or disturbed material in the bottom of the foundation excavations which are intended to support structural members will likely result in large and unpredictable amounts of settlement, if the loose or disturbed material is not removed or compacted.

The design of the shallow post tensioned slab should consider the following:

Bearing Strata:	Engineered Fill Material or Approved Native Material
Maximum Net Allowable Bearing Pressure:	3,000 psf
Modulus of Subgrade Reaction, k:	460 pci
Edge Moisture Variation Distance, e_m:	9.0 feet Center (shrink) 6.0 feet Edge (swell)
Differential Soil Movement, y_m:	-1.05 inches Center (shrink) 1.55 inches Edge (swell)

Our post tensioned slab parameter analysis was performed using VOLFLO 1.5 by Geostructural Tool Kit, Inc.

The minimum depth below grade for the exterior edge grade beam/footing should exceed the regions minimum design frost depth.

It should be noted that the y_m values presented above are the estimated vertical movement at the edges of a uniformly loaded slab. These are theoretical values that are used in the design of post-tensioned slabs-on-grade and do not represent the movements or overall settlement that would be expected from the actual loading conditions.

The calculated theoretical estimated post construction settlement potential may be reduced by placing the post tensioned slab system on a blanket of compacted structural fill. The calculated theoretical estimated post construction settlement and associated thickness of compacted structural fill are presented below.

THICKNESS OF COMPACTED STRUCTURAL FILL SUPPORTING SLAB	CALCULATED THEORETICAL ESTIMATED POST CONSTRUCTION SETTLEMENT FOR POST TENSIONED SLAB SYSTEM (INCHES)
0	3-3/8 to 4-5/8
2 feet	2-3/4 to 3-7/8
4 feet	2-1/4 to 3
6 feet	1-5/8 to 2-3/8
8 feet	1-1/4 to 1-7/8

The calculated settlement estimates are theoretical only. Actual settlement could vary throughout the site and with time.

6.0 INTERIOR FLOOR SLAB DISCUSSION

If a deep foundation system is utilized, the floor may be either a concrete slab on grade or a supported structural floor. The natural soils that will support interior floor slabs are stable at their natural moisture content. However, the owner should realize that when wetted, the site soils may experience volume changes. The site soil samples tested had measured swell pressures of less than 100 to approximately 300 pounds per square foot and associated magnitudes of up to 0.6 percent of the wetted soil volume at a surcharge load of 100 pounds per square foot and the actual swell pressure could be greater.

The recommendations in this report do not address a monolithic floor slab/footing combination. The design and construction characteristics of the monolithic floor slab need geotechnical engineering design parameters tailored specifically for a monolithic slab and integral footing. Generally this type foundation/floor combination in this area with these site conditions does not perform as well as other choices.

Conditions which vary from those encountered during our field study may become apparent during excavation. We should be contacted to observe the conditions exposed at concrete slab on grade subgrade elevation to verify the assumptions made during the preparation of this report and to provide additional geotechnical engineering suggestions and recommendations as needed.

Engineering design dealing with swelling soils is an art which is still developing. The owner is cautioned that the soils on this site may have swelling potential and concrete slab on grade floors and other lightly loaded members may experience movement when the supporting soils become wetted. We suggest you consider floors suspended from the foundation systems as structural floors or a similar design that will not be influenced by subgrade volume changes. If the owner is willing to accept the risk of possible damage from swelling soils supporting concrete slab on grade floors, the following recommendations to help reduce the damage from swelling soils should be followed. These recommendations are based on generally accepted design and construction procedures for construction on soils that tend to experience volume changes when wetted and are intended to help reduce the damage caused by swelling soil materials. Lambert and Associates does not intend that the owner, or the owner's consultants should interpret these recommendations as a solution to the problems of swelling soils, but as measures to reduce the influence of swelling soils.

The shallow soil materials tested have a low volume change potential under light loading

conditions. Concrete slab on grade floors may experience movement when supported by the natural onsite soils. Concrete slab on grade floors will perform best if designed to tolerate movement introduced by the subgrade soil materials.

Concrete flatwork, such as concrete slab on grade floors, should be underlain by compacted structural fill. The layer of compacted fill should be at least one (1) foot thick or thicker and constructed as discussed under COMPACTED STRUCTURAL FILL below. A one (1) foot thick or thicker blanket of structural fill material beneath the concrete flatwork is not sufficient to entirely mask the settlement or swell potential of the subgrade soil material but will only provide better subgrade conditions for construction. The concrete slab on grade should be designed by a structural engineer to be compatible with the site soil conditions.

The natural soil materials exposed in the areas supporting concrete slab on grade floors should be kept very moist during construction prior to placement of concrete slab on grade floors. This is to help increase the moisture regime of the potentially expansive soils supporting floor slabs and help reduce the expansion potential of the soils. We are available to discuss this concept with you.

Concrete slab on grade floors should be provided with a positive separation, such as a slip joint, from all bearing members and utility lines to allow their independent movements and to help reduce possible damage that could be caused by movement of soils supporting interior slabs. The floor slab should be constructed as a floating slab. All water and sewer pipe lines should be isolated from the slab. Any equipment placed on the floating floor slab should be constructed with flexible joints to accommodate future movement of the floor slab with respect to the structure. We suggest partitions constructed on the concrete slab on grade floors be provided with a void space above or below the partitions to relieve stresses induced by elevation changes in the floor slab.

Floor slabs should not contact/extend directly over foundations or foundation members. Floor slabs which directly contact foundations or foundation members will likely experience post construction movement as a result of foundation movements. We are available to discuss this with you.

The concrete slabs should be scored or jointed to help define the locations of any cracking. We recommend that joint spacing be designed as outlined in ACI 224R. In addition joints should be scored in the floors a distance of about three (3) feet from, and parallel to, the walls.

It should be noted that when curing fresh concrete experiences shrinkage. This shrinkage almost always results in some cracks in the finished concrete. The actual shrinkage depends on the configuration and strength of the concrete and placing and finishing techniques. The

recommended joints discussed above are intended to help define the location of the cracks but should not be interpreted as a solution to shrinkage cracks. The owner must understand that concrete flatwork will contain shrinkage cracks after curing and that all of the shrinkage cracks may not be located in control joints. Some cracking at random locations may occur.

If moisture migration through the concrete slab on grade floors will adversely influence the performance of the floor or floor coverings we suggest that a moisture barrier may be installed beneath the floor slab to help discourage capillary and vapor moisture rise through the floor slab. The moisture barrier may consist of a heavy plastic membrane, six (6) mil or greater, protected on the top and bottom by clean sand. The clean sand will help to protect the plastic from puncture. The layer of clean sand on the top of the plastic membrane will help the overlying concrete slab cure properly. According to the American Concrete Institute, proper curing requires at least three (3) to six (6) inches of clean sand between the plastic membrane and the bottom of the concrete. The plastic membrane should be lapped and taped or glued and protected from punctures during construction.

If the moisture content of the slab on grade floor will be influencial to the performance of the future floor coverings then the moisture content of the slab can be measured. We are available to monitor the floor slab moisture content prior to the installation of the floor covering. If this service is needed please contact us during the construction phase of the project.

The Portland Cement Association suggests that welded wire reinforcing mesh is not necessary in concrete slab on grade floors when properly jointed. It is our opinion that welded wire mesh may help improve the integrity of the slab on grade floors. We suggest that concrete slab on grade floors should be reinforced, for geotechnical purposes, with at least 6 x 6 - W2.9 x W2.9 (6 x 6 - 6 x 6) welded wire mesh positioned midway in the slab. The structural engineer should be contacted for structural design of floor slabs.

7.0 COMPACTED STRUCTURAL FILL

Material characteristics desirable for compacted structural fill are discussed in Appendix D. Areas that are over excavated or slightly below grade should be backfilled to grade with properly compacted structural fill or concrete, not loose fill material. If backfilled with other than compacted structural fill material or concrete there will be significant post construction settlement proportional to the amount of loose material.

The natural on site soils are not suitable for use as compacted structural fill material supporting building or structure members because of their clay content. The natural on-site soils may be used as compacted fill in areas that will not influence the structure such as to establish general site grade. We are available to discuss this with you.

All areas to receive compacted structural fill should be properly prepared prior to fill placement. The preparation should include removal of all organic or deleterious material. The areas to receive fill material should be compacted after the organic deleterious material has been removed prior to placing the fill material. The area may need to be moisture conditioned for compaction. Any areas of soft, yielding, or low density soil, evidenced during the excavation compaction operation should be removed. The area excavated to receive fill should be moisture conditioned to wet of optimum moisture content as part of the preparation to receive fill. Fill should be moisture conditioned, placed in thin lifts not exceeding six (6) inches in compacted thickness and compacted to at least ninety (90) percent of maximum dry density as defined by ASTM D1557, modified moisture content-dry density (Proctor) test.

After placement of the structural fill the surface should not be allowed to dry prior to placing concrete or additional fill material. This may be achieved by periodically moistening the surface of the compacted structural fill as needed to prevent drying of the structural fill. We are available to discuss this with you.

The soil materials exposed in the bottom of the excavation may be very moist and may become yielding under construction traffic during construction. It may be necessary to use techniques for placement of fill materials or foundation concrete which limit construction traffic in the very moist soil materials. If yielding should occur during construction it may be necessary to construct a subgrade stabilization fill blanket or similar to provide construction traffic access. We are available to discuss this with you.

We recommend that the geotechnical engineer or his representative be present during the excavation compaction and fill placement operations to observe and test the material.

8.0 LATERAL EARTH PRESSURES

Laterally loaded walls supporting soil, such as basement walls, will act as retaining walls and should be designed as such. Walls that are designed to deflect and mobilize the internal soil strength should be designed for active earth pressures. Walls that are restrained so that they are not able to deflect to mobilize internal soil strength should be designed for at-rest earth pressures. The values for the lateral earth pressures will depend on the type of soil retained by the wall, backfill configuration and construction technique. If the backfill is not compacted the lateral earth pressures will be very different from those noted below.
Lateral earth pressure (L.E.P.) values are presented below:

Level Backfill
with on-site soils
(pounds per cubic foot per foot of depth)

Active L.E.P.	64
At-rest L.E.P.	84
Passive L.E.P.	246

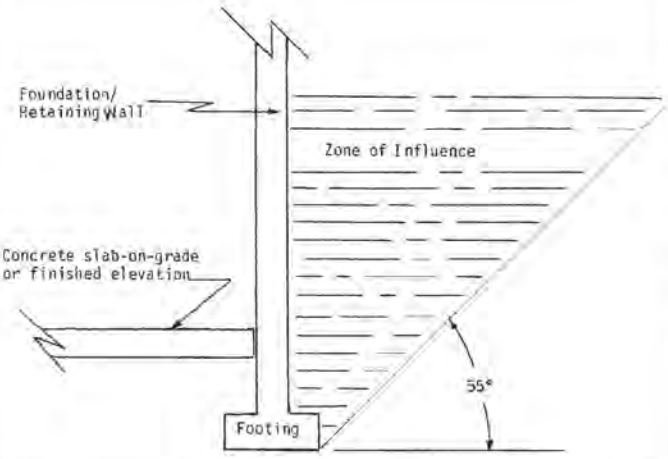


Figure 5. Backfill Zone of Influence Concept

The soil samples tested had measured swell pressures of less than 100 to approximately 300 pounds per square foot however the actual swell pressure of the backfill material could be greater. If the retained soils should become moistened after construction the soil may swell against retaining walls. The walls should be designed to resist the swell pressure of the soil materials if these are used as part of the backfill within the zone of influence. The zone of influence concept is presented on Figure 5.

The above lateral earth pressures may be reduced by overexcavating the wall backfill area beyond the zone of influence and back-filling with crushed rock type material. The zone of influence concept is presented below.

The lateral earth pressure design parameters may change significantly if the area near the wall is loaded or surcharged or is sloped. If any of these conditions occur we should be contacted for additional design parameters tailored to the specific site and structure conditions.

Suggested lateral earth pressure (L.E.P.) values if the backfill is overexcavated beyond the zone of influence and backfilled with crushed rock are presented below.

Level Backfill
with crushed rock material
(pounds per cubic foot per foot of depth)

Active L.E.P.	25
At-rest L.E.P.	40

If the area behind a wall retaining soil material is sloped we should be contacted to provide

lateral earth pressure design values tailored for the site specific sloped conditions.

Resistant forces used in the design of the walls will depend on the type of soil that tends to resist movement. We suggest that you consider a coefficient of friction of 0.24 for the on site soil.

The lateral earth pressure values provided above, for design purposes, should be treated as equivalent fluid pressures. The lateral earth pressures provided above are for level well drained backfill and do not include surcharge loads or additional loading as a result of compaction of the backfill. Unlevel or non-horizontal backfill either in front of or behind walls retaining soils will significantly influence the lateral earth pressure values. Care should be taken during construction to prevent construction and backfill techniques from overstressing the walls retaining soils. Backfill should be placed in thin lifts and compacted, as discussed in this report to realize the lateral earth pressure values.

Walls retaining soil should be designed and constructed so that hydrostatic pressure will not accumulate or will not affect the integrity of the walls. Drainage plans should include a subdrain behind the wall at the bottom of the backfill to provide positive drainage. Exterior retaining walls should be provided with perimeter drain or weep holes to help provide an outlet for collected water behind the wall. The ground surface adjacent to the wall should be sloped to permit rapid drainage of rain, snow melt and irrigation water away from the wall backfill. Sprinkler systems should not be installed directly adjacent to retaining or basement walls.

9.0 DRAIN SYSTEM

A drain system should be provided around building spaces below the finished grade and behind any walls retaining soil. The drain systems are to help reduce the potential for hydrostatic pressure to develop behind retaining walls. A sketch of the drain system is presented on Figure 6.

Subdrains should consist of a three (3) or four (4) inch diameter perforated rigid pipe surrounded by a filter. The filter should consist of a filter fabric or a graded material such as washed concrete sand or pea

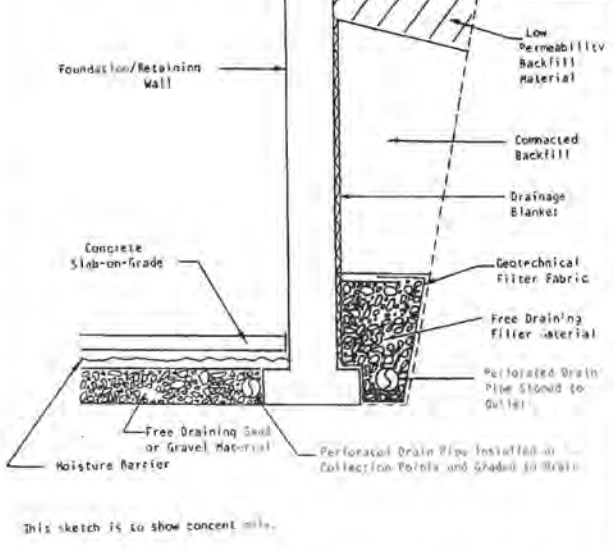


Figure 6. Conceptual Sketch of Foundation Drain System

gravel. If sand or gravel is chosen the pipe should be placed in the middle of about four (4) cubic feet of aggregate per linear foot of pipe. The drain system should be sloped to positive gravity outlets. If the drains are daylighted, the drains should be provided with all weather outlets and the outlets should be maintained to prevent them from being plugged or frozen. We do not recommend that the drains be discharged to dry well type structures. Dry well structures may tend to fail if the surrounding soil material becomes wetted and swells or if the ground water rises to a elevation of or above the discharge elevation in the dry well. We should be called to observe the soil exposed in the excavations and to verify the details of the drain system.

10.0 BACKFILL

Backfill areas and utility trench backfill should be constructed such that the backfill will not settle after completion of construction, and that the backfill is relatively impervious for the upper few feet. The backfill material should be free of trash and other deleterious material. It should be moisture conditioned and compacted to at least ninety (90) percent relative compaction using a modified moisture content-dry density (Proctor) relationship test (ASTM D1557). Only enough water should be added to the backfill material to allow proper compaction. Do not pond, puddle, float or jet backfill soil materials.

Improperly placed backfill material will allow water migration more easily than properly recompacted fill. Improperly compacted fill is likely to settle, creating a low surface area which further enhances water accumulation and subsequent migration to the foundation soils.

Improperly placed backfill will allow water to migrate along the utility trench or backfill areas to gain access to the subgrade support soils with subsequent mobilization of the swell or settlement mechanism resulting in movement of the supported structure. Moisture migration could also result in the inconvenience of free water in the crawl space.

Backfill placement techniques should not jeopardize the integrity of existing structural members. We recommend recently constructed concrete structural members be appropriately cured prior to adjacent backfilling.

11.0 SURFACE DRAINAGE

The foundation soil materials should be prevented from becoming wetted after construction. Post construction wetting of the soil support soil materials can initiate swell potential or settlement potential as well as decrease the bearing capacity of the support soil materials. Protecting the foundation from wetting can be aided by providing positive and rapid drainage of surface water away from the structure.

The final grade of the ground surface adjacent to the structure should have a well defined slope away from the foundation walls on all sides. The ability to establish proper site surface drainage away from the structure foundation system may be influenced by the existing topography, existing structure elevations and the grades and elevations of the ground surface adjacent to the proposed structure. We suggest where possible a minimum fall of the surface grade away from the structure be that which will accommodate other project grading constraints and provide rapid drainage of surface water away from the structure. If there are no other project constraints we suggest a fall of about one (1) foot in the first ten (10) feet away from the structure foundation. Appropriate surface drainage should be maintained for the life of the project. Future landscaping plans should include care and attention to the potential influence on the long term performance of the foundation and/or crawl space if improper surface drainage is not maintained.

Roof runoff should be collected in appropriate roof drainage collection devices, such as eve gutters or similar, and directed to discharge in appropriate roof drainage systems. Roof runoff should not be allowed to fall on or near foundations, backfill areas, flatwork, paved areas or other structural members. Downspouts and faucets should discharge onto splash blocks that extend beyond the limits of the backfill areas. Splash blocks should be sloped away from the foundation walls. Snow storage areas should not be located next to the structure. Proper surface drainage should be maintained from the onset of construction through the proposed project life.

If significant water concentration and velocity occurs erosion may occur. Erosion protection may be considered to reduce soil erosion potential. A landscape specialist or civil engineer should be consulted for surface drainage design, erosion protection and landscaping considerations.

12.0 LANDSCAPE IRRIGATION

An irrigation system should not be installed next to foundations, concrete flatwork or paved areas. If an irrigation system is installed, the system should be placed so that the irrigation water does not fall or flow near foundations, flatwork or pavements. The amount of irrigation water should be controlled.

We recommend that wherever possible xeriscaping concepts be used. Generally, the xeriscape includes planning and design concepts which will reduce irrigation water. The reason we suggest xeriscape concepts for landscaping is because the reduced landscape water will decrease the potential for water to influence the long term performance of the structure foundations and flatwork. Many publications are available which discuss xeriscape. Colorado State University Cooperative Extension has several useful publications and most

landscape architects are familiar with the subject.

Due to the expansive nature of the soils tested we suggest that the owner consider landscaping with only native vegetation which requires only natural precipitation to survive. Additional irrigation water will greatly increase the likelihood of damage to the structure as a result of volume changes of the material supporting the structure.

Impervious geotextile material may be incorporated into the project landscape design to reduce the potential for irrigation water to influence the foundation soils.

13.0 SOIL CORROSIVITY TO CONCRETE

Our scope of services did not include performing chemical tests to help identify the potential for soil corrosivity to concrete.

It has been our experience that much of the soils in the area contain sufficient water soluble sulfate content to be corrosive to concrete. We suggest sulfate resistant cement be used in concrete which will be in contact with the on-site soils. American Concrete Institute recommendations for sulfate resistant cement based on the water soluble sulfate content should be used.

If it is desirable by you or your design team to help identify the potential for corrosivity to concrete at the proposed development site we suggest that site specific chemical tests be performed.

14.0 RADON CONSIDERATIONS

Our experience indicates that many of the soils in western Colorado produce small quantities of radon gas. Radon gas may tend to collect in closed poorly ventilated structures. Radon considerations are presented in Appendix D.

15.0 POST DESIGN CONSIDERATIONS

The project geotechnical engineer should be consulted during construction of the project to observe site conditions and open excavations during construction and to provide materials testing of soil and concrete.

This subsurface soil and foundation condition study is based on limited sampling; therefore, it is necessary to assume that the subsurface conditions do not vary greatly from those encountered in the field study. Our experience has shown that significant variations are likely

to exist and can become apparent only during additional on site excavation. For this reason, and because of our familiarity with the project, Lambert and Associates should be retained to observe foundation excavations prior to foundation construction, to observe the geotechnical engineering aspects of the construction and to be available in the event any unusual or unexpected conditions are encountered. The cost of the geotechnical engineering observations and material testing during construction or additional engineering consultation is not included in the fee for this report. We recommend that your construction budget include site visits early during construction schedule for the project geotechnical engineer to observe foundation excavations and for additional site visits to test compacted soil.

We recommend that the observation and material testing services during construction be retained by the owner or the owner's engineer or architect, not the contractor, to maintain third party credibility. We are experienced and available to provide material testing services. It is our opinion that the owner, architect and engineer be familiar with the information. If you have any questions regarding this concept please contact us.

We suggest that your construction plans and schedule include provisions for geotechnical engineering observations and material testing during construction and your budget reflect these provisions.

It is difficult to predict if unexpected subsurface conditions will be encountered during construction. Since such conditions may be found, we suggest that the owner and the contractor make provisions in their budget and construction schedule to accommodate unexpected subsurface conditions.

15.1 Structural Fill Quality

It is our understanding that the proposed development may include compacted structural fill. The quality of compacted structural fill will depend on the type of material used as structural fill, fill lift thickness, fill moisture condition and compactive effort used during construction of the structural fill. Engineering observation and testing of structural fill is essential as an aid to safeguard the quality and performance of the structural fill.

Fill materials placed on sloped areas require special placement techniques that key the fill materials unto the underlying support materials. These techniques include a toe key at the toe contact of the slope fill and benching the fill/natural contact up the slope into the competent natural material. The placing technique will also include subdrains at several locations to intercept subsurface water and route it away from the fill materials. We are available to discuss these techniques with you and your earthwork contractor.

Testing of the structural fill normally includes tests to determine the grain size distribution, swell potential and moisture-density relationship of the fill material to verify the material suitability for use as structural fill. As the material is placed the in-place moisture content and dry density are tested to indicate the relative compaction of the placed structural fill. We recommend that your budget include provisions for observation and testing of structural fill during construction.

Testing of the compacted fill material should include tests of the moisture content and density of the fill material placed and compacted prior to placement of additional fill material. We suggest that a reasonable number of density tests of the fill material can best be determined on a site, material and construction basis although as a guideline we suggest one test per about each 300 to 500 square feet of each lift of fill material. Utility trench backfill may need to be tested about every 100 linear feet of lift of backfill.

15.2 Concrete Quality

It is our understanding current plans include reinforced structural concrete for foundations and walls and may include concrete slabs on grade and pavement. To insure concrete members perform as intended, the structural engineer should be consulted and should address factors such as design loadings, anticipated movement and deformations.

The quality of concrete is influenced by proportioning of the concrete mix, placement, consolidation and curing. Desirable qualities of concrete include compressive strength, water tightness and resistance to weathering. Engineering observations and testing of concrete during construction is essential as an aid to safeguard the quality of the completed concrete.

Testing of the concrete is normally performed to determine compressive strength, entrained air content, slump and temperature. We recommend that your budget include provisions for testing of concrete during construction. We suggest that a reasonable frequency of concrete tests can best be determined on a site, materials and construction specific basis although as a guideline American Concrete Institute, ACI, suggests one test per about each fifty (50) cubic yards or portion thereof per day of concrete material placed.

16.0 LIMITATIONS

It is the owner's and the owner's representatives' responsibility to read this report and become familiar with the recommendations and suggestions presented. We should be contacted if any questions arise concerning the geotechnical engineering aspects of this project as a result of

the information presented in this report.

The scope of services for this study does not include either specifically or by implication any environmental or biological (such as mold, fungi, bacteria, etc.) Assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be performed.

The recommendations outlined above are based on our understanding of the currently proposed construction. We are available to discuss the details of our recommendations with you and revise them where necessary. This geotechnical engineering report is based on the proposed site development and scope of services as provided to us by Katsia Lord, AIA, Principal, Vault Design, the type of construction planned, existing site conditions at the time of the field study, and on our findings. Should the planned, proposed use of the site be altered, Lambert and Associates must be contacted, since any such changes may make our suggestions and recommendations inappropriate. This report should be used ONLY for the planned development for which this report was tailored and prepared, and ONLY to meet information needs of the owner and the owner's representatives. In the event that any changes in the future design or location of the building are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report are modified or verified in writing. It is recommended that the geotechnical engineer be provided the opportunity for a general review of the final project design and specifications in order that the earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications.

This report does not provide earthwork specifications. We can provide guidelines for your use in preparing project specific earthwork specifications. Please contact us if you need these for your project.

This report presents both suggestions and recommendations. The suggestions are presented so that the owner and the owner's representatives may compare the cost to the potential risk or benefit for the suggested procedures.

This report contains suggestions and recommendations which are intended to work in concert with recommendations provided by the other design team members to provide somewhat predictable foundation performance. If any of the recommendations are not included in the design and construction of the project it may result in unpredictable foundation performance or performance different than anticipated. We recommend that we be requested to provide

geotechnical engineering observation and materials testing during the construction phase of the project as discussed in this report. The purpose for on site observation and testing by us during construction is to help provide continuity of service from the planning of the project through the construction of the project. This service will also allow us to revise our recommendations if conditions occur or are discovered during construction that were not evidenced during the initial study. We suggest that the owner and the contractor make provisions in their construction budget and construction schedule to accommodate unexpected subsurface conditions.

We represent that our services were performed within the limits prescribed by you and with the usual thoroughness and competence of the current accepted practice of the geotechnical engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or our contract. We are available to discuss our findings with you. If you have any questions please contact us. The supporting data for this report is included in the accompanying figures and appendices.

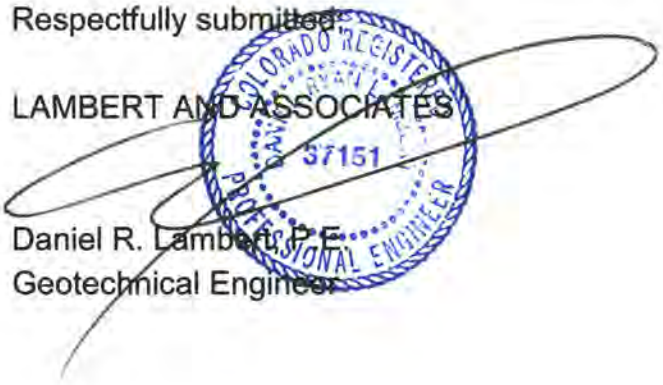
This report is a product of Lambert and Associates. Excerpts from this report used in other documents may not convey the intent or proper concepts when taken out of context, or they may be misinterpreted or used incorrectly. Reproduction, in part or whole, of this document without prior written consent of Lambert and Associates is prohibited.

This report and information presented can be used only for this site, for this proposed development, and only for the client for whom our work was performed. Any other circumstances are not appropriate applications of this information. Other development plans will require project specific review by us.

Please call when further consultation or observations and tests are required.

If you have any questions concerning this report or if we may be of further assistance, please contact us.

Respectfully submitted,



LAMBERT AND ASSOCIATES

Daniel R. Lambert, P.E.
Geotechnical Engineer

APPENDIX A

The field study was performed on April 25, 2022. The field study consisted of logging and sampling the soils encountered in five (5) test borings. The approximate locations of the test borings are shown on Figure 2. The log of the soils encountered in the test borings are presented on Figures A2 through A6.

The test borings were logged by Lambert and Associates and samples of significant soil types were obtained. The samples were obtained from the test borings using a Modified California Barrel sampler and bulk disturbed samples were obtained. Penetration blow counts were determined using a 140 pound hammer free falling 30 inches. The blow counts are presented on the logs of the test borings such as 11/6 where 11 blows with the hammer were required to drive the sampler 6 inches.

The engineering field description and major soil classification are based on our interpretation of the materials encountered and are prepared according to the Unified Soil Classification System, ASTM D2488. The description and classification which appear on the test boring log is intended to be that which most accurately describes a given interval of the test boring (frequently an interval of several feet). Occasionally discrepancies occur in the Unified Soil Classification System nomenclature between an interval of the soil log and a particular sample in the interval. For example, an interval on the test boring log may be identified as a silty sand (SM) while one sample taken within the interval may have individually been identified as a sandy silt (ML). This discrepancy is frequently allowed to remain to emphasize the occurrence of local textural variations in the interval.

The stratification lines presented on the logs are intended to present our interpretation of the subsurface conditions encountered in the test boring. The stratification lines represent the approximate boundary between soil types and the transition may be gradual.

KEY TO LOG OF TEST BORING

Date Drilled: **Field Engineer:** **Boring Number:**

Location: **Elevation:**

Diameter: **Total Depth:** **Depth to Water at Time of Drilling:**

Symbol	Depth	Sample Type	Sample N	Soil Description	Laboratory Test Results
	0			Sand, silty, medium dense, moist, tan (SM)	Notes in this column indicate tests performed and test results if not plotted.
				Unified Soil Classification	
				Indicates Bulk Bag Sample	DD: Indicates dry density in pounds per cubic foot
		C		Indicates Drive Sample	MC: Indicates moisture content as percent of dry unit weight
	5			Incicates Sampler Type:	LL: Indicates Liquid Limit
				C - Modified California SS - Standard Split Spoon H - Hand Sampler	PL: Indicates Plastic Limit
					PI: Indicates Plasticity Index
			7/6	Indicates seven blows required to drive the sampler six (6) inches with a hammer that weighs one hundred forty pounds and is dropped thirty inches.	
	10			BOUNCE: Indicates no further penetration occurred with additional blows with the hammer	
				NR: Indicates no sample recovered	
				CAVED: Indicates depth the test boring caved after drilling	
	15			▼ Indicates the location of free subsurface water when measured	
				CLAY SILT SAND GRAVEL FORMATION SANDSTONE	Note: Symbols are often used only to help visually identify the described information presented on the log.
	20				
	25				

Project Name: Lot 109R - Telluride Mountain Village **Project Number:** M22015GE **Figure:** A1

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST BORING

Date Drilled: April 25, 2022 **Field Engineer:** DRL **TB Number:** 1

Location: See test boring location diagram **Elevation:**

Diameter: 4 inch **Total Depth:** 16 feet **Depth to Water at Time of Exc:** None Encountered

Symbol	Depth	Sample Type	Sample N	Soil Description	Laboratory Test Results
	0			Fill Material - Clay, sandy, rock fragments	
	5	C	11/6" 16/6"		
	10	C	8/6" 10/6"	Clay, sandy, rock fragments, stiff, moist, brown, tan	Swell/Consolidation Test: DD: 110 pcf MC: 10.7%
	15	C	8/6" 9/6"		Swell/Consolidation Test: DD: 123 pcf MC: 12.7%
	20			Bottom of Test Boring at 16 feet	
	25				

Project Name: Lot 109R - Telluride Mountain Village **Project Number:** M22015GE **Figure:** A2

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST BORING

Date Drilled: April 25, 2022 **Field Engineer:** DRL **TB Number:** 2

Location: See test boring location diagram **Elevation:**

Diameter: 4 inch **Total Depth:** 16 feet **Depth to Water at Time of Exc:** 13 feet

Symbol	Depth	Sample Type	Sample N	Soil Description	Laboratory Test Results
	0			Fill Material - Clay, sandy, rock fragments	
				Clay, sandy, rock fragments, stiff, moist to wet, brown, tan	
	5	C	6/6" 10/6"		
	10	C	5/6" 6/6"		Swell/Consolidation Test: DD: 107 pcf MC: 19.5%
				▼	
				* Increased Rock Fragments	
	15	C	3/6" 4/6"		
				Bottom of Test Boring at 16 feet	
	20				
	25				

Project Name: Lot 109R - Telluride Mountain Village **Project Number:** M22015GE **Figure:** A3

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

LOG OF TEST BORING

Date Drilled: April 25, 2022 **Field Engineer:** DRL **TB Number:** 3

Location: See test boring location diagram **Elevation:**

Diameter: 4 inch **Total Depth:** 16 feet **Depth to Water at Time of Exc:** 11 feet

Symbol	Depth	Sample Type	Sample N	Soil Description	Laboratory Test Results
	0			Approx. 1 inch Asphalt Granular Fill Material	
	5	C	8/6" 9/6"	Clay, sandy, silty, med stiff, moist, dark brown, gray	LL: 30 PL: 14 PI: 16 - #200: 65.2%
	10	C	4/6" 5/6"	Clay, sandy, rock fragments, stiff, moist to wet, brown, tan ▼	Direct Shear Test: DD: 109 pcf MC: 15.4%
	15	C	4/6" 5/6"		Swell/Consolidation Test: DD: 117 pcf MC: 13.6%
	20			Bottom of Test Boring at 16 feet	
	25				

Project Name: Lot 109R - Telluride Mountain Village **Project Number:** M22015GE **Figure:** A4

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LOG OF TEST BORING

Date Drilled: April 25, 2022 **Field Engineer:** DRL **TB Number:** 4

Location: See test boring location diagram **Elevation:**

Diameter: 4 inch **Total Depth:** 24-1/2 feet **Depth to Water at Time of Exc:** 11 feet

Symbol	Depth	Sample Type	Sample N	Soil Description	Laboratory Test Results
	0			Approx. 1 inch Asphalt Granular Fill Material	
				Clay, sandy, rock fragments, stiff, moist to wet, brown, gray, tan	
	5				
	10			▼	
	15			* Intermittent Stiff/Very Stiff Lenses	
	20			* Increased Rock Fragments	
	25			Auger Refusal at 24-1/2 feet	

Project Name: Lot 109R - Telluride Mountain Village **Project Number:** M22015GE **Figure:** A5

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LOG OF TEST BORING

Date Drilled: April 25, 2022 **Field Engineer:** DRL **TB Number:** 5

Location: See test boring location diagram **Elevation:**

Diameter: 4 inch **Total Depth:** 15 feet **Depth to Water at Time of Exc:** None Encountered

Symbol	Depth	Sample Type	Sample N	Soil Description	Laboratory Test Results
	0			Approx. 1 inch Asphalt Granular Fill Material	
	5			Clay, sandy, rock fragments, stiff, moist, brown, tan	
	10	C	3/6" 2/6"		Direct Shear Test: DD: 108 pcf MC: 13.2%
	15	C	6/6" 2/6"		Swell/Consolidation Test: DD: 119 pcf MC: 9.3%
	20			Bottom of Test Boring at 15 feet	
	25				

Project Name: Lot 109R - Telluride Mountain Village **Project Number:** M22015GE **Figure:** A6

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CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

APPENDIX B

The laboratory study consisted of performing:

- Moisture content and dry density tests,
- Swell-consolidation tests,
- Direct Shear Strength tests, and
- Atterberg Limits tests.

It should be noted that samples obtained using a drive type sleeve sampler may experience some disturbance during the sampling operations. The test results obtained using these samples are used only as indicators of the in situ soil characteristics.

TESTING

Moisture Content and Dry Density

Moisture content and dry density were determined for each sample tested of the samples obtained. The moisture content was determined according to ASTM Test Method D2216 by obtaining the moisture sample from the drive sleeve. The dry density of the sample was determined by using the wet weight of the entire sample tested. The results of the moisture and dry density determinations are presented on the logs of borings, Figures A2 through A6.

Swell Tests

Loaded swell tests were performed on drive samples obtained during the field study. These tests are performed in general accordance with ASTM Test Method D2435 to the extent that the same equipment and sample dimensions used for consolidation testing are used for the determination of expansion. A sample is subjected to static surcharge, water is introduced to produce saturation, and volume change is measured as in ASTM Test Method D2435. Results are reported as percent change in sample height.

Consolidation Tests

One dimensional consolidation properties of drive samples were evaluated according to the provisions of ASTM Test Method D2435. Water was added in all cases during the test. Exclusive of special readings during consolidation rate tests, readings during an increment of load were taken regularly until the change in sample height was less than 0.001 inch over a two hour period. The results of the swell-consolidation load test are summarized

on Figures B1 through B5, swell-consolidation tests.

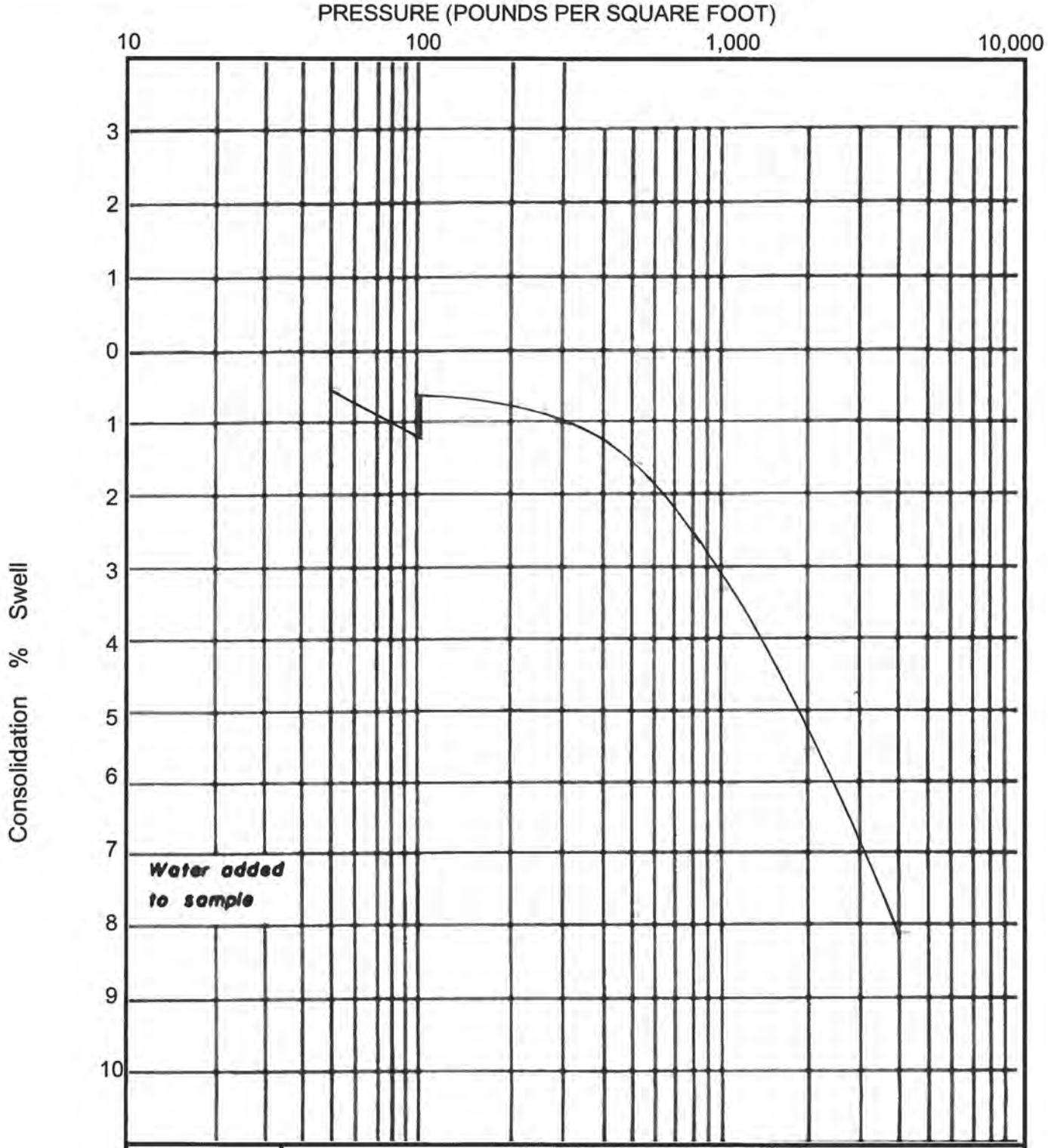
It should be noted that the graphic presentation of consolidation data is a presentation of volume change with change in axial load. As a result, both expansion and consolidation can be illustrated.

Direct Shear Strength Tests

Direct shear strength properties of drive samples were evaluated in general accordance with testing procedures defined by ASTM Test Method D3080. The results of the direct shear strength test are summarized on Figures B6 and B7, direct shear test.

Atterberg Limits Tests

Atterberg limits tests were conducted on samples obtained during our field study. The Atterberg limits tests were conducted in general accordance with ASTM Test Method D4318. The results of the Atterberg limits test are presented on Figure A4.

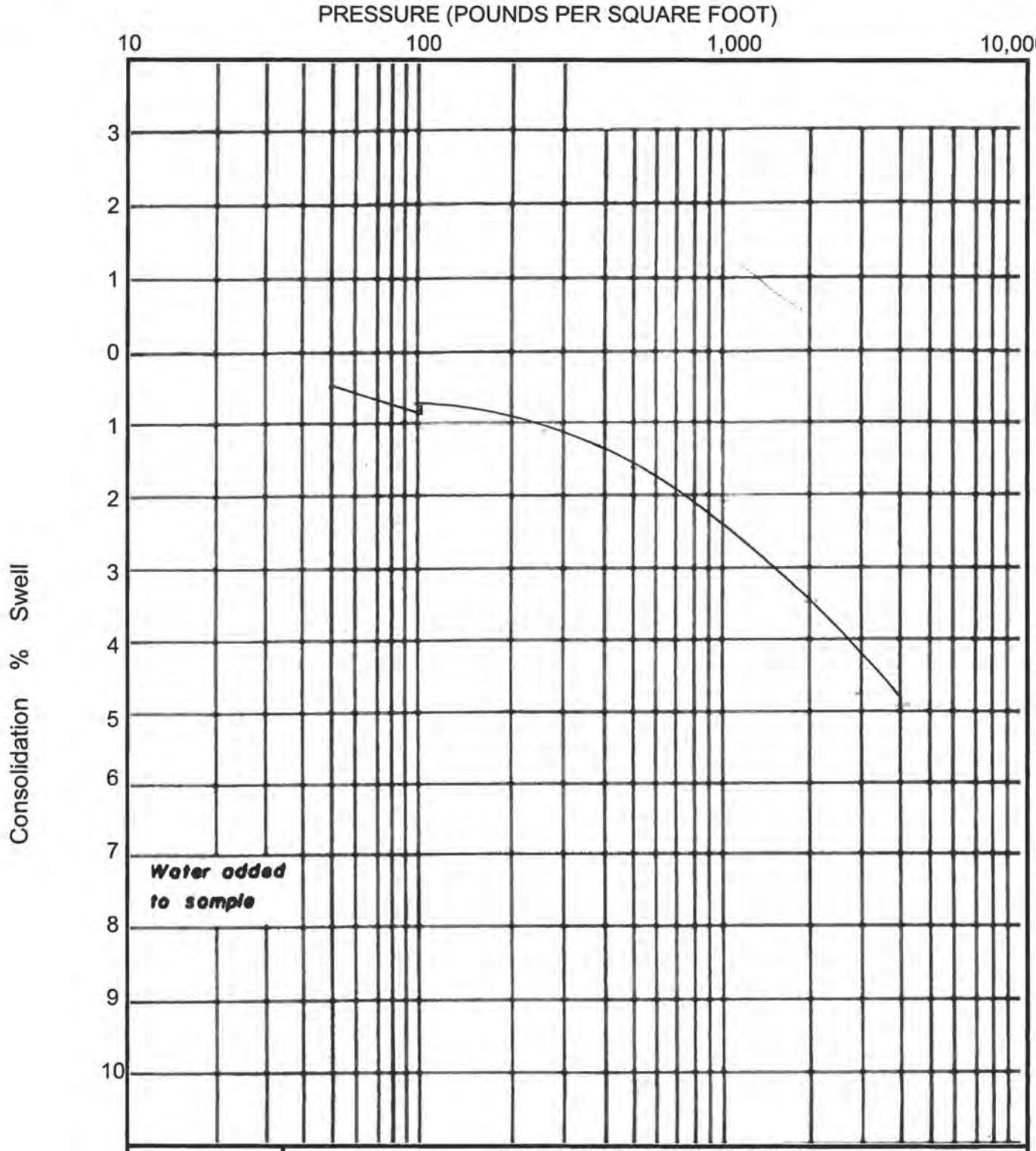


	SUMMARY OF TEST RESULTS				
Boring No. 1 Depth 10-11 ft	Moisture Content %	Dry Density PCF	Height in	Diameter In	Swell Pressure PSF
Initial	10.7	110	1.00	1.94	± 300
Final	20.9	118	0.918	1.94	
Soil Description	Clay, sandy, gravels, brown				

SWELL-CONSOLIDATION TEST

Lambert and Associates

Project No.	M22015GE
Date:	August 4, 2022
Figure:	B1

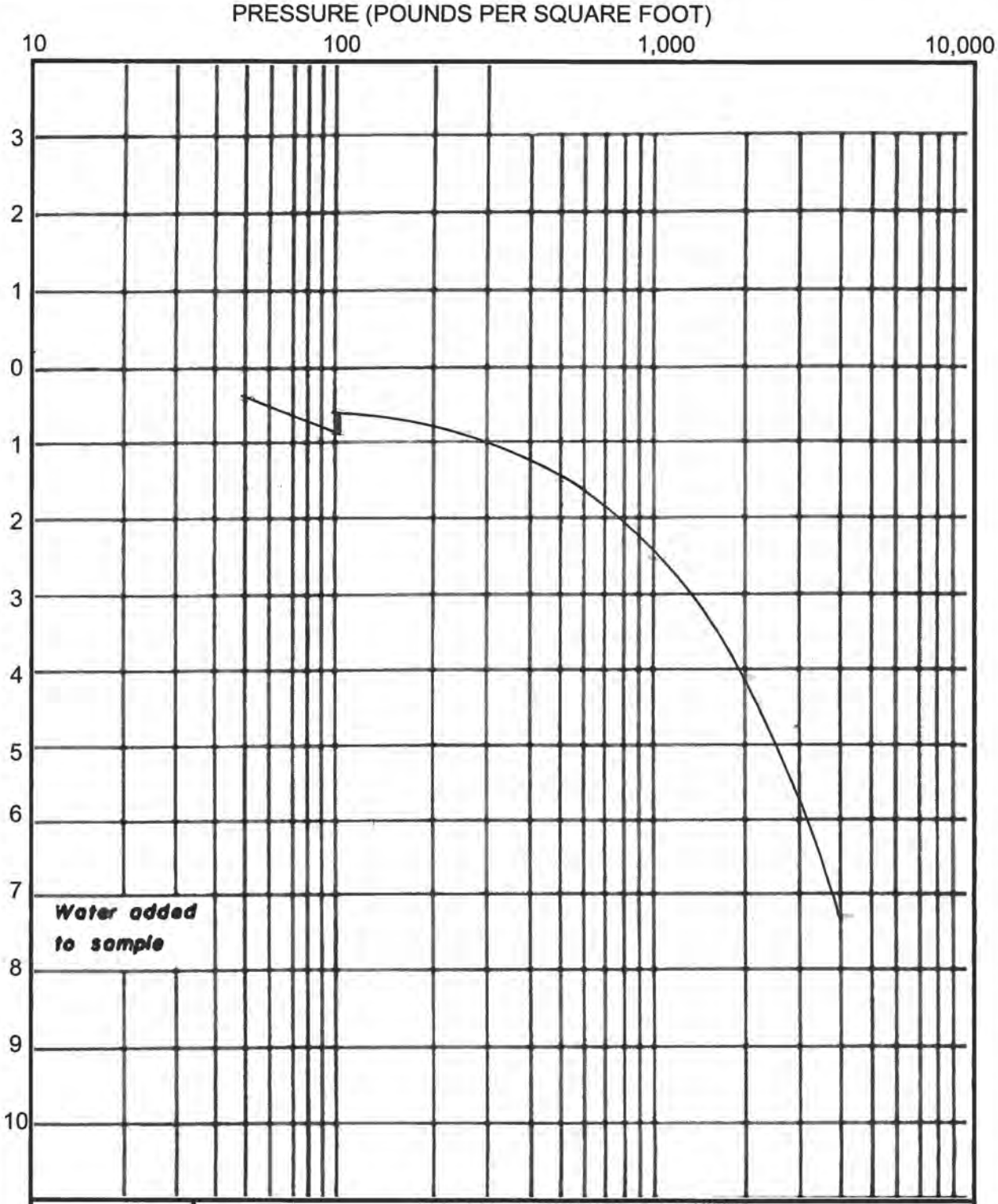


	SUMMARY OF TEST RESULTS				
Boring No. 1 Depth 15-16 ft	Moisture Content %	Dry Density PCF	Height in	Diameter In	Swell Pressure PSF
Initial	12.7	123	1.00	1.94	± 200
Final	13.5	129	0.952	1.94	
Soil Description	Clay, sandy, gravels, brown				

SWELL-CONSOLIDATION TEST

Lambert and Associates

Project No.	M22015GE
Date:	August 4, 2022
Figure:	B2

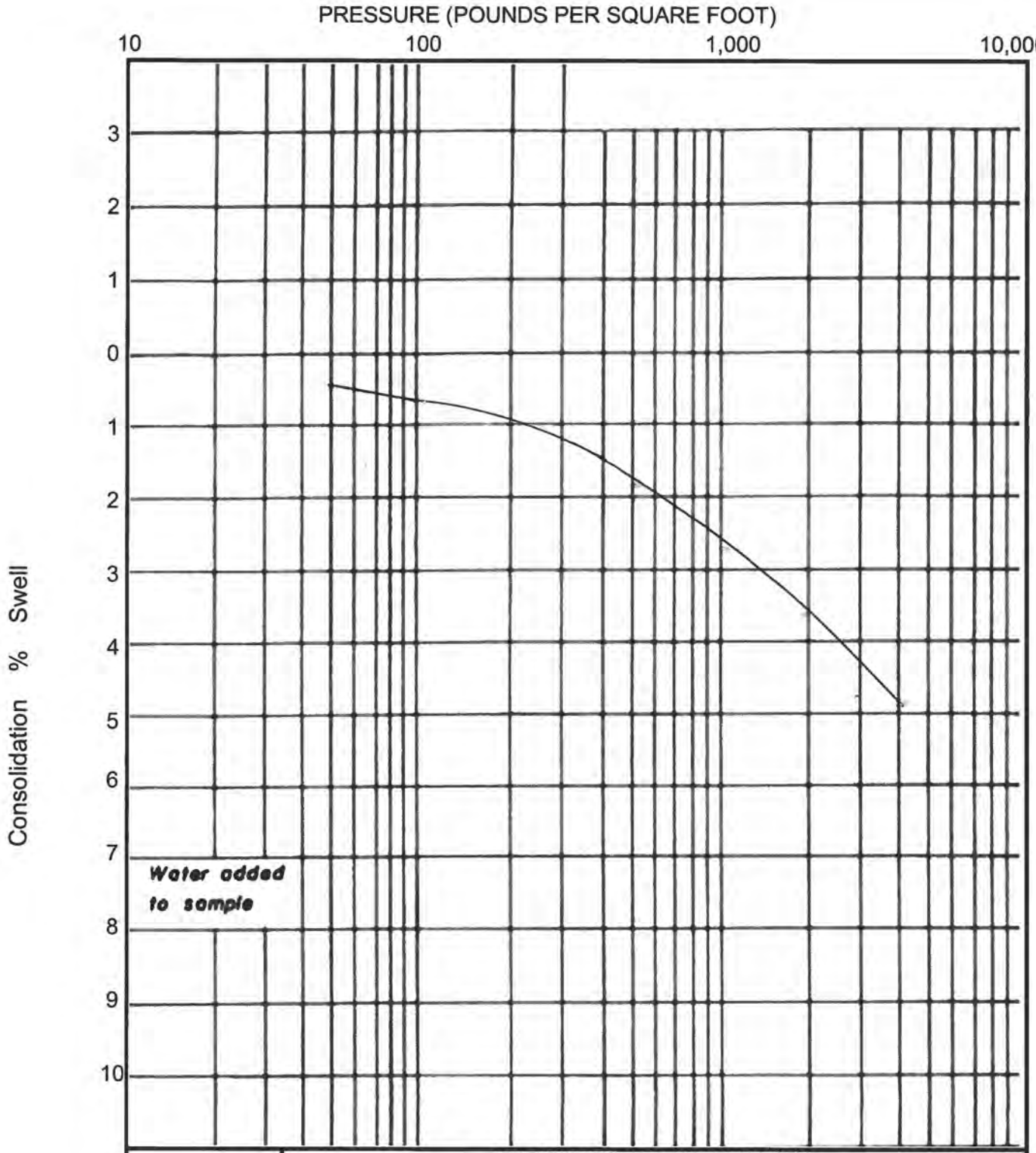


	SUMMARY OF TEST RESULTS				
Boring No. 2 Depth 9-10 ft	Moisture Content %	Dry Density PCF	Height in	Diameter In	Swell Pressure PSF
Initial	19.5	107	1.00	1.94	± 300
Final	21.8	115	0.927	1.94	
Soil Description	Clay, sandy, gravels, brown				

SWELL-CONSOLIDATION TEST

Lambert and Associates

Project No.	M22015GE
Date:	August 4, 2022
Figure:	B3

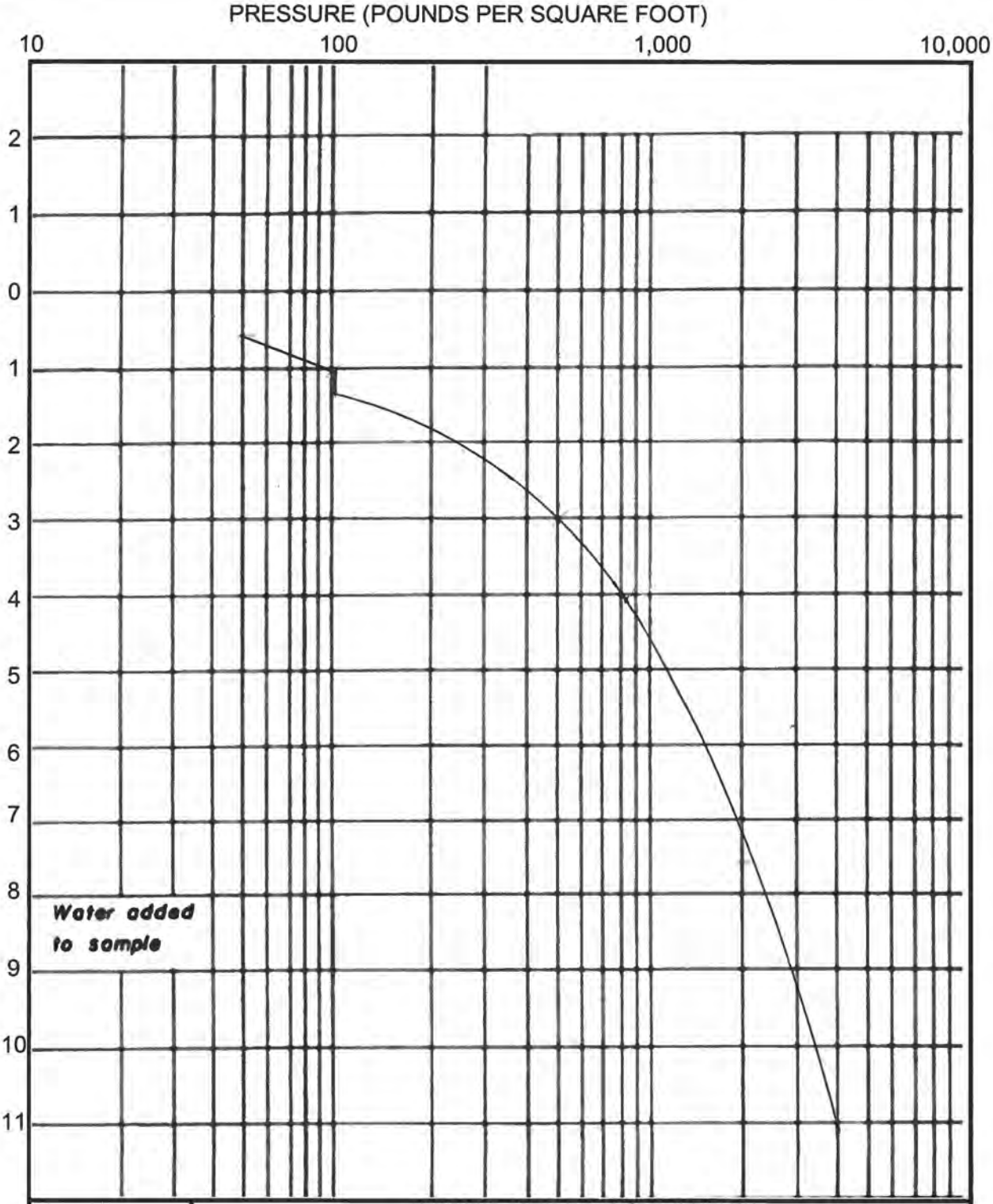


	SUMMARY OF TEST RESULTS				
Boring No. 3 Depth 15-16 ft	Moisture Content %	Dry Density PCF	Height in	Diameter In	Swell Pressure PSF
Initial	13.6	117	1.00	1.94	± 150
Final	14.8	121	0.952	1.94	
Soil Description	Clay, sandy, dark brown				

SWELL-CONSOLIDATION TEST

Lambert and Associates

Project No.	M22015GE
Date:	August 4, 2022
Figure:	B4



	SUMMARY OF TEST RESULTS				
Boring No. 5 Depth 14-15 ft	Moisture Content %	Dry Density PCF	Height in	Diameter In	Swell Pressure PSF
Initial	9.3	119	1.00	1.94	≤ 100
Final	17.1	124	0.888	1.94	
Soil Description	Sand, gravel, clayey, brown				

SWELL-CONSOLIDATION TEST

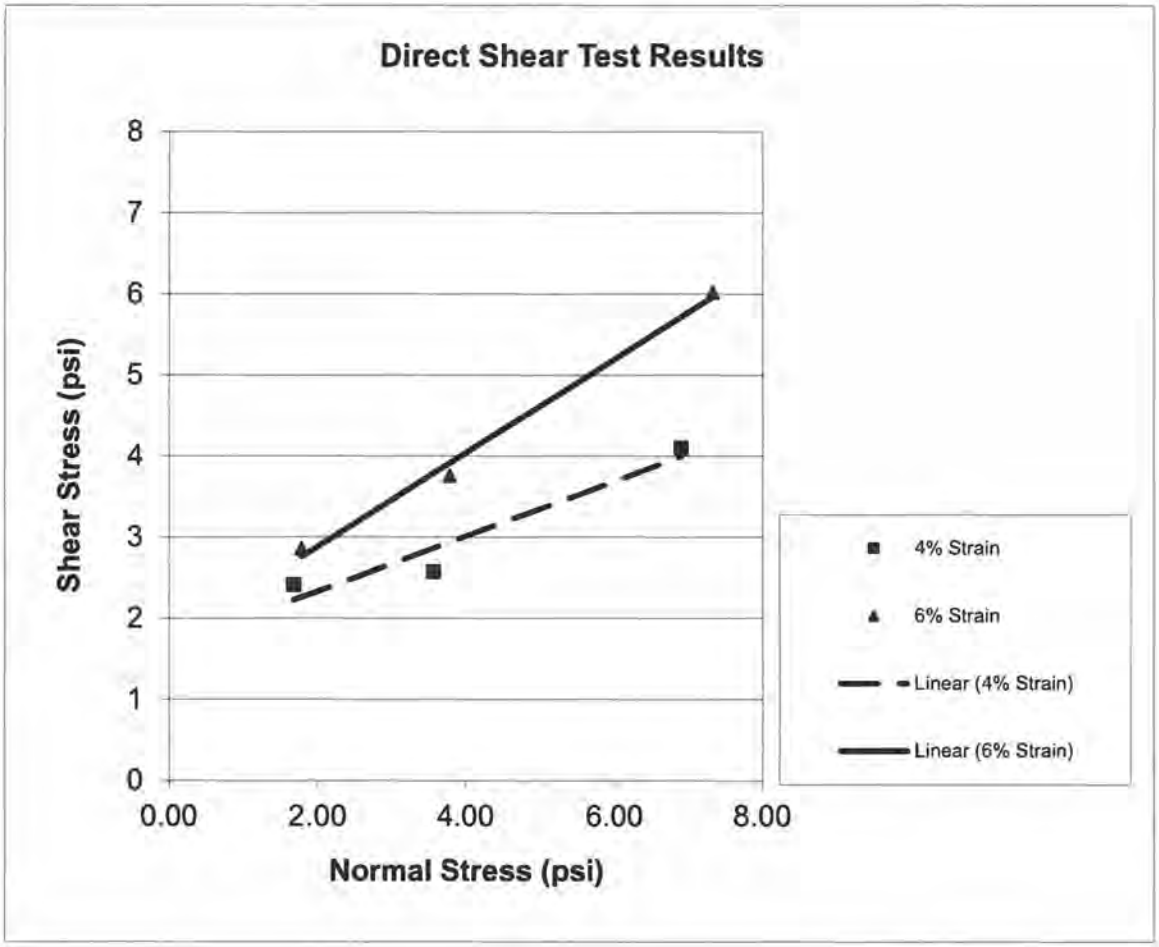
Lambert and Associates

Project No.	M22015GE
Date:	August 4, 2022
Figure:	B5

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

Project:	Lot 109R Telluride	**Project Number:**	M22015GE	**Date Sampled:**	4/25/2022
Location:	Telluride, CO	**Sample Source:**	TB 3 @ 10-11 ft	**Lab Sample #:**	4390
Sample Description:	Clay, sandy, gravels, brown	**Date Tested:**	5/16/2022	**Tested By:**	AC



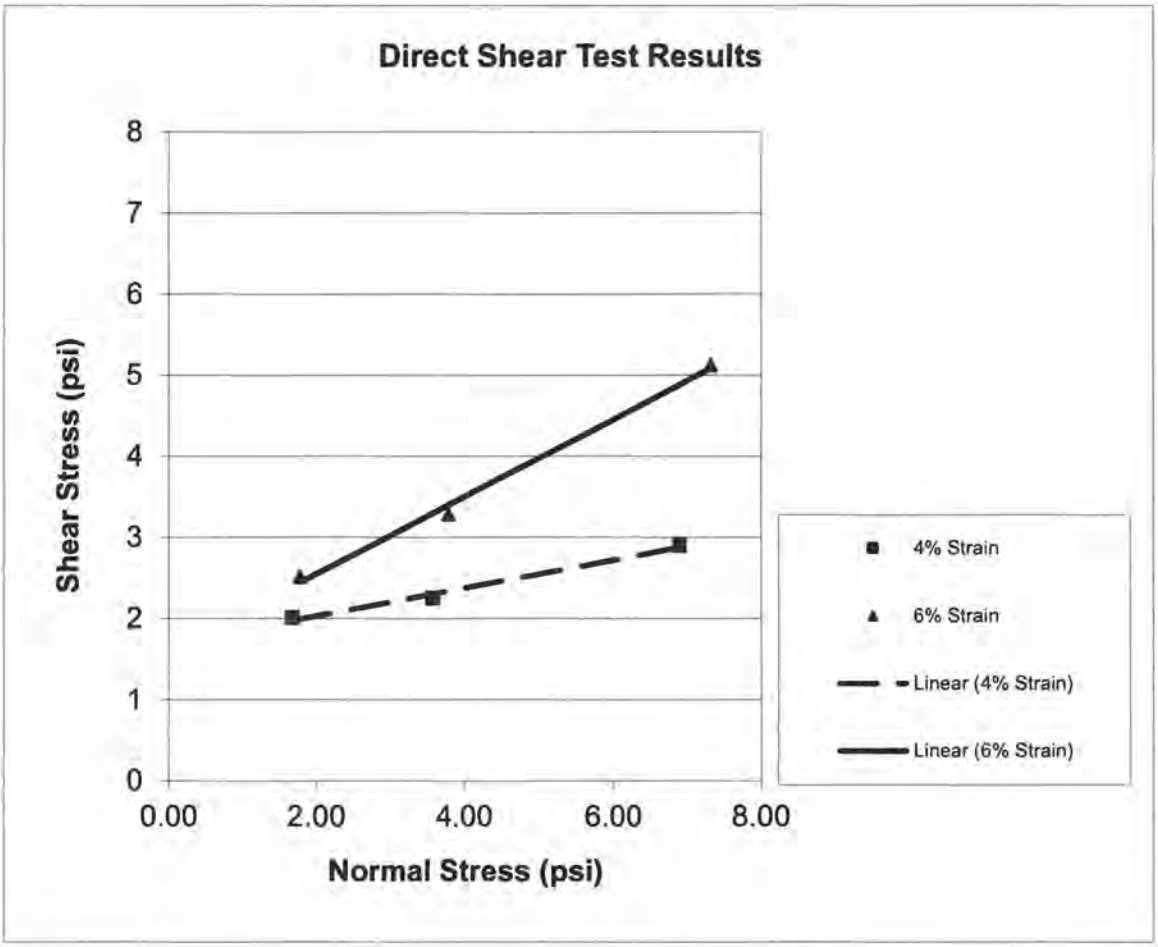
% Strain	Cohesion (psf)	Friction Angle (deg)
4	239	19
6	249	30

Project No.:	M22015GE
Date:	August 4, 2022
Figure:	B6

Lambert and Associates

CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

Project:	Lot 109R Telluride	**Project Number:**	M22015GE	**Date Sampled:**	4/25/2022
Location:	Telluride, CO	**Sample Source:**	TB 5 @ 9-10 ft	**Lab Sample #:**	4390
Sample Description:	Clay, sandy, gravels, brown	**Date Tested:**	5/17/2022	**Tested By:**	AC



% Strain	Cohesion (psf)	Friction Angle (deg)
4	243	10
6	231	25

Project No.:	M22015GE
Date:	August 4, 2022
Figure:	B7

APPENDIX C

GEOLOGY DISCUSSION
SOUTHWEST COLORADO GEOLOGY

Southwest Colorado exhibits many geologic features formed by a multitude of geologic processes. Regional inundation, uplift, volcanism and glaciation are responsible for some of the complex geology of the region. Many theories and speculations concerning the mode of occurrence of the regions's geology have been presented over the years. This cursory discussion of the geology of southwest Colorado presents some theories accepted by the geologic community, but is only intended to introduce the basic concepts and restraints that arise due to geologic activity.

Prior to the formation of the Rocky Mountains southwest Colorado was a primarily a flat lying region with little topographic expression. The North American continent was experiencing many episodes of deposition. The Transcontinental Sea was transgressing and regressing across the continent, these transgressions and regressions are the cause for such diverse rock types. The stratigraphic column in southwestern Colorado expresses rock types from variable depositional environments. Limestones are formed in deeper water, sandstones are formed in beach and tidal flat environments, while arkosic sandstone and conglomerates are formed in alluvial plains and fans. Particle size and mineralogic content in rock units are related to the depositional environment. A sandstone or conglomerate would not be likely to form in a deep sea environment because there would not be enough energy to carry such large particles a great distance from the source lands. As one observes the stratigraphic column of southwest Colorado a siltstone may be overlain by a sandstone which is in turn overlain by a siltstone. This represents a regressional then transgressional sequence. Many such sequences or combinations of other rock units are exhibited throughout southwest Colorado.

The final regression of the sea may have been caused by orogenic activity and uplift. This uplift was not confined to Colorado, it was a regional uplift that occurred in many stages. The uplift is what caused the formation of the ancestral rockies. The Larimide Orogenic episode is responsible for the formation of the San Juan dome. (Note: The San Juan dome theory is not accepted by the entire geologic community. It is used here for descriptive purposes). The San Juan dome was essentially an upwarp of the stratigraphy formed by sedimentation during the Transcontinental Sea. An actual dome probably never

existed due to erosion during the uplift. The idea being that a dome of sediments and rock units would have existed had erosion and diastrophism not taken place. The orientation of bedding planes forms a radial pattern around the San Juan region which seems to vindicate this theory.

The stresses need to "upwarp" this large area were obviously tremendous. Locally occurring stresses may not be sufficient to move this quantity of material, global tectonics, directly or indirectly, may have been involved. Compression of the entire North American plate could have occurred. The magnitude of the stresses and the deep seated origin of these stresses also have caused extensive volcanism. Colorado has many large remnants of Calderas that were active during the orogenic activity. The Silverton and Lake City Calderas are the largest in the San Juan region. Activity in the Silverton Caldera has been estimated (radiometrically) to have occurred 22 million years ago. Calderas of this magnitude are believed to have formed by the collapse of epierogenic magma chambers. Volcanic and metamorphic rock bodies are common in the San Juan region, many of these units are related to the orogenic activity in the region.

Faults associated with local orogenic activity are another common geologic feature found in southwestern Colorado. As stated previously, extreme stresses were probably associated with the formation of the San Juan Mountains and may be responsible for deep-seated volcanic and metamorphic processes. These stresses had to be released, the geologic mode for stress release is faulting. Diastrophic activity in the area today is quite low, the lack of seismic activity indicates that stresses are not currently being released. An explanation for the loss of stresses is through faulting.

The last episode of regional geologic activity in the area was glaciation. The most recent period of glacial activity ended approximately 10,000 years ago. Glacial activity is responsible for much of the topographic expression in the area. "U-Shaped" valleys, moraine deposits, tarns, (glacial formed lakes), and rock glaciers are the most prominent features which are found in southwestern Colorado as a result of glacial activity. The valley configurations are a result of the erosional activity of the glaciers. Moraine deposits developed during the glacial activity. Rock glaciers are moving masses of rock which are thought to have an ice core which may be the last remnant of glacial ice. As the surbsurface ice core moves and melts, the overlying mass of rock also moves.

APPENDIX D

GENERAL GEOTECHNICAL ENGINEERING CONSIDERATIONS

D1.0 INTRODUCTION

Appendix D presents general geotechnical engineering considerations for design and construction of structures which will be in contact with soils. The discussion presented in this appendix are referred to in the text of the report and are intended as tutorial and supplemental information to the appropriate sections of the text of the report.

D2.0 FOUNDATION RECOMMENDATIONS

Two criteria for any foundation which must be satisfied for satisfactory foundation performance are:

- contact stresses must be low enough to preclude shear failure of the foundation soils which would result in lateral movement of the soils from beneath the foundation, and
- settlement or heave of the foundation must be within amounts tolerable to the superstructure.

The soils encountered during our field study have varying engineering characteristics that may influence the design and construction considerations of the foundations. The characteristics include swell potential, settlement potential, bearing capacity and the bearing conditions of the soils supporting the foundations. The general discussion below is intended to increase the readers familiarity with characteristics that can influence any structure.

D2.1 Swell Potential

Some of the materials encountered during our field study at the anticipated foundation depth may have swell potential. Swell potential is the tendency of the soil to increase in volume when it becomes wetted. The volume change occurs as moisture is absorbed into the soil and water molecules become attached to or adsorbed by the individual clay platlets. Associated with the process of volume change is swell pressure. The swell pressure is the force the soil applies on its surroundings when moisture is absorbed into the soil. Foundation design considerations concerning swelling soils include structure tolerance to movement and dead load pressures to help restrict uplift. The structure's tolerance to movement should be addressed by the structural engineer and is dependent upon many facets of the design including the overall structural concept and the building material. The uplift forces or pressure due to wetted clay soils can be addressed by designing the foundations with a minimum dead load and/or placing the foundations on a blanket of compacted structural fill. The compacted structural fill blanket will increase the dead load on the swelling foundations soils and will

increase the separation of the foundation from the swelling soils. Suggestions and recommendations for design dead load and compacted structural fill blanket are presented below. Compacted structural fill recommendations are presented under COMPACTED STRUCTURAL FILL below.

D2.2 Settlement Potential

Settlement potential of a soil is the tendency for the soil to experience volume change when subjected to a load. Settlement is characterized by downward movement of all or a portion of the supported structure as the soil particles move closer together resulting in decreased soil volume. Settlement potential is a function of;

- foundation loads,
- depth of footing embedment,
- the width of the footing, and
- the settlement potential or compressibility of the influenced soil.

Foundation design considerations concerning settlement potential include the amount of movement tolerable to the structure and the design and construction concepts to help reduce the potential movement. The settlement potential of the foundation can be reduced by reducing foundation pressures and/or by placing the foundations on a blanket of compacted structural fill. The anticipated post construction settlement potential and suggested compacted fill thickness recommendations are based on site specific soil conditions and are presented in the text of the report.

D2.3 Soil Support Characteristics

The soil bearing capacity is a function of;

- the engineering properties of the soil material supporting the foundations,
- the foundation width,
- the depth of embedment of the bottom of the foundation below the
- lowest adjacent grade,
- the influence of the ground water, and
- the amount of settlement tolerable to the structure.

Soil bearing capacity and associated minimum depth of embedment are presented in the text of the report.

The foundation for the structure should be placed on relatively uniform bearing conditions. Varying support characteristics of the soils supporting the foundation may result in nonuniform or differential performance of the foundation. Soils encountered at foundation depths may contain cobbles and boulders. The cobbles and boulders encountered at foundation depths

may apply point loads on the foundation resulting in nonuniform bearing conditions. The surface of the formational material may undulate throughout the building site. If this is the case it may result in a portion of the foundation for the structure being placed on the formational material and a portion of the foundation being placed on the overlying soils. Varying support material will result in nonuniform bearing conditions. The influence of nonuniform bearing conditions may be reduced by placing the foundation members on a blanket of compacted structural fill. Suggestions and recommendations for constructing compacted structural fill are presented under COMPACTED STRUCTURAL FILL below and in the text of the report.

D3.0 COMPACTED STRUCTURAL FILL

Compacted structural fill is typically a material which is constructed for direct support of structures or structural components.

There are several material characteristics which should be examined before choosing a material for potential use as compacted structural fill. These characteristics include;

- the size of the larger particles,
- the engineering characteristics of the fine grained portion of material matrix,
- the moisture content that the material will need to be for compaction with respect to the existing initial moisture content,
- the organic content of the material, and
- the items that influence the cost to use the material.

Compacted fill should be a non-expansive material with the maximum aggregate size less than about two (2) inches and less than about twenty five (25) percent coarser than three quarter (3/4) inch size.

The reason for the maximum size is that larger sizes may have too great an influence on the compaction characteristics of the material and may also impose point loads on the footings or floor slabs that are in contact with the material. Frequently pit-run material or crushed aggregate material is used for structural fill material. Pit-run material may be satisfactory, however crushed aggregate material with angular grains is preferable. Angular particles tend to interlock with each other better than rounded particles.

The fine grained portion of the fill material will have a significant influence on the performance of the fill. Material which has a fine grained matrix composed of silt and/or clay which exhibits expansive characteristics should be avoided for use as structural fill. The moisture content of the material should be monitored during construction and maintained near optimum moisture content for compaction of the material.

Soil with an appreciable organic content may not perform adequately for use as structural fill material due to the compressibility of the material and ultimately due to the decay of the organic portion of the material.

D4.0 RADON CONSIDERATIONS

Information presented in "Radon Reduction in New Construction, An Interim Guide: OPA-87-009 by the Environmental Protection Agency dated August 1987 indicates that currently there are no standard soil tests or specific standards for correlating the results of soil tests at a building site with subsequent indoor radon levels. Actual indoor levels can be affected by construction techniques and may vary greatly from soil radon test results. Therefore it is recommended that radon tests be conducted in the structure after construction is complete to verify the actual radon levels in the home.

We suggest that you consider incorporating construction techniques into the development to reduce radon levels in the residential structures and provide for retrofitting equipment for radon gas removal if it becomes necessary.

Measures to reduce radon levels in structures include vented crawl spaces with vapor barrier at the surface of the crawl space to restrict radon gas flow into the structure or a vented gravel layer with a vapor barrier beneath a concrete slab-on-grade floor to allow venting of radon gas collected beneath the floor and to restrict radon gas flow through the slab-on-grade floor into the structure. These concepts are shown on Figure D1.

If you have any questions or would like more information about radon, please contact us or the State Health Department at 303-692-3030.

ATTACHMENT 19

Certificate Number 27

Town of Mountain Village Density Bank Certificate

This certifies that Town of Mountain Village is the registered owner of the following density in the Mountain Village Density Bank:

Origin. Lot No.	Zoning Designation	Number of Actual Units	Person Equivalent Density Per Unit	Total Person Equivalent Density
645	Emp Condo	13	3	39

Density in the density bank is not assigned to a lot. The Original Lot No. is only provided for tracking purposes. The owner of record of density in the density bank shall be responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity. Density may only be transferred from the Owner to a new owner or to a lot or site pursuant to the requirements of the Town of Mountain Village Community Development Code, including but not limited to the density transfer application process. This certificate is non-transferrable and shall be void when the Town approves a density transfer application and issues a new density bank certificate.

In Witness Whereof, the Town of Mountain Village, Colorado has caused this certificate to be signed by its duly authorized officer and the Town Seal is to be hereunto affixed this 11th July A.D.2022

_____

Michelle Haynes, MPA
Director of Planning and Development Services

ATTACHMENT 21

From: JD Wise
To: Amy Ward
Cc: Finn KJome; Lauren Kirn; Molly Norton; Michelle Haynes
Subject: RE: 109R referral REMINDER
Date: Friday, November 18, 2022 9:09:48 AM

Hi Amy,

Please find my comments below regarding the Lot 109R Major PUD amendment:

- The proposed landscaping throughout the plaza area looks very attractive. I think there would be value in flattening out some of the curves in the permanent planter beds. Town utility vehicles will be able to navigate the 10'+ clearances, but I am concerned that larger maintenance equipment that will be needed for exterior maintenance of the building and neighboring buildings (i.e., 60' boom lifts for window washing, exterior façade maintenance, etc.) will have a difficult time navigating the tight corridors.
- In a similar vein, I would like to see less permanent seating/furniture and more moveable furniture – this will allow access for maintenance equipment as mentioned above, as well as allow flexibility for public events.
- I would strongly request that natural gas fire features on the exterior of the building are not included as part of the approved design, and that electric "fire" features be considered to allow for the aesthetic of fire without the emissions of burning natural gas. TMV has committed to a goal of reaching carbon neutrality by 2050, and greenhouse gas emissions from buildings are the largest contributor to our community greenhouse gas emissions.
- I see the value in the warmth and ambiance of outdoor, natural gas fire pits and would suggest they be utilized in the winter months and be converted to flower features in the summer. We continue to experience wildland fires across the western United States which frequently blanket TMV with smoke. Fire features can feel out of place in dry summers and TMV has taken a similar approach with the Heritage Plaza Fire Pit, which is converted into a beautiful floral centerpiece for the summer season.
- I would like to see a service parking spot at/near the trash/boiler room as this building will frequently have contractors servicing this facility.
- I am unclear if there is space in the trash/boiler facility for TMV boilers that could provide future snowmelt for the plaza in the corridor from MV Boulevard to Conference Center Plaza. I think this building represents a great opportunity to house this infrastructure and would be a worthy public benefit.

Thank you for the opportunity to provide comment on this application.

Best,
JD

J.D. Wise
Assistant Public Works Director
Town of Mountain Village
O :: 970.369.8235

MEMORANDUM

To: Michell Haynes, MPA
Planning and Development Services Director

From: Chad Hill, PE
SGM

Date: November 16, 2022

Re: **Lot 109R Major PUD Amendment Review**

SGM has reviewed the Lot 109R PUD amendment documents with a focus on the utility and site design elements. The review comments are organized using SGM's April 20, 2022 memorandum so that all comments are provided in one document.

Drawing Review Comments:

1. No change. The alignments are acceptable and the coordination as noted will be a final design item. The water, sewer, electric and storm sewer utilities will be rerouted. The realignments are acceptable with additional requirements as noted in item 2 below. The applicant noted that rerouting of the electrical service will be coordinated with SMPA. Coordination of the sewer, water, and storm water is also required to be conducted with the Town Public Works Department. It should be noted that the sewer service can not be interrupted so temporary facilities must be in place prior to utility switch over. Same with water and storm drainage.
2. Final design item. Details of the routing and pipe support of the utilities (sewer and storm drain) through the garage is to be submitted for review. The pipes must be protected from potential damage and must be fully accessible for maintenance.
3. Final design item. Pipes routed under retaining walls must be encased in concrete.
4. No change to comment. Ownership of the utilities within the garage is in question. Its is recommended that the property owner have full responsibility for the utilities and they be inspected periodically by the Town.
5. Complete. The disposition of abandon utilities is to be indicated.
6. Final design and construction item. Means and methods of construction are the responsibility of the property owner. Materials and means of construction (ie trench design, etc) are to be submitted to the Town for review.
7. No change to comment. The final design drawing and specification documents are to be provided for review by the Town prior to initiation of any construction or material orders.
8. A plan sheet showing and noting how temporary utility services will be implemented and the impacts impacted facilities is required. A public meeting with the affected facility management is recommended prior to commencement of any work. The Town must be involved in the arrangement and meeting.
9. Complete, sidewalk is now shown. No sidewalk is included in the design. It is recommended that the proposed stairway be relocated to be adjacent to the pedestrian bridge on Mountain Blvd to allow pedestrians to transition from the street level to the development plaza level for passage to the core. The grade change appears to be only 9-10 feet. The currently proposed exterior stairway location is not convenient and likely wont be used as a typical mode of access to the core. Hence, in pedestrians will likely have to walk in the street which is not a safe route.

10. Complete, information was provided and is acceptable. The design delivery truck type should be noted. The turning radius diagram where maneuvering from Mountain Blvd to the BOH is to be provided for review.
11. Complete, structure was enlarged. The trash shed is proposed to be used to house the snowmelt boiler system. That leaves space for 5-3 cy bins. That seems insufficient. The enclosure could be expanded to house both uses.
12. Complete. No snow melt system drawings were provided to show the extent and layout of the system. Is the roof included in the snowmelt system as it should?
13. Final design item. The snowmelt drawings do show the drain system. The roof drain piping system is acceptable but minimal information is available for review. Detailed routing of piping is to be provided on the design drawings.
14. Final design item and property owner responsibility. Snow from street plowing will place snow against the building since no set back is provided. The facility design should accommodate the side load and potential damage since the developed chose to leave no set back to accommodate snow or pedestrians.
15. Complete, slopes shown. There are no slopes shown for the parking structure. Typical level transition ramp slopes should be 5%-6% per the International Parking and Mobility Institute standards.
16. The floor-to-floor height was increased to 12 feet per sheet per sheet A-2.22 and is sufficient. The floor-to-floor height between garage levels G1 and G2 is only 10 feet. Given slab thickness and the required sprinkler system that will allow a clearance of approximately 8.5 feet. That is insufficient for utility maintenance equipment access. For mixed use parking, 16 feet to 20 feet is customary as the Town provided for their own parking structure near Town Hall.

Report Review Comments

1. The traffic circulation study memorandum provided by LSC Transportation Consultants dated August 17, 2022 was reviewed and found to be acceptable.

From: Jim Loebe
To: Amy Ward
Subject: RE: 109R referral REMINDER
Date: Thursday, November 17, 2022 10:36:49 AM

Hey Amy,

I really only have one comment and it revolves around the front drive loop. We just need to ensure that it remains a viable bus turnround and that the bus has a place to safely pick up and drop off in the loop. I know the ship has already sailed, but the existing Centrum Bus Stop may offer an alternative location for a trash transfer station. The Centrum Bus Stop could go away and the turnaround/ entry at 109R could serve as both the bus stop and bus turnaround for the north core area. I've been of the vocal opinion that we're just trying to fit too much stuff in too small of a space in this turnaround area.

The traffic in the north core is going to go off the charts once 109 / 161 / and Rosewood are developed. This piece of land to the south of 109 is such an important interface for the community.

That's all I have for you.

Thanks!

Jim Loebe
Transit Director and Director of Parks and Recreation
Town of Mountain Village
O::970.369.8300
M::970.729.3434

Website | Facebook | Twitter | Instagram | Email Signup

For information about The Town of Mountain Village's response to COVID-19 (Coronavirus), please visit townofmountainvillage.com/coronavirus/

Si Usted necesita comunicarse conmigo y necesita servicio de traducción al español, simplemente háganoslo saber y podemos proporcionar tal servicio.

From: Amy Ward <award@mtnvillage.org>
Sent: Wednesday, November 16, 2022 2:09 PM
To: Michelle Haynes <MHaynes@mtnvillage.org>; Finn KJome <FKJome@mtnvillage.org>; JD Wise <JWise@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; Jim Soukup <JSoukup@mtnvillage.org>; Lauren Kirn <lKirn@mtnvillage.org>; Paul Wisor <pwisor@mtnvillage.org>; dmcconaughy@garfieldhecht.com; cgazda@garfieldhecht.com; sheidergott@telluridefire.com; Jim Loebe <JLoebe@mtnvillage.org>; Cc: Chad Hill <chadh@sgm-inc.com>; Paul Ficklin <Paul.Ficklin@blackhillscorp.com>; jeremy@smpa.com; terry@smpa.com; brien.gardner@blackhillscorp.com; Paul Ficklin <paul.ficklin@blackhillscorp.com>; kirby.bryant@centurylink.com; Rodney Walters <rwalters@mtnvillage.org>; Drew Harrington <DHarrington@mtnvillage.org>

From: Finn KJome
To: Amy Ward
Subject: 109R Final Design Review
Date: Thursday, November 17, 2022 2:49:04 PM

Hi Amy,
Here are my comments for Public Works.

Mitigation Plan
Where is the offsite storage?
Please provide a detailed plan on how plaza trash will be serviced while the old trash building has been demoed but before the new trash room has been completed.

Public Benefits
Page G-001 Will the Town be granted easements from Shirana & Westermere for the public walkways running through their buildings? Who carries the insurance for these locations?
G-2 Parking Does the Town own the 20 parking spaces called as public parking? Who carries the insurance for these spaces? Please provide public access route and easement from the 20 public parking spaces to the public walk ways. Who manages the Public Parking spaces?
G-002 Why does the plan say new refuse facility built off site?

C2.1
Please make a note that Mountain Village Blvd will need to be completely overlayed with new asphalt from Country Club intersection to the end of the project. There will be extensive damage to the road by this construction project.
C3.1
In theory the utility plan looks good. Please provide the construction plans for utilizes when available.
C5
I see soil nails are proposed under Mountain Village Blvd. This is not recommended. Please explain why other types of shoring outside of the road right-of-way are not proposed.

To be clear the new stairs off of Mountain Village Blvd must be in place before blocking access from See Forever. Or other routes must be in place and approved.

I recommend not putting fixed structures on the plaza. The area is already narrow. The fixed structures will make future maintenance on all the building extremely difficult.
The McGrath snowmelt letter talks about park spaces for service vehicles, where is this parking? Parking along Mountain Village Blvd to service the snowmelt boilers will not be allowed. Parking spaces on the south side of the Trash building is preferred.
Does the boiler room have extra space for future Town Boilers? I believe this was discussed.

A general comment and understanding. In the existing PUD all plazas, common areas, utilizes through the project and public benefits are to be maintained by the hotel. Is this still the plan? When would I be able to review this agreement?

Finn

Finn Kjome
Public Works Director
Town of Mountain Village

From: Lauren Kirn
To: JD Wise; Amy Ward
Cc: Finn KJome; Molly Norton; Michelle Haynes
Subject: RE: 109R referral REMINDER
Date: Friday, November 18, 2022 3:29:18 PM
Attachments: 50K Tempest Lantern.pdf

Hi Amy,

Please see my comments below as well. Let me know if I'm misunderstanding anything.

1. 17.5.12.D PROHIBITED LIGHTING – LANDSCAPE LIGHTING. While the photometric plan includes tree-mounted gobo projectors and landscape bollards, these fixtures are intended to provide minimum illuminance along the walking path for safety and egress purposes.
    a. Comment: The Town has approved lighting for safety and egress purposes. Lighting that does not comply with the Town requirements or the Dark Sky Reserve requirements should not be permitted.
2. Snowmelt is required within the Village Core per code. This is therefore not a public benefit as it is required and the main beneficiary is the applicant.
    a. "boilers will provide snowmelt for and improve access to areas including trash enclosure and adjacent drives, ramp and loading dock, emergency (fire) lanes, parking area, walkways, shared plaza, and porte cochere for a total of approximately 31,600 square feet of snowmelt area."
    b. "the boiler system will provide the public, town, and neighbors with the benefits of additional snowmelt areas provided by the development of lot 109R."
3. The Design Narrative includes an article on bird collisions with buildings and glazing design considerations. The elevations include safety glazing as typical. Do we have a specification for the glazing?
4. The Town of Mountain Village will be included with San Miguel County's Dark Sky Reserve. As a periphery community, we will be required to meet the Reserve's Lighting Management Plan. The proposed alternative light fixtures are not in compliance with the International Dark Sky Requirements. These non-compliant fixtures should not be permitted.
5. The natural gas light fixtures should also not be permitted. In particular, the 50K Tempest Lantern is a gas lantern is not in compliance with Dark Sky Reserve requirements and it is contradictory to the Town's goal of carbon neutrality by 2050. The Lantern requires an input of 50,000 BTUs/hour. The plans show at least 25 lanterns (DF-1) specified around the building. Assuming each lantern runs for 4 hours per day for 365 days, this equates to an addition of 96.6 MTCO2e to the Town's GHG emissions each year. If the lanterns are on for longer, which one can assume they would be, particularly during the winter season, the amount of GHG emissions increases.
    a. Page 8 of the attached spec sheet also says, "Do not locate the lantern….
        i. Under or near trees, plants, and buildings where debris may constantly fall into the Lantern. Excessive debris will require high maintenance and/or cause malfunctioning of the Lantern.
        ii. In places where people, children, and pets may contact the Lantern. Guards or fences around the Lantern in these locations are recommended."
6. The design proposal includes potentially transformers and other utility equipment serving the

applicant's property on the Town of Mountain Village's property, and designates it as a public benefit. More explanation is needed as this does not appear to reflect the definition of a public benefit.

Thanks,
Lauren

Lauren Kirn
Environmental Efficiencies and Grant Coordinator
Town of Mountain Village
455 Mountain Village Blvd. Suite A
O :: 970.369.8601
M :: 970.729.1874

From: JD Wise <JWise@mtnvillage.org>
Sent: Friday, November 18, 2022 9:10 AM
To: Amy Ward <award@mtnvillage.org>
Cc: Finn KJome <FKJome@mtnvillage.org>; Lauren Kirn <lKirn@mtnvillage.org>; Molly Norton <mnorton@mtnvillage.org>; Michelle Haynes <MHaynes@mtnvillage.org>
Subject: RE: 109R referral REMINDER

Hi Amy,

Please find my comments below regarding the Lot 109R Major PUD amendment:

- The proposed landscaping throughout the plaza area looks very attractive. I think there would be value in flattening out some of the curves in the permanent planter beds. Town utility vehicles will be able to navigate the 10'+ clearances, but I am concerned that larger maintenance equipment that will be needed for exterior maintenance of the building and neighboring buildings (i.e., 60' boom lifts for window washing, exterior façade maintenance, etc.) will have a difficult time navigating the tight corridors.
- In a similar vein, I would like to see less permanent seating/furniture and more moveable furniture – this will allow access for maintenance equipment as mentioned above, as well as allow flexibility for public events.
- I would strongly request that natural gas fire features on the exterior of the building are not included as part of the approved design, and that electric "fire" features be considered to allow for the aesthetic of fire without the emissions of burning natural gas. TMV has committed to a goal of reaching carbon neutrality by 2050, and greenhouse gas emissions from buildings are the largest contributor to our community greenhouse gas emissions.
- I see the value in the warmth and ambiance of outdoor, natural gas fire pits and would suggest they be utilized in the winter months and be converted to flower features in the summer. We continue to experience wildland fires across the western United States which frequently blanket TMV with smoke. Fire features can feel out of place in dry

From: Rodney Walters
To: Amy Ward
Subject: Final Comment 109 R
Date: Wednesday, November 16, 2022 8:57:26 AM

Amy,

Just a final thought for 109 R. Finn is right, the heated sidewalks ("snow melt") will warm the soil in the landscape beds and mess up the tree's dormancy cycles. This will lead to stress and tree mortality. If a provision is made to replace dead and dying trees, you could have small trees on the site. It just needs to be understood that trees will have to be replaced every 3-5 years as an ongoing maintenance requirement.

Thank you,

Rodney Walters
Town Forester/GIS Assistant
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8603
M :: 970.708.4358
Website | Facebook | Twitter | Instagram | Email Signup | Careers
We make Mountain Village a great place to live, work & visit.
We are experiencing high volumes of development review and have limited staffing. Please be patient regarding our response time

ATTACHMENT 22A

From:	Cheryl Miller
To:	cd
Cc:	Dylan Brooks; Jill O"Dell; John Pandolfo; Stephanie Hatcher; rrobinson@telluride.k12.co.us
Subject:	Design review Lot 10
Date:	Tuesday, November 29, 2022 2:50:03 PM

Dear Mountain Village review Board,

I request that mitigation be considered for the School District due to an increase in residents thus school age children.

I'd be happy to discuss possible avenues of mitigation.

Sincerely,
Cheryl Carstens Miller
President Telluride School Board

ATTACHMENT 22B

From: Michael Grey
To: cd
Subject: Design Review Board review Lot 109R
Date: Wednesday, November 30, 2022 4:55:45 PM

Dear Board:

My wife and I are owners at Westermere and I am the current Board president for the Westermere HOA.

We have been in ongoing contact with the developer of Lot 109R as the project continues to evolve. We continue to consider the importance of improvements to the newly created neighboring public space, Westermere breezeway and plaza as well as other village core improvements to be a paramount concern.

In addition, whether it is the purview of this Board I am not sure, however we are extremely concerned as owners in Westermere and I know our neighbors at Shirana share this concern, that construction safety and impact of construction be considered by the Board and other relevant TMV governing bodies. Namely, construction vibrations and their impact on existing facades and foundations, SOE work and management of site water are all of considerable safety importance. What happens if damages occur? We have asked the developer but are interested in the Town's position on this important safety matter. This construction is occurring in a densely developed part of Mountain Village.

In addition, managing any new construction to minimize the impact of access to impacted properties is similarly important. The Board should recognize that the project being considered will have a near term financial impact on owners of the adjacent properties who will see a decline of occupancy and revenue from rental guests who will not be happy to be staying in a war zone. This impact will be felt over a multi-year period.

Lastly, has the Board or Town done anything to protect itself and TMV residents from the possibility of the project being started, our community disrupted, and not being completed in a timely manner or not at all? Especially given the impacts to public areas and adjacent properties, what happens if cost overruns or other concerns make it unfeasible for the developer to finish? Is a bond being held by the town to address this potential concern? I know the town trash facility is being rebuilt. Public accessways/driveways are being reconfigured. We would like to understand what happens in a scenario like this.

Regards,

Michael Grey
Westermere Resident and HOA President

ATTACHMENT 22C

To: Design Review Board
Planning & Development Services
Town of Mountain Village
455 Mountain Village Boulevard, Suite A
Mountain Village, CO 81435

From: Shirana HOA

Date: May 23, 2022

Subject: Comments on Proposed Lot 109R PUD Amendments

This memo revises and extends, to a certain extent, the comments we offered on behalf of the Shirana HOA at the prior hearing on the proposed Lot 109R PUD Amendments. We will be far more brief but would stipulate that our prior comments still obtain as we have not had any revised submission by the developer to consider in the interim. It's a little difficult to get thoughtful comments on the record when we don't know what the revised submission by the developer will contain.

Again, our major concerns are as follows:

1) The height and mass of the proposed building far exceeds what is contained in the PUD governing the land the developer purchased. We do not understand why, save for minor design and concept adjustments, which our predecessor board was heavily involved in negotiating, the DRB would seriously consider such a significant change to the existing PUD requirements. It will dwarf our building and everything around it.

   We do appreciate the sensitivity of the employee housing issue and understand the Board's receptivity to the relatively significant (and unrequired) commitment to employee housing. However, to use this as the excuse for expanding the size of the building so substantially is, in our view, a bit of a red herring. Furthermore, it's worth noting that there will still be a significant net increase in employees with housing needs regardless of this commitment.

2) We object strenuously to the notion that the existing Town trash facility would be rebuilt and expanded. The location is terrible and an extreme nuisance, loud, dirty, and unsightly all at once. The plan was always to relocate this and the developer desires this. We are disappointed that the Town may not have the willingness to take this project on. Indeed, the "Four Seasons" project also under consideration was originally supposed to accommodate this facility, but for some reason, the developer's view that such a decision is inconsistent with the type of resort they wish to build is more important than the concerns of longtime town property owners. Not only should the facility be moved, it should be governed by strict operational standards for noise, cleanliness, and truck

frequency. Finally, we would ask the question, “if the trash facility has to be temporarily relocated for construction, why cannot it not be permanently relocated?” (Several photos of trash facility operations are attached for your information.)

3) Closely related to the trash facility is the issue of truck and traffic circulation. As other residents have pointed out, the proposed 109R project is essentially built to the edge of Mountain Village Boulevard, making an already dangerous turn substantially more so. Furthermore, the developer has put its projects “back of house” directly adjacent to our patio, further diminishing its value, while also forcing us to adapt to a left-turn only exit from our garage. While we appreciate the staff’s request that the developer at least modify its plans to accommodate delivery trucks fully within their proposed building, we don’t know if that modification is contemplated at this point. More important is the evident lack of awareness of just how congested our parking lot already is; layer in the daily truck deliveries, resident cars, and employee cars, and the situation becomes untenable and unsafe. (A photo of the Mountain Village Blvd. corner around the trash shed is included for your information, as well as several pictures of the front lot.)

4) We are concerned about emergency vehicle access to the plaza area and fire truck access to the back of our building. We trust the Fire Department’s judgment in this area but our building is substantially wooden and access will be extremely limited.

5) We are concerned about risks from both vibration and subsidence related to this construction. We will likely have to undertake the expense of an initial current structural survey and ongoing monitoring to detect and identify any impacts from construction.

6) While our owners utilize the current town parking lot behind Shirana only casually, it is a really important community asset. Even in the off-season, it is often nearly full. The original PUD required that the 48 parking spaces be preserved in the project. Where will these daily visitors, tradesmen, delivery vehicles, and passenger shuttles go? Certainly we can expect a huge increase in traffic in front of our building and Wells Fargo. (A recent off-season picture of the lot is included for your information.)

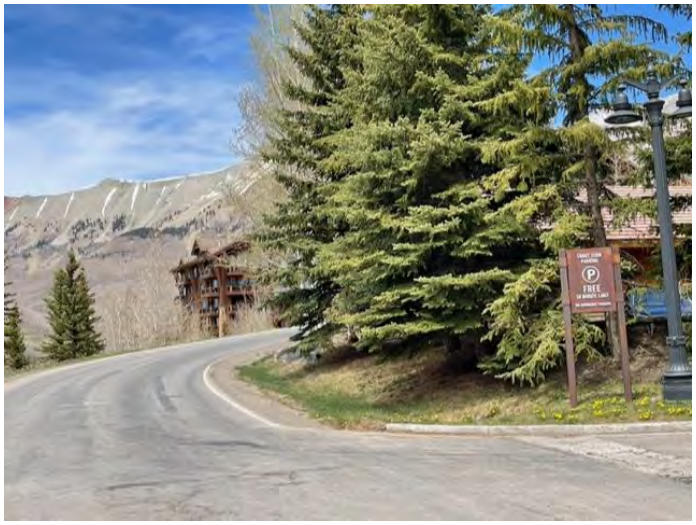
Last, we want to reiterate again that we are not, previous comments notwithstanding, opposed to the project. But everything about this is different from what the existing PUD contemplates; the developer requests variances to nearly every design, size, material, access, and usage requirement in the CDC. It’s important to consider the economic reality of this project. Will this be the first hotel ever in Mountain Village to be economically viable 12 months a year? The empirical, historical evidence suggests otherwise. And we all must acknowledge that regardless of what is contemplated at this point in the process, the operator of the hotel will not, in the long term, be bound by any of the promises or lofty goals described in these presentations.

Thank you for your work; we hope that you consider our concerns and those of so many other neighbors seriously.

Sincerely,

Robert C. Connor
President


BWM


FREE


BWM
1-800-559-2149

ATTACHMENT 22D

From: neal elinoff
To: cd
Subject: regarding Final Review for Lot 109R
Date: Thursday, November 17, 2022 3:00:00 PM

Dear Planning Team,

Please note that there have been some interesting light encroachments when See Forever Village was developed and it took a few years of working with the developer and their HOA to mitigate after it was built, because no one considered the impact of hallway lighting that was in the INTERIOR of the building but projected a high lumen output OUSIDE of the building. So, I'm asking that you make sure that the all interior halls and stairwells that have windows, that these windows be curtained so that at night, the interior lights don't ruin the dark skies that can be seen from neighbors. For example, when people turn off their interior lights at night it's no problem, but they don't turn off the hallway and stairwell lights that are outside of their rooms and in the common areas, and these remain on and if their are windows in those spaces as their were with See Forever Village, those windows exposed the lit interior common spaces until eventually they curtained them.

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

ATTACHMENT 22E

From: Jackie Kadin
To: cd; Michelle Haynes
Cc: Alan Kadin
Subject: Comments re: 109R for 12/1 DRB meeting
Date: Tuesday, November 22, 2022 9:35:13 AM

We are owners at Shirana, directly adjacent to the 109R site. As we have previously stated, we are not opposed to development of the site, so long as it is done safely and in accordance with the PUD, Comprehensive Village Plan and applicable rules and regulations. However, the developers have not addressed any of the concerns previously raised by us and other Mountain Village residents regarding the feasibility of their proposed hotel, and specifically issues related to safety, traffic, and congestion. We are alarmed that the process continues moving forward without any of the numerous concerns being adequately addressed. And the latest plans only raise new issues to compound the existing concerns.

One issue that we and numerous others have raised relates to the parking lot that leads to the Shirana garage. That lot also houses the trash shed and will be the access point for the proposed hotel's back-of-house as well as the proposed fire lane. That lot, which is already busy and full on a regular basis, will also be the sole remaining parking lot in the immediate area if the hotel is developed on the upper lot. At the last Town Council meeting, the developers' only response to the traffic/congestion issues raised by numerous residents was that they had conducted a traffic study and concluded that there were no concerns. There was no detail regarding the study's methodologies or how a conclusion was reached. It would be a disservice to the entire Core area to move forward with this project without adequately and comprehensively addressing the very real traffic, congestion, and safety issues related to the parking lot.

On a related note, the developers' latest plan also provides that the existing trash shed will remain operational during construction and that they will contemporaneously construct a new trash shed on the same site. This seems logistically challenging if not impossible, and will only exacerbate the already existing congestion issues.

The construction mitigation plan (like the traffic study) has no real plans or details, just platitudes on safety and minimizing disruptions to neighboring properties. We fail to see how a construction crane with a 200-foot swing radius that "weathervanes" over the Shirana building could be viewed as either safe or a minimal disruption to our building, the neighboring buildings, and the hundreds of pedestrians in the area. The plan also provides that the developers would work with Shirana to obtain air rights, which is news to us Shirana residents.

There are safety issues on the ground (traffic and congestion), in the air (the crane) and underground. Neither the mitigation plan nor the geotechnical engineering report address the effects that the planned pile driving will have on neighboring buildings and the existing underground parking structures that construction will be taking place right on top of.

We urge the DRB and Town Council to pump the brakes on this 109R project until the developers adequately address the very real issues that have been raised. Specifically, we request: (1) a comprehensive traffic study on traffic on Mountain Village Boulevard and the lower parking lot, both during the construction process as well as following construction; (2) a comprehensive plan regarding the trash shed, both during construction and post-construction (we strongly recommend that the trash shed be moved to another location in light of the

anticipated congestion in the parking lot); (3) a comprehensive safety study which specifically addresses the proposed crane; and (4) a comprehensive engineering study on the effects of construction on the plaza area as well as the neighboring buildings and underground structures. These studies need to be conducted by reputable companies who provide detailed information on their methodologies.

Continuing to move forward without addressing existing issues while adding on new concerns creates unnecessary risk and liability for Mountain Village residents and guests, and the town overall.

Jackie and Alan Kadin

ATTACHMENT 22F

To: Design Review Board
Planning & Development Services
Town of Mountain Village
455 Mountain Village Boulevard, Suite A
Mountain Village, CO 81435

From: Shirana HOA / Robert Connor, President

Date: November 22, 2022

Subject: Comments on Proposed Lot 109R PUD Amendments and Project

We appreciate the DRB and Town Council's consideration of the following comments on the Lot 109R Project. While the project has evolved from what was originally proposed, we continue to have significant concerns enumerated herewith that should be addressed before this moves forward:

1) We have reviewed, as best we can, the developer's recent submissions. We find the proposed Construction Mitigation Plan woefully short on detail. We have asked that steps be taken to survey our property, to protect us from damage and risk, and see nothing in this document that acknowledges these very real concerns. The proposed underground boiler room and parking facility requires significant excavation and construction in a virtually zero lot line environment. How can our building be protected? The accompanying Geotechnical report seems pro forma at best and does not seem to address the construction, subsidence, soil composition, and water table risks to our building. How can we be protected and indemnified against very real risk to our building? The developer has provided no such assurances and we ask that the Town and the DRB consider this concern very seriously. There is also no detail on length of construction, work hours, work days, sound barriers, protection from dirt and dust, etc. These are reasonable and legitimate concerns that must be addressed.

   Clearly, a project of this scope and proximity requires a truly robust Construction Mitigation Plan. To be candid, our building is among the oldest in Mountain Village; in just the past few months, we have had both a gas main and water main failure outside our premises. We respectfully request that:

   - The developer be required to surround the project with a sound barrier or blanket to insulate the neighbors from the noise.
   - The plan must ensure that we (not to mention emergency services) have adequate and safe access to our building at all times.
   - The developer be required to conduct a baseline survey of our building and agree to monitor and remediate any impacts the project has on our property.
   - The developer be required to confine all staging and storage of materials to Lot 109R, and not on Tract OS-3BR-2.

- All access to the construction site by all construction vehicles be directly from Mountain Village Blvd, and not through Tract OS-3BR-2.
- The developer and its general contractor be required to obtain project-specific insurance and add the Shirana Owners' Association as an additional insured on the Commercial General Liability and any Excess /Umbrella Insurance Policies, and such policy should be required to be maintained for at least the eight years after completion of construction.

2) We continue to be extremely concerned about the disposition of the trash shed in front of our building. We are disappointed that the developer and the Town made no progress in relocating this structure, which was never intended to be a permanent fixture. Despite the developer's commitment to pay to relocate it, the Town evidently can't find a place to put it. We are left as the "beneficiaries" of an expanded trash facility, the developer's snowmelt system, and an untenable traffic situation. We must mention again that nowhere else in our fine community would the current use patterns be tolerated: trucks all day, dumpsters dragged out by hand and mechanically bounced up and down to empty. It's outrageously loud and certainly inconsistent with what we all want in Mountain Village, not to mention what the developer wants adjacent to its proposed hotel. The new design does nothing to address this; it's really just a shed for dumpsters expanded significantly to accommodate their snowmelt system.

3) The developer promised a traffic circulation study. No real study has been completed, as far as we are aware. Their engineers have merely demonstrated the technical feasibility of backing delivery trucks into their facility; their study also acknowledges the very real safety risks caused by the reduction in visibility around the trash shed and the corner heading up MV Boulevard. Furthermore, it would appear all parking is eliminated in the front lot in order to "accomodate" our proposed newly left turn only egress from our garage. Where is the practicality in any of this? Has anyone actually spent time observing the constant flow of delivery vans, service vehicles, trash trucks, and visitor and resident traffic flow around these lots? In a word, where does the plumber or the Fedex van park? How is this supposed to work? (Again, the clear solution to this issue is to move the trash shed and establish some modicum of surface parking.)

4) We ask that the DRB think hard about the impact on residents and property owners that the scale of this project will have. Access to our building for the duration of construction will be limited at best; the "quiet enjoyment" of our property is clearly threatened. We are extremely unlikely to permit a large-scale crane to trespass over our airspace. Is such a request even reasonable? People live on the top floors of our building; safe pedestrian access at ground level is paramount. How can this approach be safe?

5) As plans for the "plaza" area between Shirana and the proposed hotel take shape, we would ask to be a part of discussions on design, lighting, planting, seating, and public uses as we are immediately adjacent to the facility. In different presentations, the developer has discussed greenhouses, earth ovens, and other interesting attractions in

what is a public space; we'd just like to be a part of those discussions. Furthermore, depending on the rendering chosen, there are different plans for the existing planters and screening of the Shirana building. We are extremely concerned about the complete loss of natural light that the back of our building will suffer. While our commercial and residential first floor units need privacy, the monolithic design of this building versus the gabled roofs originally contemplated will further reduce light. And, of course, the opposite is potentially true in the evening hours, where the exterior lighting plan for the hotel directly impacts our property and those of other adjacent property owners, not to mention noise levels.

As we have stated before, we are not opposed to the development of this parcel. What the Board is being asked to approve is so far beyond the scale of what we agreed to more than 10 years ago as to be unreasonable.

Respectfully,

Robert C. Connor
President
Shirana HOA

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

TO: Town of Mountain Village Town Council

FROM: Michelle Haynes, Assistant Town Manager

FOR: January 19, 2023

DATE: January 10, 2023

RE: 1. Consideration of first reading of an ordinance, setting a public hearing and Council vote on a rezone of portions of tract OS-3BR-2 to 109R PUD and portions of Lot 109R PUD to Full Use Ski Area Active Open Space (AOS3) (Village Center), and a small tract from Lot 109R to Mountain Village Boulevard, (Active Open Space)(Right of Way) consistent with CDC Section 17.4.9.

PROJECT OVERVIEW

The applicant requests a Major PUD Amendment to the 109R Planned Unit Development (PUD) Six Senses Operator, property, formerly known as the Mountain Village Hotel PUD. This PUD was first approved in 2010, but subsequently received three PUD amendments to extend the approval to September 8, 2023. In order to bring the fourth Major PUD amendment to a first reading of an ordinance by Town Council the DRB provided a recommendation on the major subdivision, the associated rezoning of the associated major subdivision application of portions of 109R to Village Center active open space, and portions of Village Center active open space to 109R, and the final design review. The Town Council will consider the rezone in January and the Resolution related to the major subdivision and 2nd reading of an ordinance of the rezone in February.

Legal Description: Lot 109R, Town of Mountain Village according to the Plat recorded on March 18, 2011 in Plat Book 1 at Page 4455, Reception No. 416994, County of San Miguel, State of Colorado

Lot OS-3BR-2, a tract of land lying in the se quarter of section 34 t43n r9w nmpm san miguel county colorado described as follows tract os 3br2 town of mountain village pl bk 1 pg 4455 recpt 416994 march 18 2011 cont 1.969 acres mol

Address: TBD
Owner/Applicant: Tiara Telluride, LLC
Agent: Ankur Patel & Matt Shear, Vault Home Collection
Zoning: Planned Unit Development within the Village Center, Village Center Active Open Space
Proposed Zoning: Planned Unit Development (PUD) & Village Center Active Open Space
Existing Use: Vacant, used for temporary surface parking, pedestrian access from See Forever to the Village Center & Village Center trash collection leased to Bruin Waste.

Table 1. 109R Original Density 109R Proposed Density

Zoning Designations	Original 109R Density	Proposed 109R Density[1]
Efficiency Lodge	66	50
Lodge	38	31
Condominiums	20	20
Employee Apartments	1	2
Employee Dormitory	0	18
Commercial Space	20,164 square feet	26,468 square feet

[1] Subject to final town council approval

Site Area: .825 acres proposed to change to .821 acres for Lot 109R.

Adjacent Land Uses:

- **North:** See Forever, Village Center
- **South:** Village Center, mixed use
- **East:** Multi-Family and Single Family, vacant
- **West:** Peaks, Village Center

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code (as amended)
- Town of Mountain Village Home Rule Charter (as amended)

ATTACHMENTS

1. Ordinance
    a. Rezone map exhibit (draft)
2. Applicants Submittal
3. Existing Conditions Map
4. Proposed Replat
5. Public Comments (see PUD packet)

109R MOUNTAIN VILLAGE HOTEL PLANNED UNIT DEVELOPMENT HISTORY

- Lot 109R PUD was approved in 2010 by Resolution 2010-12088-31 which included a replat inclusive of Village Center open space.
- 1st amended PUD agreement via a Major PUD amendment process extended the approval to expire on December 8, 2015, approved by ordinance.
- 2nd amended PUD agreement via a Major PUD amendment process extended the approval to expire on December 8, 2022, approved by ordinance.
- 3rd amended PUD agreement via a Major PUD amendment process extended the approval to expire on September 8, 2023, approved by ordinance.

When the original PUD was approved, the following items occurred:

- ✓ The developer received 0.50 acre from the Town that was part of OS 3-BR-1.
- ✓ O.50 acre is now part of Lot 109R.
- ✓ Town received Lot 644 in the Meadows in exchange for the land given for the development
- ✓ Cost from the Developer was $700,000 for 1.6 acres (Lot 644)
- ✓ Density permitted by the PUD has been transferred to the site
- ✓ The property was replat into its current configuration

Table 2. Break Down of land to be added to OS-3BR-2 and to 109R from OS-BR-2

Tract	Tracts to be added to OS-3BR-2 in square feet	Tracts to be added to 109R in square feet	Include in Mountain Village Blvd Right of Way in square feet
OS-3BR-2B		234	
OS-3BR-2C		33	
OS-3BR-2D		52	
OS-3BR-2E		17	
OS-3BR-2F		803	
OS-3BR-2G		21	
OS-3B-ROW			77
OS-3BR-2B1	201		
OS-3BR-2C1	68		
OS-3BR-2D1	2		
OS-3BR-2E1	19		
OS-3BR-2F1	408		
OS-3BR-2G1	546		
TOTAL	1,244	1,160	77
NET	+84	-175	+77

Table 3. Approximate Before and After Lot Areas

Lot/Tract	Current Acreage	Current Zoning	Proposed Acreage	Proposed Zoning
OS-3BR-2	1.969	Active Open Space (Village Center)	1.967*	Full Use Active Open Space (AOS3) (Village Center)
Lot 109R	.825	PUD	.821	PUD

***TBD**

OVERVIEW
On June 16, 2022 the Town Council provided consent to the major subdivision application specifically for it to include town owned portions of OS-3BR-2 for the purposes of the replat. At that time the applicants represented that OS-3BR-2 would increase overall by 360 square feet and that Lot 109R would decrease by 360 square feet. Town Council agreed to the replat application with the following conditions:

> *(1) [the consent] does not guarantee approval of the application.*
> *(2) the developer of Lot 109R, and not the Town, shall be responsible for all costs related to the subdivision application.*

The subdivision application as submitted shows a net increase in OS-3BR-2 of 84 square feet and an increase to Mountain Village Boulevard of 77 square feet and net decrease to 109R by 175 square feet above half of that previously represented.

Major Subdivision Request
The rezone is conditioned upon Town Council review of the proposed major subdivision. The subdivision is approved by one reading of a resolution. The rezone is approved by two readings of an ordinance. Therefore the first reading of the rezone is before you. We would concurrently review the second reading of an ordinance regarding the rezone with the first reading of resolution of the subdivision at the proposed March 16, 2023 regular Town Council meeting.

B. REZONING
If the boards approve the major subdivision (a condition of first reading of the rezone ordinance), then the following tracts will need to also be rezoned accordingly:

Tract	Tracts to be added to OS-3BR-2 in square feet	Tracts to be added to 109R in square feet	Include in Mountain Village Blvd Right of Way in square feet	Current Zoning	Proposed Zoning
OS-3BR-2B		234		AOS3 Village Center	PUD
OS-3BR-2C		33		AOS Village Center	PUD
OS-3BR-2D		52		AOS Village Center	PUD
OS-3BR-2E		17		AOS Village Center	PUD
OS-3BR-2F		803		AOS Village Center	PUD
OS-3BR-2G		21		AOS Village Center	PUD

OS-3B-ROW			77	PUD	AOS Right of Way
OS-3BR-2B1	201			PUD	AOS Village Center
OS-3BR-2C1	68			PUD	AOS3 Village Center
OS-3BR-2D1	2			PUD	AOS3 Village Center
OS-3BR-2E1	19			PUD	AOS3 Village Center
OS-3BR-2F1	408			PUD	AOS3 Village Center
OS-3BR-2G1	546			PUD	AOS3 Village Center
TOTAL	1,244	1,160	77		
NET	+84	-175	+77		

REZONE CRITERIA

Criteria for Decision. The following criteria shall be met for the review authority to approve a rezoning development application:

a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

As it is a PUD amendment, there were no site-specific principles, policies and actions in the Comprehensive Plan, but has been approved for a mixed use hotel since 2011. The existing use is consistent with its intended use.

b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;

Except as requested to be varied by the PUD amendment.

c. The proposed rezoning meets the Comprehensive Plan project standards (CDC 17.4.12.H);

1. Visual impacts shall be minimized and mitigated to the extent practical, while also providing the targeted density identified in each subarea plan development table. It is understood that visual impacts will occur with development.

   The proposed density is similar to the original PUD approval. The height is proposed as the same height consistent with the existing PUD development agreement.

2. Appropriate scale and mass that fits the site(s) under review shall be provided.

   The design review board approved a final design, subject to Town council approval with the final PUD, on December 1, 2022 with conditions.

3. Environmental and geotechnical impacts shall be avoided, minimized and mitigated, to the extent practical, consistent with the Comprehensive Plan, while also providing the target density identified in each subarea plan development table.

4. Site-specific issues such as, but not limited to the location of trash facilities, grease trap cleanouts, restaurant vents and access points shall be addressed to the satisfaction of the Town.

   This is still in review with the application.

5. The skier experience shall not be adversely affected, and any ski run width reductions or grade changes shall be within industry standards.

   n/a

d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

e. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning; **n/a**

f. Adequate public facilities and services are available to serve the intended land uses;

Town Council needs to weigh in on use of town property for the benefit of the proposed development below grade and above grade. Compensation could be considered.

g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

This needs to be further demonstrated through the PUD amendment process.

h. The proposed rezoning meets all applicable Town regulations and standards.

Yes except as otherwise requested to be varied by the PUD amendment process.

The proposed rezoning will be necessary to create uniform and distrinctive zoning between the property and town OS-3BR-2 property.

DESIGN REVIEW BOARD
The Design Review Board provided a recommendation of approval to the Town Council regarding the rezone on December 1, 2022.

REZONE ANALYSIS
Staff recommends if the major subdivision is recommended for approval, the associated rezoning is necessary.

REZONE RECOMMENDED MOTION

If the DRB recommends approval of the major subdivision then, staff recommends the proposed rezoning also be approved.

I move to approve on first reading of an ordinance, the following identified tracts as outlined in the table below to be rezoned accordingly, and ask the Town Clerk to set a hearing date for March 16, 2023 with the following conditions:

Tract	Tracts to be added to OS-3BR-2 in square feet	Tracts to be added to 109R in square feet	Include in Mountain Village Blvd Right of Way in square feet	Current Zoning	Proposed Zoning
OS-3BR-2B		234		AOS Village Center	PUD
OS-3BR-2C		33		AOS Village Center	PUD
OS-3BR-2D		52		AOS Village Center	PUD
OS-3BR-2E		17		AOS Village Center	PUD
OS-3BR-2F		803		AOS Village Center	PUD
OS-3BR-2G		21		AOS Village Center	PUD
OS-3B-ROW			77	PUD	AOS Right of Way
OS-3BR-2B1	201			PUD	AOS3 Village Center
OS-3BR-2C1	68			PUD	AOS3 Village Center
OS-3BR-2D1	2			PUD	AOS3 Village Center
OS-3BR-2E1	19			PUD	AOS3 Village Center
OS-3BR-2F1	408			PUD	AOS3 Village Center
OS-3BR-2G1	546			PUD	AOS3 Village Center
TOTAL	1,244	1,160	77		
NET	+84	-175	+77		

1. *The approved rezone exhibit shall be reflected on a map reflecting the new zoning and associated boundaries as required by the CDC.*
2. *A rezone shall not become effective until thirty (30) days following adoption of the rezoning ordinance.*
3. *Town staff shall update the official zoning map as soon as practicable following the effective date of the rezoning.*
4. *The rezone approval is conditioned upon the major subdivision approval.*

/mbh

ORDINANCE NO. 2023-__

An Ordinance of the Town Council of Mountain Village, Colorado on a Rezone of Portions of Tract OS-3BR-2 to 109R PUD and Portions of Lot 109R PUD to Full Use Ski Area Active Open Space (AOS3)(Village Center), and a Small Tract from Lot 109R to Mountain Village Boulevard, (Active Open Space)(Right of Way) Consistent with CDC Section 17.4.9.

WHEREAS, Tiara Telluride, LLC ("Developer") is the owner of certain real property described as Lot 109R, Town of Mountain Village, Colorado, according to the plat recorded as Reception No. 416994 ("Lot 109R") and

WHEREAS, the Town of Mountain Village ("Town") is the owner of certain real property adjacent to Lot 109R described as open space parcel OS-3BR-2, according to the plat recorded as Reception No. 416994 (the "Town Property"); and

WHEREAS, the Developer has submitted an application to replat Lot 109R and the Town Property (the "Major Subdivision Application") for the purpose of a land exchange where the Town would convey portions of the Town Property described in Exhibit A to become part of Lot 109R (the "109R Adjustment Parcels") and the Developer would convey portions of the current Lot 109R also described in Exhibit A to become part of the Town Property (the "Open Space Adjustment Parcels") (the Town Property and the Open Space Adjustment Parcels combined may be referred to herein as the "Adjusted Town Property"); and

WHEREAS, the purpose of this Ordinance is to act on the required rezoning of the Open Space Adjustment Parcels to bring them into the same zoning designation as the Town Property, and the Town Council will simultaneously be considering a separate ordinance concerning the Developer's application for a Major Planned Unit Development ("PUD") Plan for the Property (the "PUD Ordinance"); and

WHEREAS, this Ordinance is contingent upon the Town Council's approval of a Major Subdivision Application by resolution to be considered simultaneously with second reading of this Ordinance to create the Adjusted Town Property as a legal parcel and the transfer ownership of the Open Space Adjustment Parcels to the Town; and

WHEREAS, the Developer has applied to rezone the Adjusted Town Property as open space ("Rezoning Application") in connection with its application for approval of a Major PUD Amendment for the remainder of Lot 109R, including parcels to be conveyed by the Town to the Developer, which is being considered simultaneously with this Ordinance (the "Major PUD Amendment Application"); and

WHEREAS, the DRB held public hearings regarding the Major PUD Amendment Application, which included the proposal to transfer and rezone certain portions of Lot 109R into Town open space, on May 5, 2022 and May 31, 2022, and voted 3-1 to issue a recommendation of approval to the Town Council concerning the Application, subject to further consideration by the DRB for final design review and for its recommendation regarding the related Major Subdivision Application; and

WHEREAS, the Town Council considered the PUD Ordinance on first reading at its regular meetings on June 16, 2022 and August 18, 2022, and voted to continue the matter to November 17, 2022 so as to allow the Developer time to submit the Major Subdivision Application and final design review materials; and

WHEREAS, the Town Council again considered the PUD Ordinance on first reading at its regular meeting on November 17, 2022, but voted to continue the matter to January 19, 2023 so as to allow the DRB to conduct a further public meeting regarding final design review and the Major Subdivision

Application before the Town Council would make a decision as to the Major PUD Amendment Application; and

WHEREAS, following a DRB meeting held on December 1, 2022, the DRB recommended to the Town Council approval of the Major PUD Amendment Application and the Major Subdivision Application, subject to conditions, as well as approval of the required rezoning outlined in this Ordinance; and

WHEREAS, the Town Council has considered the Rezoning Application, the DRB's recommendations, and testimony and comments from the Developer, Town staff, and members of the public at a public meeting on January 19, 2023 and at a duly noticed public hearing on _____, 2023; and

WHEREAS, the Town Council has considered the criteria set forth in Section 17.4.9.C.3 of the Town's Community Development Code ("CDC") and finds that each of the following has been satisfied or will be satisfied upon compliance with the conditions of this Ordinance set forth below:

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

2. The proposed rezoning is consistent with the Zoning and Land Use Regulations;

3. The proposed rezoning meets the Comprehensive Plan project standards (CDC section 17.4.12(H));

4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;

6. Adequate public facilities and services are available to serve the intended land uses;

7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

8. The proposed rezoning meets all applicable Town regulations and standards.

WHEREAS, the Town Council now desires to approve the Rezoning Application, subject to the terms and conditions set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, as follows:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Ordinance.

Section 2. Approvals. The Town Council hereby approves the Rezoning Application, subject to the conditions set forth below. All exhibits to this Ordinance are available for inspection at the Town Clerk's Office. The Town Council specifically approves the following rezoning:

Table 1. Tracts to be Rezoned.

Tract	**Tracts to be added to OS-3BR-2 in square feet**	**Tracts to be added to 109R in square feet**	**Include in Mountain Village Blvd Right of Way in square feet**	**Current Zoning**	**Proposed Zoning**
OS-3BR-2B		234		AOS Village Center	PUD*
OS-3BR-2C		33		AOS Village Center	PUD*
OS-3BR-2D		52		AOS Village Center	PUD*
OS-3BR-2E		17		AOS Village Center	PUD*
OS-3BR-2F		803		AOS Village Center	PUD*
OS-3BR-2G		21		AOS Village Center	PUD*
OS-3B-ROW			77	PUD	AOS Right of Way
OS-3BR-2B1	201			PUD	AOS3 Village Center
OS-3BR-2C1	68			PUD	AOS3 Village Center
OS-3BR-2D1	2			PUD	AOS3 Village Center
OS-3BR-2E1	19			PUD	AOS3 Village Center
OS-3BR-2F1	408			PUD	AOS3 Village Center
OS-3BR-2G1	546			PUD	AOS3 Village Center
TOTAL	**1,244**	**1,160**	**77**		
NET	**+84**	**-175**	**+77**		

* The rezoning to the PUD Zone District is for reference only. Such rezoning will be accomplished by the separate PUD Ordinance.

Section 3. Conditions. The approval of the Rezoning Application is subject to the following terms and conditions:

3.1. The Town Council must separately approve the Major Subdivision Application, which concerns the re-subdivision of Lot 109R and OS-2BR-2.

3.2. All conditions of approval of the Major Subdivision Application as set forth in Resolution 2023-__ ("Subdivision Approval") are incorporated as conditions of this approval.

3.3. The land swap involving the 109R Adjustment Parcels and Open Space Adjustment Parcels must be completed as provided by the Amended and Restated Development Agreement.

3.4. The approved rezone, further described on the Replat/Rezone attached hereto as Exhibit C, shall be shown on a map reflecting the new zoning and associated boundaries, to be provided with second reading of this Ordinance as required by the CDC. The precise boundaries of each zone district shall conform to the approved final plat being considered as part of the Major Subdivision Application.

3.5. The rezoning created hereby shall not become effective until the Effective Date of this Ordinance.

3.6. Town staff shall update the Town's Official Zoning Map to reflect the changes made by this Ordinance as soon as practicable after the Effective Date.

Section 4. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 5. Effective Date. This Ordinance shall become effective on _____, 2023 ("Effective Date") and shall be recorded in the official records of the Town kept for that purpose and shall be authenticated by the signatures of the Mayor and the Town Clerk.

Section 6. Public Hearing. A public hearing on this Ordinance was held on the ___ day of _____, 2023 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

Section 7. Publication. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Ordinance as required by Article V, Section 5.9 of the Charter.

INTRODUCED, READ, AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado this 19th day of January, 2023.

TOWN OF MOUNTAIN VILLAGE:

TOWN OF MOUNTAIN VILLAGE, COLORADO,
A HOME-RULE MUNICIPALITY

By: _____
Laila Benitez, Mayor

ATTEST:

_____
Susan Johnston, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this ___ day of _____, 20223.

TOWN OF MOUNTAIN VILLAGE:

TOWN OF MOUNTAIN VILLAGE, COLORADO,
A HOME-RULE MUNICIPALITY

By: _____
Laila Benitez, Mayor

ATTEST:

_____
Susan Johnston, Town Clerk

Approved as to Form:

_____
David McConaughy, Town Attorney

I, Susan Johnston, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. 2023-__ ("Ordinance") is a true, correct, and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on January 19, 2023, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on _____, 202__ in accordance with Section 5.2(d) of the Town of Mountain Village Home Rule Charter.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2023. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
Jack Gilbride				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this ___ day of _____, 2023.

_____
Susan Johnston, Town Clerk
(SEAL)

Exhibit A

[Legal Descriptions of Adjustment Parcels]

Exhibit B

[List of Rezoning Application Materials]

Exhibit C

[Approved Rezone Exhibit]

Rezone Exhibit

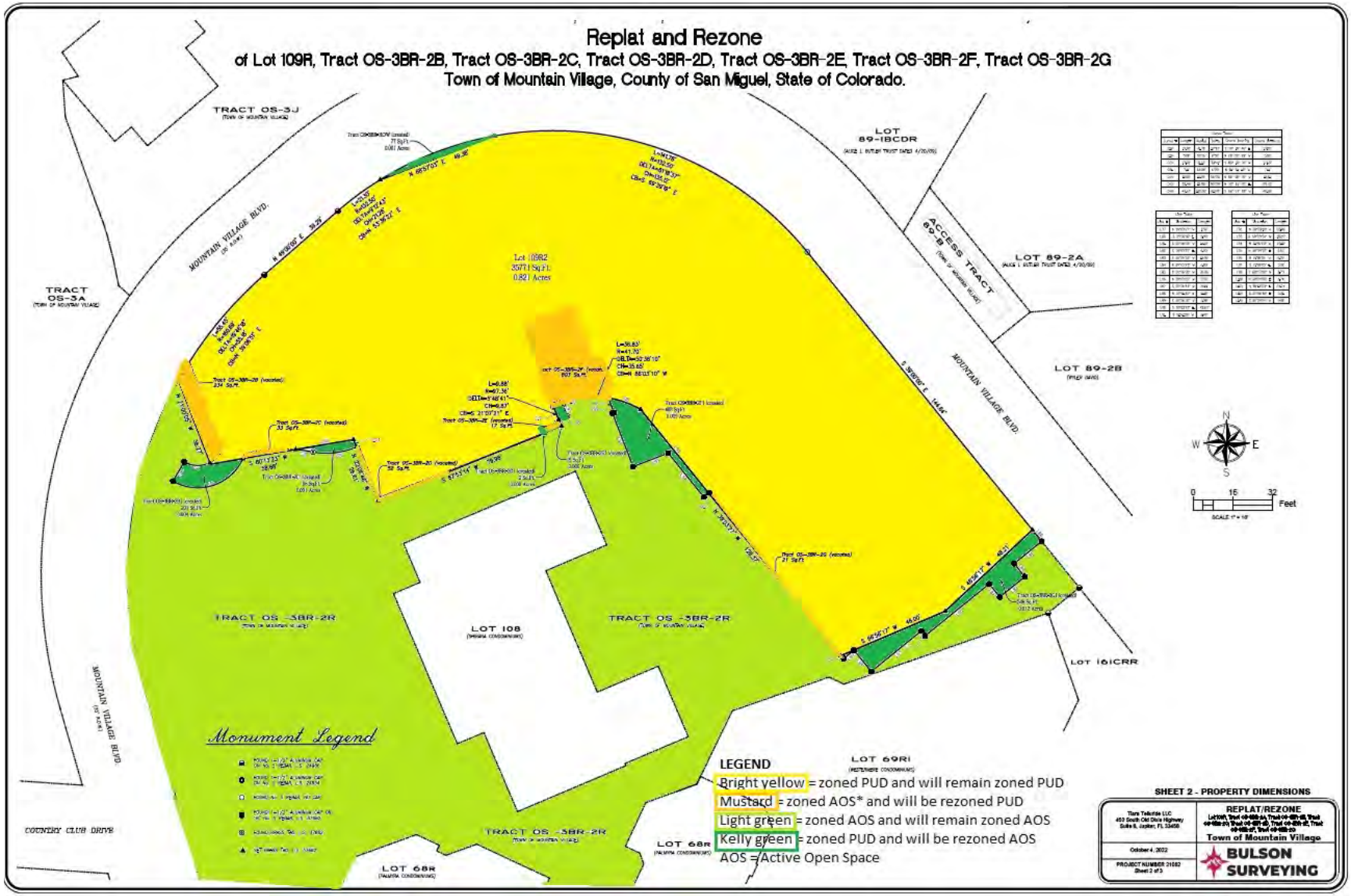
for

Replat and Rezone of Lot 109R, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G, Town of Mountain Village, County of San Miguel, State of Colorado

[See attached.]

Replat and Rezone

of Lot 109R, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G
Town of Mountain Village, County of San Miguel, State of Colorado.



Rezone/Density Transfer Application – Development Narrative
OS-3-BR-2, Town of Mountain Village, San Miguel County, Colorado

Submitted September 23, 2022

This development narrative (this "**Development Narrative**") is submitted in connection with that certain Rezoning/Density Transfer Application ("**Application**") submitted by Tiara Telluride, LLC, a Colorado limited liability company ("**Tiara**") with respect to certain portions of Tract OS-3BR-2 ("**OS-3BR-2**" or the "**Town Open Space Parcel**") according to the plat recorded in the office of the Clerk and Recorder of San Miguel County (the "**Clerk's Office**") March 18, 2011 at Plat Book 1, Page 4455, Reception No. 416994 (the "**2011 Replat**"). The Town of Mountain Village (the "**Town**") is the owner of Tract OS-3-BR-2. The Town's OS-3BR-2 is zoned Full Use, Ski Resort Active Open Space.

Tiara is the owner of Lot 109R, Town of Mountain Village, San Miguel County, Colorado ("**Lot 109R**"), according to the 2011 Replat. Lot 109R is located immediately adjacent to the north of OS-3BR-2.

The Town Council approved a PUD development for a project (the "**Project**") on Lot 109R (the "**Lot 109R PUD**") by *Resolution of the Town of Mountain Village, Mountain Village, Colorado, Approval of Final Planned Unit Development Application, Mountain Village Hotel Planned Unit Development, Resolution No. 2010-1208-31*, recorded in the Clerk's Office on December 10, 2010 under Reception No. 415339 (as amended, the "**PUD Approval**"). A Major PUD Amendment Application (the "**PUD Amendment Application**") and Design Review Process Application for Lot 109R was submitted earlier this year and the PUD zoning contemplated therein is referred to in this Development Narrative as the "**Lot 109R2 Amended PUD**."

Concurrently with this Application, Tiara submitted a Major Subdivision Application (the "**Lot 109R2 Subdivision Application**") proposing the boundary adjustments shown on the Replat and Rezone of Lot 109R, Tract OS-3BR-2A, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G, Town of Mountain Village, County of San Miguel, State of Colorado (the "**Lot 109R2 Replat**"), a copy of which is attached to this Development Narrative as Exhibit A. Pursuant to the Lot 109R2 Replat, Tiara proposes that certain parcels will be carved out of OS-3BR-2 and incorporated into Lot 109R2 as follows:

1. Tract OS-3BR-2A (vacated) being 17 square feet in size;
2. Tract OS-3BR-2B (vacated) being 2 square feet in size;
3. Tract OS-3BR-2C (vacated) being 33 square feet in size;
4. Tract OS-3BR-2D (vacated) being 52 square feet in size;
5. Tract OS-3BR-2E (vacated) being 17 square feet in size;
6. Tract OS-3BR-2F (vacated) being 803 square feet in size; and
7. Tract OS-3BR-2G (vacated) being 21 square feet in size.

By virtue of the Application, Tiara proposes that, if the above-referenced Lot 109R2 Subdivision Application is approved, the above-referenced parcels will be rezoned to PUD consistent with the

Lot 109R2 Amended PUD, with those zoning designations and densities set forth in the table on the first page of the Lot 109R2 Replat submitted concurrently with this Application.

Pursuant to the Lot 109R2 Replat, Tiara proposes that those portions of Lot 109R shown on the Lot 109R2 Replat and identified as follows will be excluded from Lot 109R2 and conveyed to the Town for inclusion in the Town Open Space Parcel:

1. Tract OS-3BR-2A (created) being 8 square feet in size;
2. Tract OS-3BR-2B (created) being 214 square feet in size;
3. Tract OS-3BR-2C (created) being 68 square feet in size;
4. Tract OS-3BR-2D (created) being 2 square feet in size;
5. Tract OS-3BR-2E (created) being 19 square feet in size;
6. Tract OS-3BR-2F (created) being 408 square feet in size; and
7. Tract OS-3BR-2G (created) being 546 square feet in size.

By virtue of the Application, Tiara proposes that, if the Lot 109R2 Subdivision Application is approved, the above-referenced parcels will be rezoned to Full Use, Ski Resort Active Open Space.

Criteria for Approval

This Application meets the criteria for decision contained Town of Mountain Village Community Development Code (the "**CDC**") Section 17.4.9.C.3 for approval of a rezoning application as follows:

1. The proposed rezoning is in general conformity with the policies, principles and standards set forth in the Mountain Village Comprehensive Plan:

    a. With respect to the parcels proposed to be annexed from OS-3BR-2 into Lot 109R2 and rezoned to Lot 109R2 Amended PUD:
        i. The Lot 109R2 Amended PUD would require 50 hotbed units in efficiency lodge units that must remain with the hotel property owner subject 10 specific condo-hotel regulations, which will increase the hotbed base.
        ii. The Lot 109R2 Amended PUD would require 2 employee apartments and 18 employee dorms which will help alleviate employee housing needs generated by the Project.
        iii. The Project's proposed 31 lodge units and 20 unrestricted condominium units will further infuse vibrancy, activity and vitality to the Village Center.
        iv. The infill development will provide a restaurant and limited commercial space that will help revitalize the North Village Center area.

    b. With respect to the parcels proposed to be annexed from Lot 109R into the Town Open Space Parcel and rezoned to Full Use, Ski Resort Active Open Space, such zoning is consistent with the zoning for the rest of the Town Open Space Parcel into which they are being annexed and allows for the development of public

improvements that will also vibrancy, activity and vitality to the Village Center and improve connectivity to the projects located therein.

2. The proposed rezoning is consistent with the underlying zoning designations on the property or to be applied to the property because, without limitation:

    a. With respect to the parcels proposed to be annexed from OS-3BR-2 into Lot 109R2 and rezoned to Lot 109R2 Amended PUD:
        i. The proposed uses are permitted in the Village Center Zone District.
        ii. The Lot 109R2 Amended PUD complies with the zoning designations for the Property established by the Lot 109R PUD including the density limitation, platted open space requirements, building height, and lot coverage requirements outlined in the CDC, except as specifically set forth in the PUD Amendment Application.

    b. With respect to the parcels proposed to be annexed from Lot 109R into the Town Open Space Parcel and rezoned to Full Use, Ski Resort Active Open Space, such parcels will have the same zoning as the remainder of the Town Open Space Parcel into which they are being annexed.

3. The proposed rezoning meets the Comprehensive Plan project standards and, to the extent the standards set forth in Lot 109R2 Amended PUD differ, they represent 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 Town. Without limitation:

    a. With respect to the parcels proposed to be annexed from OS-3BR-2 into Lot 109R2 and rezoned to Lot 109R2 Amended PUD:
        i. The proposed Lot 109R2 Amended PUD will allow for the creative development of a hotbed project that would not be possible without the variances requested to be granted in connection therewith.
        ii. The project will provide improved plaza areas, public parking, pedestrian connectivity, conference space, commercial development and other amenities.
        iii. The density proposed allowed under the Lot 109R2 Amended PUD to accommodate employee housing can only be creatively fit on the site through the variances granted by the Town thereunder.
        iv. Under Tiara's proposal the Town will receive 320 square feet for the Town Open Space Parcel in excess of the square footage being conveyed to Tiara, thus, both the Town and the Applicant have received creative benefits that cannot be extinguished.

    b. With respect to the parcels proposed to be annexed from Lot 109R into the Town Open Space Parcel and rezoned to Full Use, Ski Resort Active Open Space, such

zoning is consistent with the zoning for the rest of the Town Open Space Parcel into which they are being annexed and allows for the development, use of land and development of related facilities to provide better access and amenities to Town residents, including pedestrian and emergency access and improvements to the existing trash facility.

4. The proposed rezonings are consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
    a. They will allow for flexibility, creativity and innovation in land use planning and project design.
    b. The original Lot 109R PUD public benefits will continue to be provided and the public benefits provided by the Town Open Space Parcel will be expanded and improved.
    c. The amendment furthers the land use principles of the Comprehensive Plan.
    d. Efficient land use is being encouraged through a infill development that is consistent with the Comprehensive Plan.
    e. The development continues to allow for integrated planning for the Village Center, Lot 109R2 and surrounding development in order to achieve the PUD purposes.

5. The proposed rezonings are justified because there are specific policies in the Comprehensive Plan that contemplate the rezonings:
    a. The proposed rezonings would rezone appropriate active open space lands for hotbed economic development and rezone to Full Use, Ski Resort Active Open Space replacement property exceeding the area of same by 320 square feet.
    b. The result of the rezonings would be an expansion of active open space in the Town.

6. Adequate public facilities and services are or will be available to serve the intended land uses because, without limitation:
    a. Police protection and water and sewer services will be provided by the Town.
    b. Fire protection will be provided by the Telluride Fire Protection District.

7. The proposed rezonings will not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion and will instead help alleviate same.

8. The proposed rezonings meet all applicable Town regulations and standards except for the variations proposed to be allowed by the Lot 109R2 Amended PUD.

EXHIBIT A

Lot 109R2 Replat

[See attached.]

Replat and Rezone

of Lot 109R, Tract OS-3BR-2A, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G
Town of Mountain Village, County of San Miguel, State of Colorado.

CERTIFICATE OF OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS:

TIARA TELLURIDE, LLC – (Title Commitment Parcel A) THAT Tiara Telluride, LLC, a Colorado limited liability company ("TIARA TELLURDE"), is the owner in fee simple of:

LOT 109R TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73–76R, 109, 110, TRACT 69–A AND TRACT OS–3BR–1 RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

TOGETHER WITH

TRACT OS–3BR–2A, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F and TRACT OS–3BR–2G, MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF TRACT OS–3XRR AND TRACT OS–3BR–2, TOWN OF MOUNTAIN VILLAGE, RECORDED ______________ IN PLAT BOOK 1 AT PAGE ______, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

TIARA TELLURDE DOES HEREBY , EXECUTE, DELIVER, AND ENTER INTO this Replat under the name and style of "REPLAT AND REZONE OF LOT 109R, TRACT OS–3BR–2A, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F, TRACT OS–3BR–2G, TOWN OF MOUNTAIN VILLAGE , COUNTY OF SAN MIGUEL, STATE OF COLORADO" (the "Replat"); AND

THEREBY, CREATE the following new parcels LOT 109R2, TRACT OS–3BR–2A1, TRACT OS–3BR–2B1, TRACT OS–3BR–2C1, TRACT OS–3BR–2D1, TRACT OS–3BR–2E1,TRACT OS–3BR–2F1, TRACT OS–3BR–2G1 TOWN OF MOUNTAIN VILLAGE ("Created Parcels")

TIARA TELLURDE hereby vacates the former property boundary lines of LOT 109R, TRACT OS–3BR–2A, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F, TRACT OS–3BR–2G and establishes the boundaries of Created Parcels as set forth, depicted and described on this Replat.

TIARA TELLURDE HEREBY CONFIRMS that, by virtue of and through this Replat, fee simple title ownership is hereby established in and to Lot 109R2 in and to TIARA TELLURDE LLC, a Colorado limited liability company and fee simple title ownership is hereby established in and to TRACT OS–3BR–2A1, TRACT OS–3BR–2B1, TRACT OS–3BR–2C1, TRACT OS–3BR–2D1, TRACT OS–3BR–2E1,TRACT OS–3BR–2F1, TRACT OS–3BR–2G1, in and to the TOWN OF MOUNTAIN VILLAGE

IN WITNESS WHEREOF, Owner executes this Plat as of ______________, 200___ ("Effective Date") for the purposes stated herein.

TAIRA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

by: ______________
printed name: ______________
Title: ______________

ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this ______ day of ______________, 20___ A.D. by ______________ as ______________ TIARA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and seal.
My commission expires ______________

____
Notary Public

Name	Sq. Ft.	Acres	Zoning	Zoning Designation	DENSITY UNITS	PERSONS OF DENSITY PER UNIT	TOTAL PERSONS OF DENSITY
Lot 109R2	[illegible]	0.812	Village Center	Village Center	[illegible]	[illegible]	[illegible]
Tract OS-3BR-2A1	8	0.000	Active Open Space				
Tract OS-3BR-2B1	[illegible]	0.004	Active Open Space				
Tract OS-3BR-2C1	65	0.001	Active Open Space				
Tract OS-3BR-2D1	[illegible]	0.000	Active Open Space				
Tract OS-3BR-2E1	[illegible]	0.000	Active Open Space				
Tract OS-3BR-2F1	409	0.009	Active Open Space				
Tract OS-3BR-2G1	[illegible]	[illegible]	Active Open Space				

TOWN OF MOUNTAIN VILLAGE APPROVAL

I, ______________, as Mayor, of the Town of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town of Mountain Village Town Council in accordance with Ordinance No. ________, the Development Agreement recorded at Reception No. ________ and Town of Mountain Village Resolution No. ________ recorded at Reception No. ________ which authorized my execution of this Replat. ,

______________, Mayor, Date

ACKNOWLEDGMENT

State of)
) ss
County of))

The foregoing signature was acknowledged before me this ______ day of ______________, 20 ___ A.D. by ______________ as Mayor of the Town of Mountain Village.

Witness my hand and seal.
My commission expires ______________

____
Notary Public

TREASURER'S CERTIFICATE

I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records of the San Miguel County Treasurer there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments due and payable, in accordance with Land Use Code Section 3–101.

Dated this ______ day of ______________, 20____.

____
San Miguel County Treasurer

RECORDER'S CERTIFICATE

This Replat was filed for record in the office of the San Miguel County Clerk and Recorder on this ________ day of ______________, 20______, at
Reception No. ______________.
Time ________.

____
San Miguel County Clerk and Recorder

TITLE INSURANCE COMPANY CERTIFICATE

Fidelity National Title Company does hereby certify that we have examined the title to the lands herein shown on this Replat and that the title to this land is in the name of TIARA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY is free and clear of all encumbrances, liens, taxes, and special assessments except as follows:

____
Title Insurance Company Representative

SECURITY INTEREST HOLDER'S CONSENT

The undersigned ______________, as a beneficiary of a deed of trust which constitutes a lien upon the declarant's property, recorded at Reception No. ________, in the San Miguel County Clerk and Recorder's real property records, hereby consents to the subdivision of the real property as depicted on this Plat and to the dedication of land as streets, alleys, roads and other public areas, as designated on this Plat, and hereby releases said dedicated lands from the lien created by said instrument.

Name: ______________

Date: ______________

Address: ______________

Signature: ______________

Title: ______________

ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this ______ day of ______________, 20___ A.D. by ______________ as ______________ of ______________

Witness my hand and seal.
My commission expires ______________

____
Notary Public

SURVEYOR'S CERTIFICATE

I, David R. Bulson of Bulson Surveying, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this REPLAT AND REZONE OF LOT 109R, TRACT OS–3BR–2A, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F, TRACT OS–3BR–2G, TOWN OF MOUNTAIN VILLAGE , COUNTY OF SAN MIGUEL, STATE OF COLORADO" shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS HEREOF, I here unto affix my hand and official seal this ______ day of ______________, A.D. 200___.

SUBMITTED FOR REVIEW

P.L.S. No. 37662 Date

NOTES

1. Approval of this plat may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.

2. Fidelity National Title Company, Order Number 597–F072264*–150–7TM, dated October 8, 2021 at 5:00 P.M. as to Lot 109R

3. BASIS OF BEARINGS. The bearing from monument "Overpass" to monument "Rim", as shown monumented hereon, was assumed to bear N31°16'24"W according to Banner Associates, Inc. project bearings.

LINEAL UNITS. LINEAL DISTANCES shown hereon measured in US survey feet.

4. Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Land Use Ordinance, of the Town of Mountain Village, December 2003 as amended.

5. NOTES OF CLARIFICATION

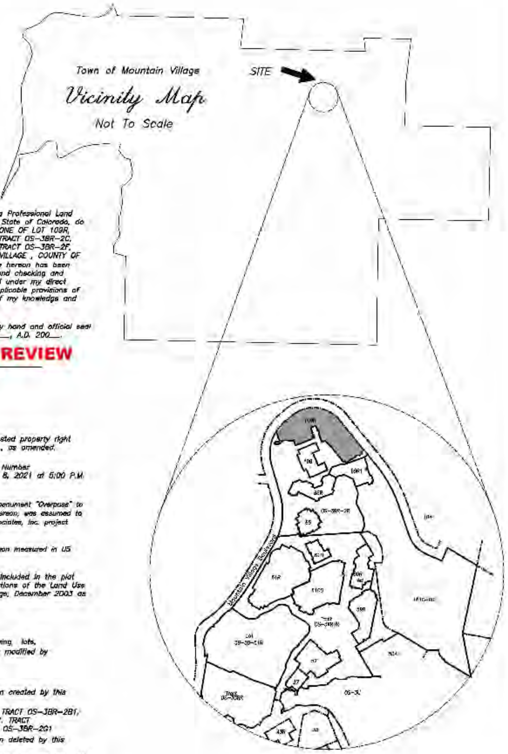
a. The Configuration of the following lots, tracts, and right-of-way have been modified by this plat:
None

b. The following lots/tracts have been created by this plat:
Lot 109R2, TRACT OS–3BR–2A1, TRACT OS–3BR–2B1, TRACT OS–3BR–2C1, TRACT OS–3BR–2D1, TRACT OS–3BR–2E1,TRACT OS–3BR–2F1, TRACT OS–3BR–2G1

c. The following lots/tracts have been deleted by this plat:
LOT 109R, TRACT OS–3BR–2A, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F and TRACT OS–3BR–2G

6. The approval of this Plat Amendment vacates all prior plats and Lot boundary lines for the area described in the Legal Description as shown hereon in the Certificate of Ownership.

7. NOTICE: According to Colorado law you must commence any legal action based upon 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 hereon.



Tiara Telluride LLC
550 South Old Dixie Highway
Suite 9, Jupiter, FL 33458

September 23, 2022

PROJECT NUMBER
21002

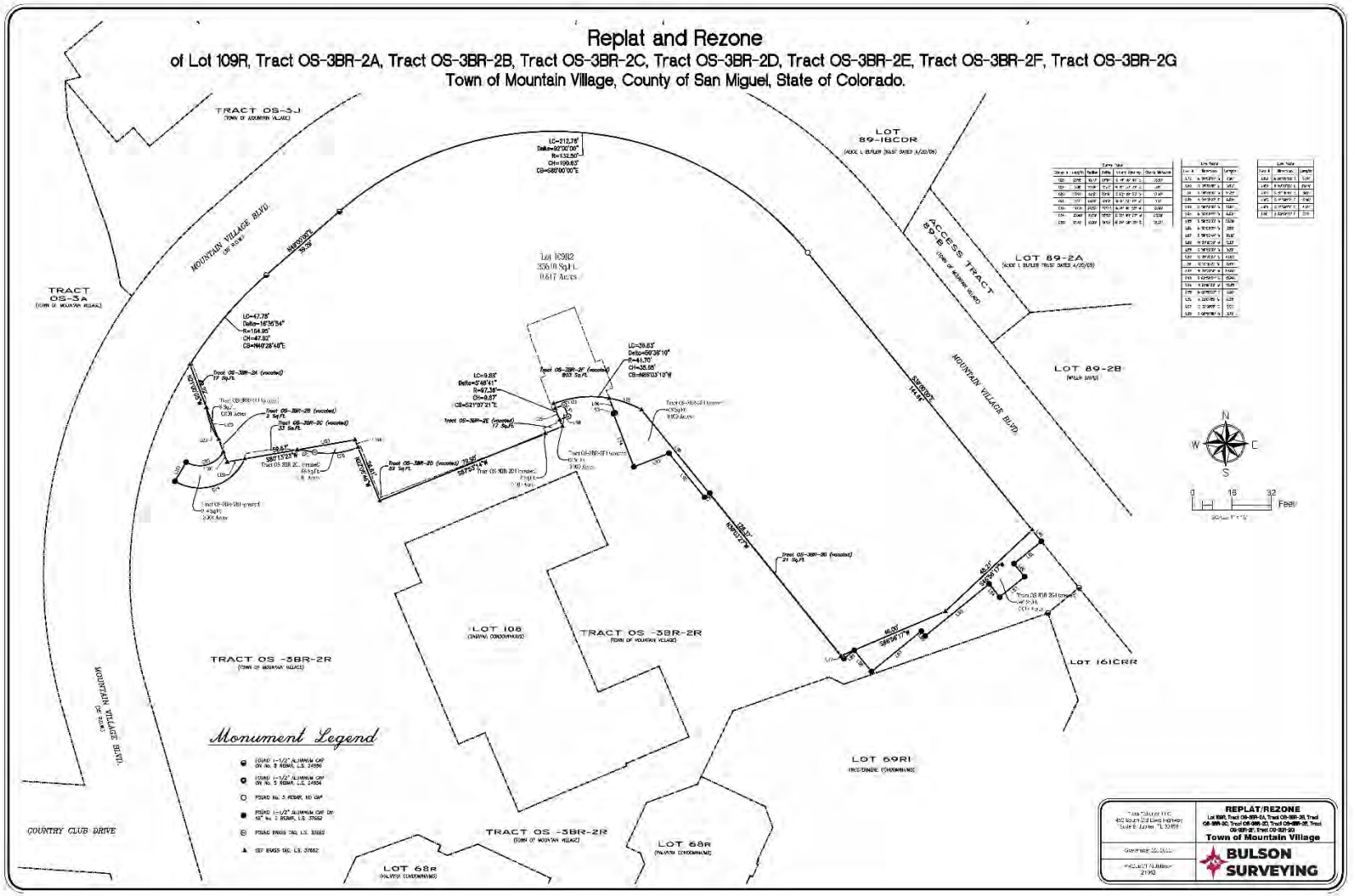
REPLAT/REZONE
Lot 109R, Tract OS-3BR-2A, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G
Town of Mountain Village

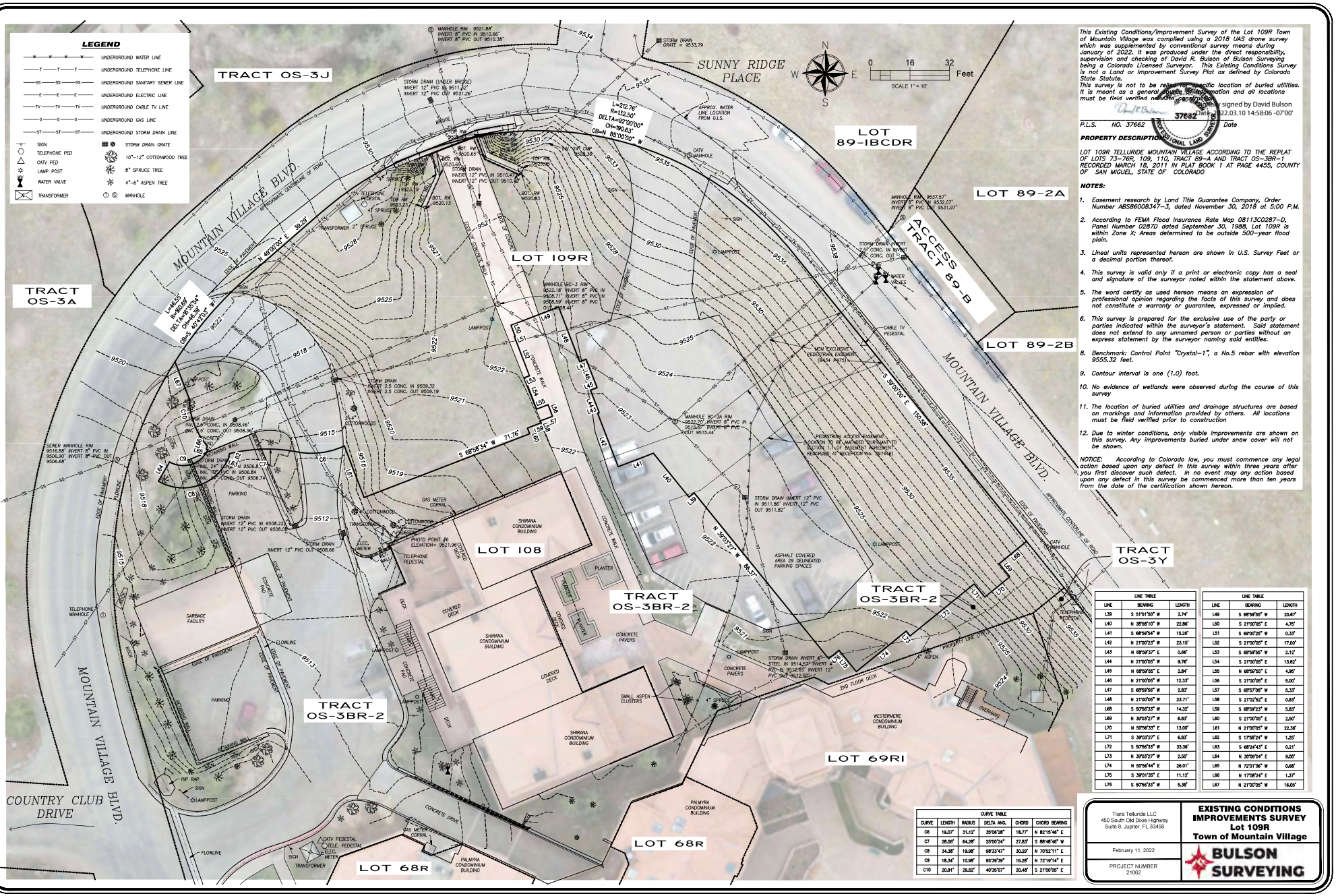
BULSON SURVEYING

Replat and Rezone

of Lot 109R, Tract OS-3BR-2A, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G

Town of Mountain Village, County of San Miguel, State of Colorado.





This Existing Conditions/Improvement Survey of the Lot 109R Town of Mountain Village was compiled using a 2018 UAS drone survey which was supplemented by conventional survey means during January of 2022. It was produced under the direct responsibility, supervision and checking of David R. Bulson of Bulson Surveying being a Colorado Licensed Surveyor. This Existing Conditions Survey is not a Land or Improvement Survey Plat as defined by Colorado State Statute.
This survey is not to be relied upon for specific location of buried utilities. It is meant as a general overview of information and all locations must be field verified prior to construction.

Digitally signed by David Bulson
Date: 2022.03.10 14:58:06 -07'00'

P.L.S. NO. 37662 Date

PROPERTY DESCRIPTION:

LOT 109R TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73-76R, 109, 110, TRACT 89-A AND TRACT OS-3BR-1 RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

NOTES:

1. *Easement research by Land Title Guarantee Company, Order Number ABS86008347-3, dated November 30, 2018 at 5:00 P.M.*
2. *According to FEMA Flood Insurance Rate Map 08113C0287-D, Panel Number 0287D dated September 30, 1988, Lot 109R is within Zone X; Areas determined to be outside 500-year flood plain.*
3. *Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.*
4. *This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.*
5. *The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.*
6. *This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.*
8. *Benchmark: Control Point "Crystal-1", a No.5 rebar with elevation 9555.32 feet.*
9. *Contour Interval is one (1.0) foot.*
10. *No evidence of wetlands were observed during the course of this survey*
11. *The location of buried utilities and drainage structures are based on markings and information provided by others. All locations must be field verified prior to construction*
12. *Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.*

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 hereon.

LINE TABLE		
LINE	BEARING	LENGTH
L39	S 51°01'50" W	2.74'
L40	N 38°58'10" W	22.86'
L41	S 68°59'54" W	15.26'
L42	N 21°00'23" W	23.15'
L43	N 68°59'37" E	0.66'
L44	N 21°00'05" W	9.76'
L45	N 68°59'55" E	2.84'
L46	N 21°00'05" W	12.33'
L47	S 68°59'54" W	2.83'
L48	N 21°00'05" W	23.71'
L49	S 50°56'33" W	14.32'
L69	N 39°03'27" W	6.83'
L70	N 50°56'33" E	13.00'
L71	S 39°03'27" E	6.83'
L72	S 50°56'33" W	53.36'
L73	N 39°03'27" W	2.50'
L74	N 50°56'44" E	26.01'
L75	S 39°01'35" E	11.12'
L76	S 50°56'33" W	5.38'

LINE TABLE		
LINE	BEARING	LENGTH
L49	S 68°59'55" W	20.47'
L50	S 21°00'05" E	4.75'
L51	S 69°00'25" W	0.33'
L52	S 21°00'05" E	17.00'
L53	S 68°59'55" W	2.12'
L54	S 21°00'05" E	13.62'
L55	N 68°59'55" E	4.95'
L56	S 21°00'05" E	5.00'
L57	S 68°57'08" W	5.33'
L58	S 21°02'52" E	0.83'
L59	S 68°59'23" W	5.83'
L60	S 21°00'05" E	2.50'
L61	N 21°00'05" W	22.36'
L62	S 17°58'24" W	1.25'
L63	S 68°24'43" E	0.21'
L64	N 30°06'04" E	9.00'
L65	N 72°01'36" W	0.68'
L66	N 17°58'24" E	1.37'
L67	N 21°00'05" W	16.05'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANG.	CHORD	CHORD BEARING
C6	19.07'	31.12'	35°06'28"	18.77'	N 82°15'46" E
C7	28.06'	64.28'	25°00'24"	27.83'	S 88°48'46" W
C8	34.38'	19.98'	98°33'47"	30.29'	N 70°52'11" E
C9	18.34'	10.98'	95°39'39"	16.28'	N 72°19'14" E
C10	20.91'	29.52'	40°35'07"	20.48'	S 21°00'05" E

Tiara Telluride LLC
450 South Old Dixie Highway
Suite B, Jupiter, FL 33458

February 11, 2022

PROJECT NUMBER
21062

EXISTING CONDITIONS IMPROVEMENTS SURVEY
Lot 109R
Town of Mountain Village

BULSON SURVEYING

Replat and Rezone

of Lot 109R, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G

Town of Mountain Village, County of San Miguel, State of Colorado.

CERTIFICATE OF OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS:

TIARA TELLURIDE, LLC – (Title Commitment Parcel A) THAT Tiara Telluride, LLC, a Colorado limited liability company ("TIARA TELLURDE"), is the owner in fee simple of:

LOT 109R TELLURIDE MOUNTAIN VILLAGE ACCORDING TO THE REPLAT OF LOTS 73–76R, 109, 110, TRACT 89–A AND TRACT OS–3BR–1 RECORDED MARCH 18, 2011 IN PLAT BOOK 1 AT PAGE 4455, COUNTY OF SAN MIGUEL, STATE OF COLORADO

TOGETHER WITH

TRACT OS–3BR–2A, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F and TRACT OS–3BR–2G, MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF TRACT OS–3XRR AND TRACT OS–3BR–2, TOWN OF MOUNTAIN VILLAGE, RECORDED _____ IN PLAT BOOK 1 AT PAGE _____, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

TIARA TELLURDE DOES HEREBY , EXECUTE, DELIVER, AND ENTER INTO this Replat under the name and style of "REPLAT AND REZONE OF LOT 109R, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F, TRACT OS–3BR–2G, TOWN OF MOUNTAIN VILLAGE , COUNTY OF SAN MIGUEL, STATE OF COLORADO" (the "Replat"); AND

THEREBY, CREATE the following new parcels LOT 109R2, TRACT OS–3BR–ROW, TRACT OS–3BR–2B1, TRACT OS–3BR–2C1, TRACT OS–3BR–2D1, TRACT OS–3BR–2E1,TRACT OS–3BR–2F1, TRACT OS–3BR–2G1 TOWN OF MOUNTAIN VILLAGE ("Created Parcels")

TIARA TELLURDE hereby vacates the former property boundary lines of LOT 109R, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F, TRACT OS–3BR–2G and establishes the boundaries of Created Parcels as set forth, depicted and described on this Replat.

TIARA TELLURDE HEREBY CONFIRMS that, by virtue of and through this Replat, fee simple title ownership is hereby established in and to Lot 109R2 in and to TIARA TELLURDE LLC, a Colorado limited liability company and fee simple title ownership is hereby established in and to TRACT OS–3BR–ROW, TRACT OS–3BR–2B1, TRACT OS–3BR–2C1, TRACT OS–3BR–2D1, TRACT OS–3BR–2E1,TRACT OS–3BR–2F1, TRACT OS–3BR–2G1, in and to the TOWN OF MOUNTAIN VILLAGE

IN WITNESS WHEREOF, Owner executes this Plat as of _____, 200___ ("Effective Date") for the purposes stated herein.

TAIRA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

by:_____
printed name: _____
Title:_____

ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 20___ A.D. by _____ as _____ TIARA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and seal.
My commission expires _____.

_____
Notary Public

Name	Sq. Ft.	Acres	Zoning	Use	DENSITY UNITS	PERSONS OF DENSITY PER UNIT	TOTAL PERSONS OF DENSITY
Lot 109R2	35771	0.821	Village Center	Efficiency Lodge	50	0.5	25
				Lodge	31	0.75	23.25
				Condominium	20	3	60
				Employee Condo	2	3	6
				Employee Dorm	18	1	18
TOTALS					**121**		**132.25**
Tract OS-3BR-ROW	77	0.000	Active Open Space				
Tract OS-3BR-2B1	201	0.004	Active Open Space				
Tract OS-3BR-2C1	68	0.001	Active Open Space				
Tract OS-3BR-2D1	2	0.000	Active Open Space				
Tract OS-3BR-2E1	19	0.000	Active Open Space				
Tract OS-3BR-2F1	408	0.009	Active Open Space				
Tract OS-3BR-2G1	546	0.012	Active Open Space				

TOWN OF MOUNTAIN VILLAGE APPROVAL

I, _____, as Mayor, of the Town of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town of Mountain Village Town Council in accordance with Ordinance No. _____, the Development Agreement recorded at Reception No. _____ and Town of Mountain Village Resolution No. _____ recorded at Reception No. _____ which authorized my execution of this Replat. .

_____
_____ ___, Mayor, Date

ACKNOWLEDGMENT

State of)
) ss
County of))

The foregoing signature was acknowledged before me this _____ day of _____, 20 ___ A.D. by _____ as Mayor of the Town of Mountain Village.

Witness my hand and seal.
My commission expires _____.

_____ _____
Notary Public

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

I, _____, as the Community Development Director of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town in accordance with the Community Development Code.

_____ _____ Date: _____
Community Development Director

TREASURER'S CERTIFICATE

I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records of the San Miguel County Treasurer there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments due and payable, in accordance with Land Use Code Section 3–101.

Dated this _____ day of _____, 20____.

_____
San Miguel County Treasurer

RECORDER'S CERTIFICATE

This Replat was filed for record in the office of the San Miguel County Clerk and Recorder on this _____ day of _____, 20_____, at
Reception No. _____,
Time _____.

_____
San Miguel County Clerk and Recorder

TITLE INSURANCE COMPANY CERTIFICATE

Fidelity National Title Company does hereby certify that we have examined the title to the lands herein shown on this Replat and that the title to this land is in the name of TIARA TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY is free and clear of all encumbrances, liens, taxes, and special assessments except as follows:

_____
Title Insurance Company Representative

SECURITY INTEREST HOLDER'S CONSENT

The undersigned _____, as a beneficiary of a deed of trust which constitutes a lien upon the declarant's property, recorded at Reception No. _____, in the San Miguel County Clerk and Recorder's real property records, hereby consents to the subdivision of the real property as depicted on this Plat and to the dedication of land as streets, alleys, roads and other public areas, as designated on this Plat, and hereby releases said dedicated lands from the lien created by said instrument.

Name:
_____

Date:
_____

Address:
_____

Signature:
_____

Title:
_____

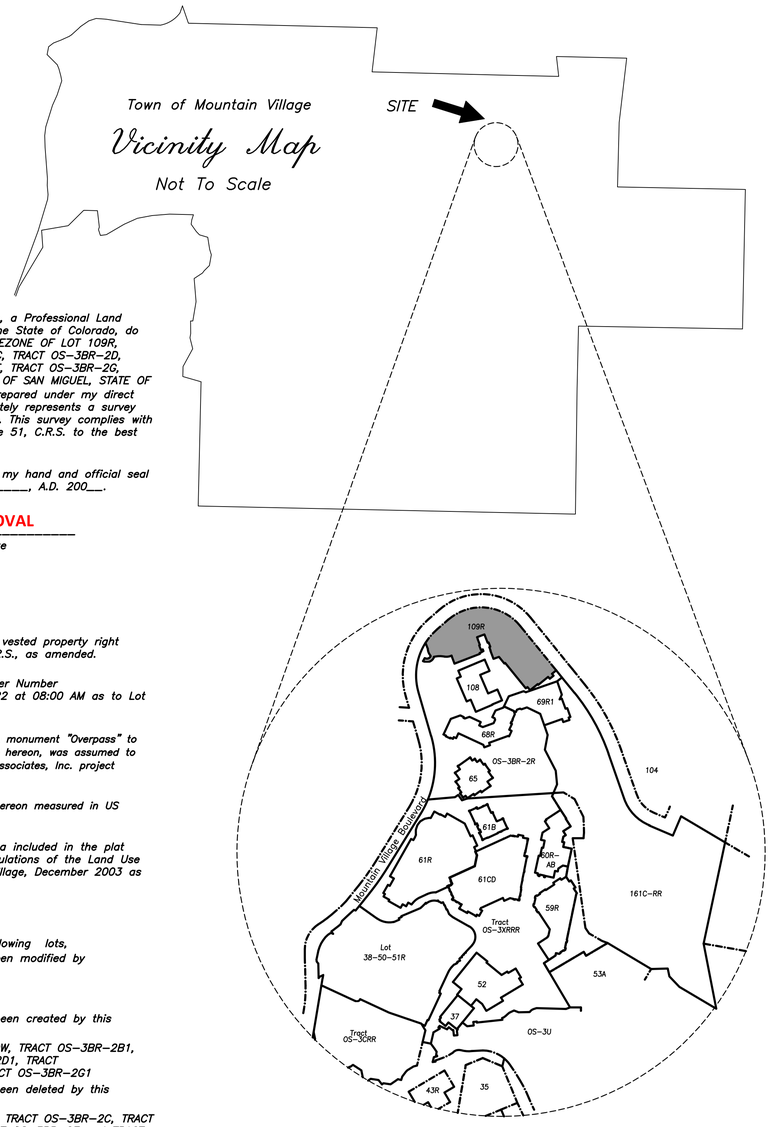
ACKNOWLEDGMENT

State of)
) ss
County of)

The foregoing signature was acknowledged before me this _____ day of _____, 20___ A.D. by _____ as _____ of _____.

Witness my hand and seal.
My commission expires _____.

_____
Notary Public



SURVEYOR'S CERTIFICATE

I, David R. Bulson of Bulson Surveying, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this REPLAT AND REZONE OF LOT 109R, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F, TRACT OS–3BR–2G, TOWN OF MOUNTAIN VILLAGE , COUNTY OF SAN MIGUEL, STATE OF COLORADO" shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS HEREOF, I here unto affix my hand and official seal this _____ day of _____, A.D. 200___.

SUBMITTED FOR APPROVAL

P.L.S. No. 37662 Date

NOTES

1. Approval of this plat may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.

2. Fidelity National Title Company, Order Number 150–F17796–22 dated October 5, 2022 at 08:00 AM as to Lot 109R

3. BASIS OF BEARINGS. The bearing from monument "Overpass" to monument "Rim", as shown monumented hereon, was assumed to bear N31°16'24"W according to Banner Associates, Inc. project bearings.

LINEAL UNITS. LINEAL DISTANCES shown hereon measured in US survey feet.

4. Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Land Use Ordinance, of the Town of Mountain Village, December 2003 as amended.

5. NOTES OF CLARIFICATION

a. The Configuration of the following lots, tracts, and right–of–way have been modified by this plat:
None

b. The following lots/tracts have been created by this plat:
Lot 109R2, TRACT OS–3BR–ROW, TRACT OS–3BR–2B1, TRACT OS–3BR–2C1, TRACT OS–3BR–2D1, TRACT OS–3BR–2E1,TRACT OS–3BR–2F1, TRACT OS–3BR–2G1

c. The following lots/tracts have been deleted by this plat:
LOT 109R, TRACT OS–3BR–2B, TRACT OS–3BR–2C, TRACT OS–3BR–2D, TRACT OS–3BR–2E, TRACT OS–3BR–2F and TRACT OS–3BR–2G

6. The approval of this Plat Amendment vacates all prior plats and Lot boundary lines for the area described in the Legal Description as shown hereon in the Certificate of Ownership.

7. NOTICE: According to Colorado law you must commence any legal action based upon 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 hereon.

SHEET 1 - MAP CERTIFICATIONS

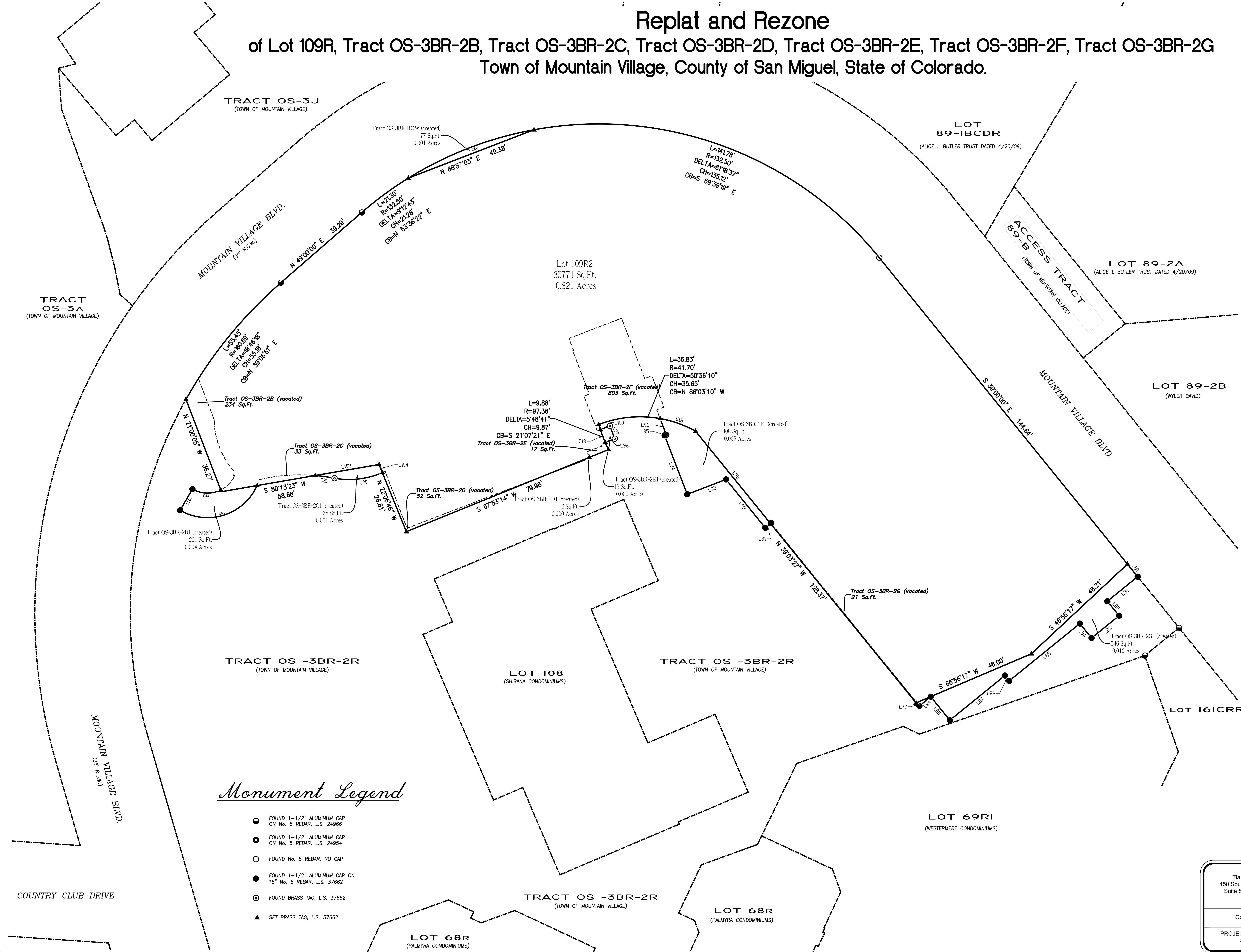
Tiara Telluride LLC 450 South Old Dixie Highway Suite 8, Jupiter, FL 33458	**REPLAT/REZONE** Lot 109R, Tract OS-3BR-2A, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G **Town of Mountain Village**
October 14, 2022	**BULSON SURVEYING**
PROJECT NUMBER 21062 Sheet 1 of 3	

F:\Bulson Surveying Jobs\Jobs 2021\21062\21062 Lot 109R Preliminary Replat 09-19-2022.dwg, 10/17/2022 4:47:00 PM

Replat and Rezone

of Lot 109R, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G

Town of Mountain Village, County of San Miguel, State of Colorado.



TRACT OS-3J
(TOWN OF MOUNTAIN VILLAGE)
TRACT OS-3A
(TOWN OF MOUNTAIN VILLAGE)
MOUNTAIN VILLAGE BLVD.
(35' R.O.W.)
Tract OS-3BR-ROW (created)
77 Sq.Ft.
0.001 Acres
N 68°57'03" E 49.38'
N 49°00'00" E 39.29'
L=21.30'
R=132.50'
DELTA=9°12'43"
CH=21.28'
CB=N 53°36'22" E
L=141.78'
R=132.50'
DELTA=61°18'37"
CH=135.12'
CB=S 69°39'19" E
LOT 89-1BCDR
(ALICE L BUTLER TRUST DATED 4/20/09)
ACCESS TRACT 89-B
(TOWN OF MOUNTAIN VILLAGE)
LOT 89-2A
(ALICE L BUTLER TRUST DATED 4/20/09)
LOT 89-2B
(WYLER DAVID)
Lot 109R2
35771 Sq.Ft.
0.821 Acres
L=55.45'
R=160.69'
DELTA=19°46'18"
CH=55.18'
CB=N 39°06'51" E
Tract OS-3BR-2B (vacated)
234 Sq.Ft.
N 21°00'05" W 36.27'
Tract OS-3BR-2C (vacated)
33 Sq.Ft.
S 80°13'23" W 58.68'
Tract OS-3BR-2C1 (created)
68 Sq.Ft.
0.001 Acres
Tract OS-3BR-2B1 (created)
201 Sq.Ft.
0.004 Acres
N 22°06'46" W 26.61'
Tract OS-3BR-2D (vacated)
52 Sq.Ft.
S 67°53'14" W 79.98'
Tract OS-3BR-2D1 (created)
2 Sq.Ft.
0.000 Acres
L=9.88'
R=97.36'
DELTA=5°48'41"
CH=9.87'
CB=S 21°07'21" E
Tract OS-3BR-2E (vacated)
17 Sq.Ft.
Tract OS-3BR-2F (vacated)
803 Sq.Ft.
L=36.83'
R=41.70'
DELTA=50°36'10"
CH=35.65'
CB=N 86°03'10" W
Tract OS-3BR-2F1 (created)
408 Sq.Ft.
0.009 Acres
Tract OS-3BR-2E1 (created)
19 Sq.Ft.
0.000 Acres
S 39°00'00" E 144.64'
MOUNTAIN VILLAGE BLVD.
N 39°03'27" W 128.37'
Tract OS-3BR-2G (vacated)
21 Sq.Ft.
S 46°56'17" W 48.21'
S 66°56'17" W 46.00'
Tract OS-3BR-2G1 (created)
546 Sq.Ft.
0.012 Acres
LOT 161CRR
TRACT OS-3BR-2R
(TOWN OF MOUNTAIN VILLAGE)
LOT 108
(SHIRANA CONDOMINIUMS)
TRACT OS-3BR-2R
(TOWN OF MOUNTAIN VILLAGE)
LOT 69R1
(WESTERMERE CONDOMINIUMS)
MOUNTAIN VILLAGE BLVD.
(35' R.O.W.)
Monument Legend
FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24966
FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
FOUND No. 5 REBAR, NO CAP
FOUND 1-1/2" ALUMINUM CAP ON 18" No. 5 REBAR, L.S. 37662
FOUND BRASS TAG, L.S. 37662
SET BRASS TAG, L.S. 37662
COUNTRY CLUB DRIVE
TRACT OS-3BR-2R
(TOWN OF MOUNTAIN VILLAGE)
LOT 68R
(PALMYRA CONDOMINIUMS)
LOT 68R
(PALMYRA CONDOMINIUMS)

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C18	13.92'	41.70'	19°07'	S 70° 18' 46" E	13.85'
C19	5.00'	97.36'	2°57'	N 20° 50' 39" W	5.00'
C20	17.93'	31.12'	33°01'	S 83° 18' 30" W	17.69'
C21	7.11'	64.28'	6°20'	N 81° 51' 12" W	7.11'
C44	10.85'	10.98'	56°35'	N 88° 08' 39" W	10.41'
C45	33.48'	19.98'	95°59'	N 72° 09' 27" E	29.70'
C48	49.67'	132.50'	21°29'	S 68° 57' 03" W	49.38'

Line Table		
Line #	Direction	Length
L77	N 39°03'27" W	1.56'
L80	S 39°00'00" E	5.95'
L81	S 50°56'33" W	14.32'
L82	S 39°03'27" E	6.83'
L83	S 50°56'33" W	13.00'
L84	N 39°03'27" W	6.83'
L85	S 50°56'33" W	33.36'
L86	N 39°03'27" W	2.50'
L87	S 50°56'44" W	26.01'
L88	N 39°01'35" W	11.12'
L89	S 50°56'33" W	5.38'
L90	S 39°03'27" E	43.63'
L91	S 51°01'50" W	2.49'

Line Table		
Line #	Direction	Length
L92	N 38°58'10" W	22.86'
L93	S 68°59'54" W	15.26'
L94	N 21°00'23" W	23.15'
L95	N 68°59'37" E	0.66'
L96	N 21°00'05" W	6.39'
L97	S 21°00'05" E	5.00'
L98	S 68°57'08" W	3.75'
L100	N 68°59'55" E	3.74'
L103	N 80°13'23" E	23.74'
L104	S 22°06'46" E	3.21'
L140	S 30°09'04" W	9.00'

N
W E
S

0 16 32 Feet

SCALE 1" = 16'

SHEET 2 - PROPERTY DIMENSIONS

Tiara Telluride LLC
450 South Old Dixie Highway
Suite 8, Jupiter, FL 33458

REPLAT/REZONE
Lot 109R, Tract OS-3BR-2A, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G
Town of Mountain Village

October 4, 2022

BULSON SURVEYING

PROJECT NUMBER 21062
Sheet 2 of 3

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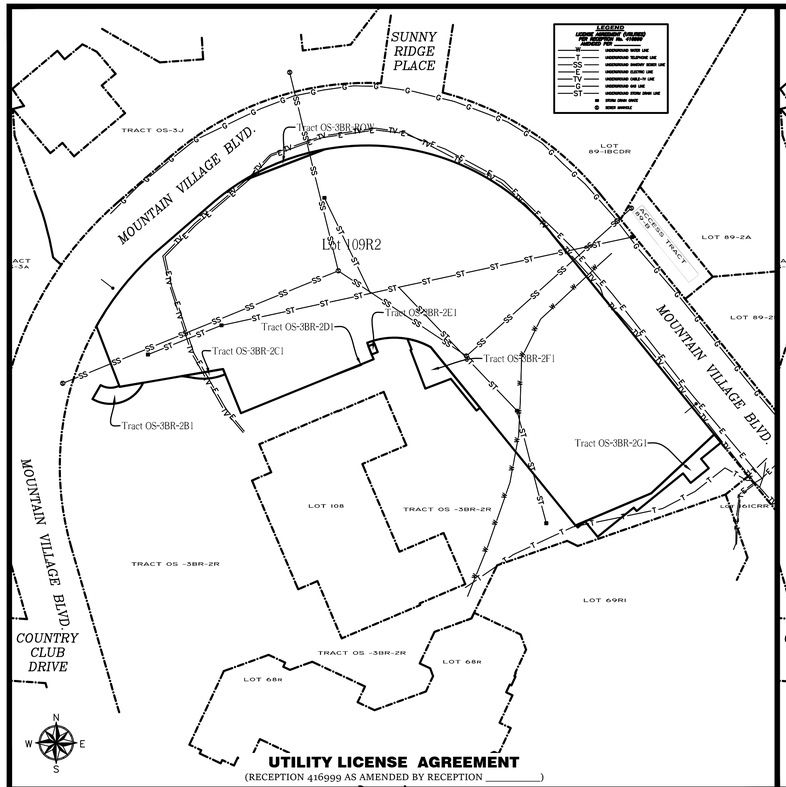
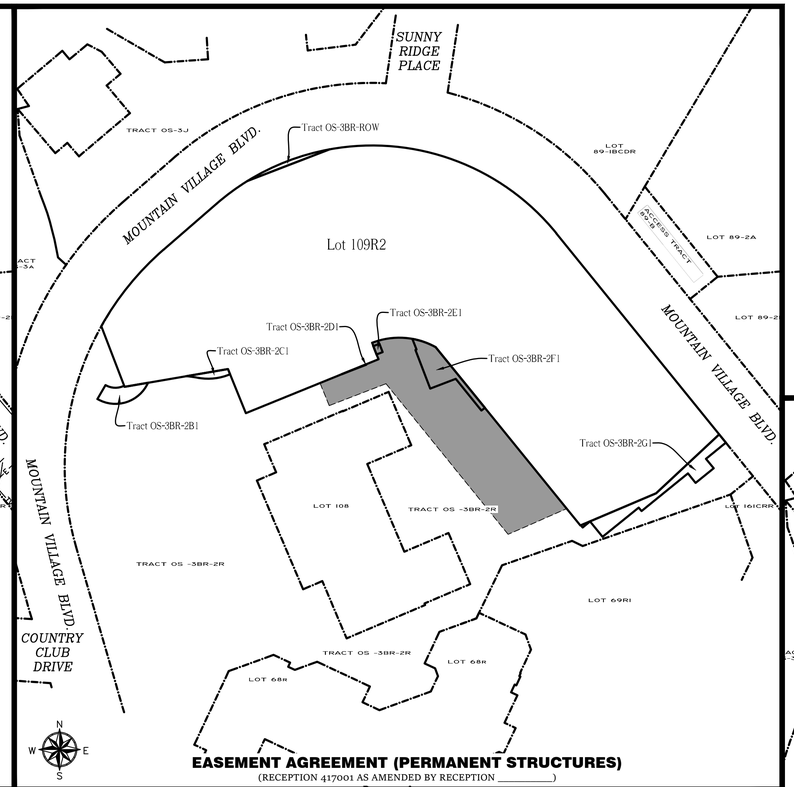
Replat and Rezone

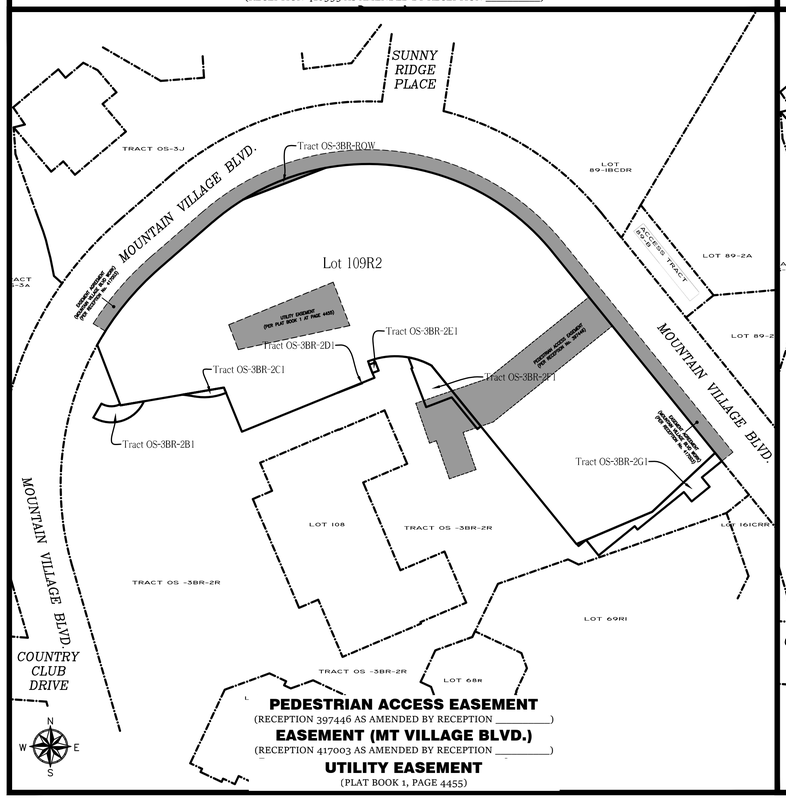
of Lot 109R, Tract OS-3BR-2A, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G
Town of Mountain Village, County of San Miguel, State of Colorado.



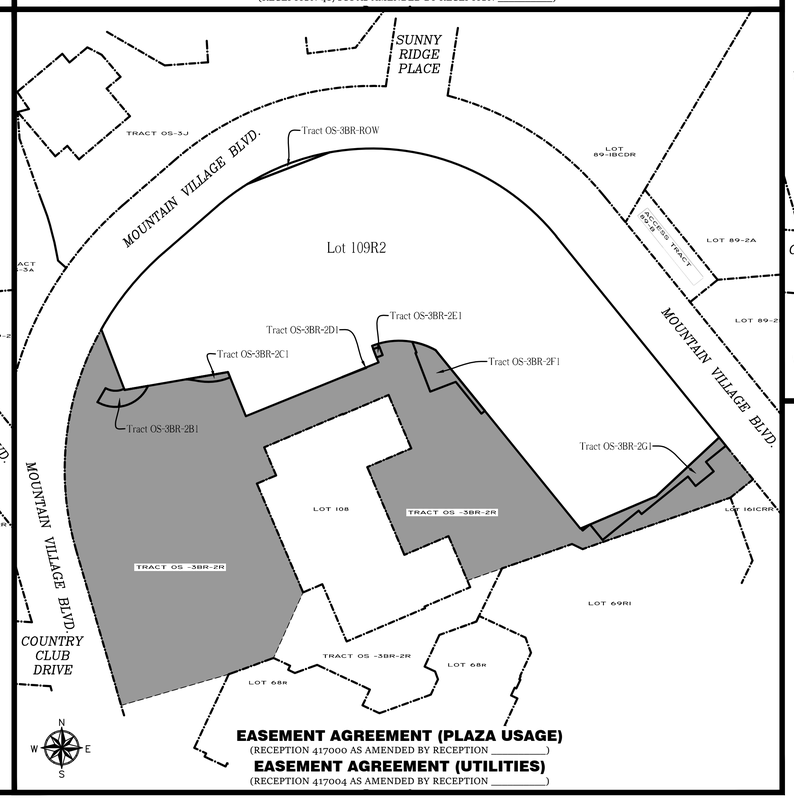
UTILITY LICENSE AGREEMENT
(RECEPTION 416999 AS AMENDED BY RECEPTION _____)



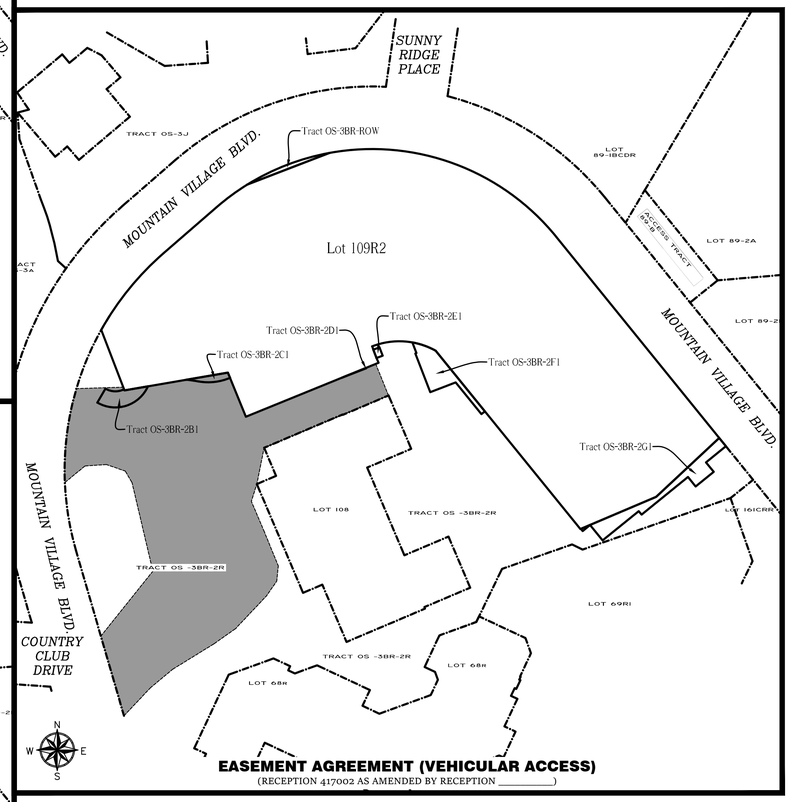
EASEMENT AGREEMENT (PERMANENT STRUCTURES)
(RECEPTION 417001 AS AMENDED BY RECEPTION _____)



PEDESTRIAN ACCESS EASEMENT
(RECEPTION 397446 AS AMENDED BY RECEPTION _____)
EASEMENT (MT VILLAGE BLVD.)
(RECEPTION 417003 AS AMENDED BY RECEPTION _____)
UTILITY EASEMENT
(PLAT BOOK 1, PAGE 4455)



EASEMENT AGREEMENT (PLAZA USAGE)
(RECEPTION 417000 AS AMENDED BY RECEPTION _____)
EASEMENT AGREEMENT (UTILITIES)
(RECEPTION 417004 AS AMENDED BY RECEPTION _____)



EASEMENT AGREEMENT (VEHICULAR ACCESS)
(RECEPTION 417002 AS AMENDED BY RECEPTION _____)

ALL ENLARGED VIEWS ARE SCALE 1" = 40'

0 40 80 Feet

SHEET 3 - EASEMENT DEPICTIONS

Tiara Telluride LLC 450 South Old Dixie Highway Suite 8, Jupiter, FL 33458	**REPLAT/REZONE** Lot 109R, Tract OS-3BR-2A, Tract OS-3BR-2B, Tract OS-3BR-2C, Tract OS-3BR-2D, Tract OS-3BR-2E, Tract OS-3BR-2F, Tract OS-3BR-2G **Town of Mountain Village**
October 14, 2022	**BULSON SURVEYING**
PROJECT NUMBER 21062 Sheet 3 of 3	

F:\Bulson Surveying Jobs\Jobs 2021\21062\21062 Lot 109R Preliminary Replat 09-19-2022 SHEET 3.dwg, 10/17/2022 3:46:34 PM

To: Town Council

From: J.D. Wise, Economic Development & Sustainability Director
Lauren Kirn, Environmental Efficiencies and Grant Coordinator
Molly Norton, Community Engagement Coordinator

For: Meeting, January 19, 2023

Date: January 12, 2023

Re: Economic Development & Sustainability Biannual Report

SUMMARY:
This report for the Economic Development & Sustainability department is broken into three sections: economic development, environmental efficiencies, and grant administration. This report summarizes how key performance measures were accomplished as of December 31, 2022, compared to the previous year over year (YOY) and provides a summary of department highlights for the year.

SECTION I: ECONOMIC DEVELOPMENT

OVERVIEW

1. Department Staffing
    a. Molly Norton was hired as Community Engagement Coordinator in September 2022 and J.D. Wise was promoted to Economic Development & Sustainability Director in November 2022.
2. Business Development Advisory Committee (BDAC)
    a. The committee held **five** meetings in 2022, and implemented a workplan inclusive of following highlights:
        - Issued an RFP to define and pursue the optimal use of the **Telluride Conference Center (TCC)**. Staff continues to work with the selected consultant, REVPAR, as they work through their analysis and recommendations around the TCC.
        - Creation and execution of the inaugural **Mountain Village Winter Market**, happening on Fridays in January from 11:00am – 3:00pm in Conference Center Plaza.
        - Planning of a **Mountain Village Story Walk**. Staff has ordered materials for the story walk, which will debut in summer 2023 in collaboration with the Wilkinson Public Library.
        - Reimplementation of quarterly **Lunch & Learns.** Molly Norton led a November Lunch & Learn focused on sharing information with local concierges around "Winter in Mountain Village". This event saw **over 40 attendees.**

3. Public Art Commission (PAC)
    a. In June 2022, Council amended the Community Development Code to create a Mountain Village Public Art Commission to review and make decisions on public art installations in Mountain Village. To date, the PAC has approved the following public art installations:
        - **Alpenglow Experience:** a digital projection art installation by Brook Einbender, a.k.a. "Mindbender Art" at the ice rink outside Madeline Hotel & Residences.
        - A **Snow Sculpture** in Heritage Plaza by Andy Kruger. "Sunday Papers" depicts a larger-than-life dog lounging on the couch while reading the newspaper.
4. Telluride Conference Center
    a. As of December 2022, Director of Conference Center Sales is no longer working for TSG. The position of Conference Group Sales Director is currently posted.
    b. Town did not receive a Q4 Report from the TCC prior to the packet materials deadline. Revenue totals are $740,491 as of October 1, 2022. Of note, Q1 saw a new large corporate conference. Due to COVID restrictions in 2020 and 2021, YOY comparisons offer limited context.

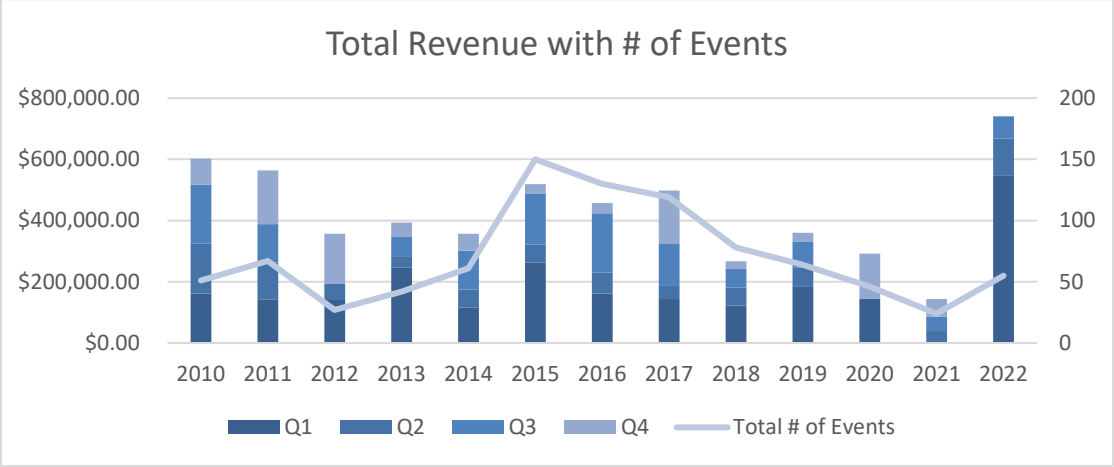


Figure 1.1 TCC annual revenue totals broken down quarterly alongside annual number of events.

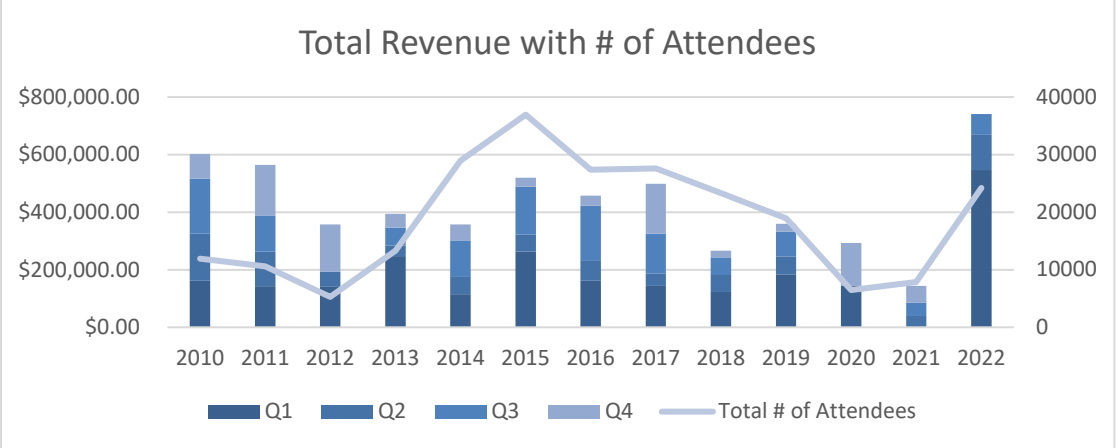


Figure 1.2 TCC annual revenue totals broken down quarterly alongside annual number of attendees.

5. Plaza use
    a. Staff maintained and executed three-year plaza license agreements (PLA). There are currently **20** businesses utilizing PLAs for use of Town plazas.
    b. The Town has **3** summer season vending carts and **7** winter carts approved. There are currently **4** active winter vending carts.
    c. In 2022, TMV permitted **54** special events, this is a **35% increase** YOY.
    d. The Market on the Plaza averaged 34 vendors per market, representing a **13.3% increase** over last year. Overall sales tax collected **increased by 22% YOY**.
6. Business directory/wayfinding
    a. We continue to work in collaboration with our GIS specialist, Snow Mappy and VentureWeb, our website developers, and TMVOA to create a digital interactive map for our business directory and dedicated Town of Mountain Village phone application. These are both slated to launch before the end of the ski season and will provide users with walking directions through the Village Center to businesses and activities.

LOOKING INTO 2023

Staff continues to actively engage with Town businesses to build meaningful relationships and support our local economy. Other priorities include executing the BDAC workplan, continued evaluation of the TCC, planning and administering all plaza use permitting and special events, managing Market on the Plaza, and actively pursuing and supporting Village Center vitalization efforts.

SECTION II: ENVIRONMENTAL EFFICENCIES

OVERVIEW

1. Environmental policy and regional collaboration
    a. The Town joined **Recycle Colorado** as a Municipal Bronze Member and the **Colorado Composting Council** as a Municipal Member.
    b. Staff attended the Mountain Towns 2030 Climate Solutions Summit, Mountain and Resort Town Planners Summit, 2022 Summit for Recycling & Rocky Mountain Compost, and Colorado Association of Transit Agencies (CASTA) Conference.
2. Zero waste by 2030
    a. Farm to Community Program served **85 families** a weekly CSA share for 14 consecutive weeks through September 16, accounting for **12,937 pounds** of local produce distributed. The average daily distribution **was comparable to** 2021.
    b. **Community Clean-Up Day** occurred on Saturday, August 6, in Heritage Plaza. **Over 120 pounds** of trash, recyclables, and compostable materials were collected from trails.
    c. Recycling
        i. The Town of Mountain Village was named in the 2022 State of Recycling and Composting in Colorado as **Greater Colorado's Leader for Best Residential Recycler of 2021** with a **27% recycling rate,** tied with the Town of Telluride.

ii. Residential and commercial recycling rates in Mountain Village surpassed the 2021 Colorado combined recycling and composting rate of **16%**. Mountain Village's **residential recycling rate** was approximately **27%** for 2022. This is comparable to 2021. **Commercial recycling** was approximately **22%** for 2022. This is a **5% increase** from 2021. The Town's residents have avoided **690.05 metric tons CO2e** and commercial properties have avoided **1,132.35 metric tons CO2e** in 2022. It is **equivalent to taking 387 vehicles off the road**.

iii. The Town began recording metrics for **plastic film recycling** mid-March 2022. The Mountain Village community recycled **112 pounds** in 2022.

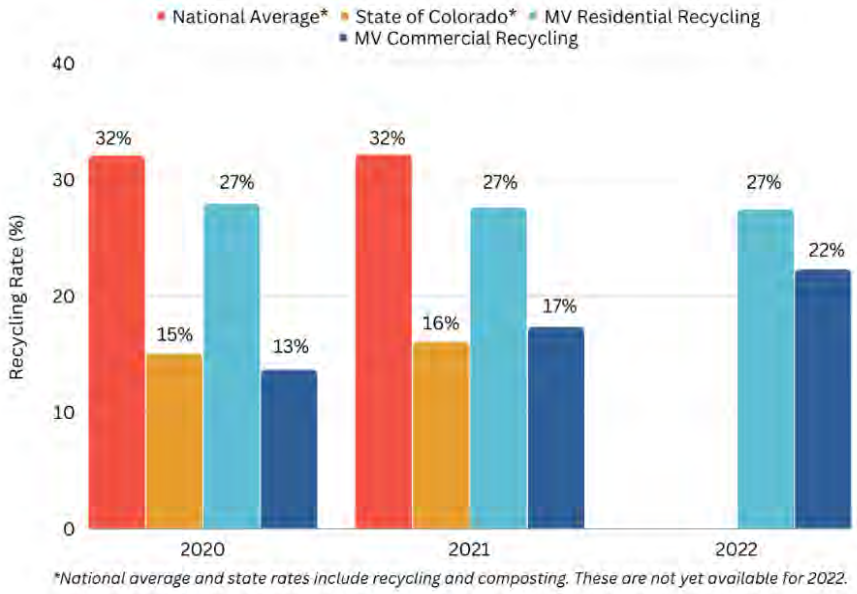


Figure 2. Mountain Village's residential and commercial recycling rates compared to the National Average and State of Colorado's combined recycling and composting rate.

d. Composting

i. The community diverted **1,211.39 pounds** of food and yard waste through the **VCA Composting Pilot Program** and the **At-Home Compost Program** in 2022. The Town **exceeded** its 2021 organic waste diversion through these programs and public composting events.

ii. A **free composting event** was held from November 1 through November 18 in partnership with the Town of Telluride. A total of **1.7 tons of organic waste** was diverted from the landfill and **2.56 metric tons of CO2 equivalent** in greenhouse gas emissions was avoided. This is equivalent to **removing** one car from the roads, **conserving** 288 gallons of gasoline, or **conserving** 107 cylinders of propane for home barbeques.

iii. Staff is in discussions with Bruin Waste Management for a **potential 2023 commercial compost collection program** for Mountain Village and the

region. The Town supported Bruin Waste in its recent **grant application** to purchase compost trucks and associated equipment.

e. Single-Use Plastic Reduction Ordinance
    i. The **Mountain Village Single-Use Plastics Ordinance** passed in June 2022 and went into effect on **January 1, 2023**. The ordinance bans single-use plastic **carryout bags** at point-of-sale and **expanded polystyrene products** for ready-to-eat food at all retailers and establishes a **$0.20 bag tax**. The ordinance allows for exemptions in alignment with State legislation.

3. Carbon neutral by 2050, using 2010 as a benchmark.
    a. Alternative energy
        i. The 2022 Solar Co-Op had **14 Mountain Village members** and **4 signed contracts**: **3** deed-restricted homes and **1** free market home. This equates to a total of **20.19kW** of solar capacity under contract to be installed. This is a **28.5%** close rate. A total of **$17,500** in incentive funds are being awarded. Resulting carbon offset over 25 years of 428.3241 metric tons, or 944,293 pounds, which is comparable to taking approximately 3.7 cars off the road one year, every year, for 25 years. It is a projected **energy cost savings of $133,273** over 25 years.
    b. Electric vehicle (EV) charging stations
        i. The Town has **11 EV charging stations** available for public use; two more than 2021. The ChargePoint stations have avoided **20,585kg** of greenhouse gas emissions to date, an increase of **6,187kg** of GHG emissions from 2021.
        ii. The Town now charges for electricity at EV charging stations. The cost is **$0.20/kWh.** Since charging went into effect in June 2022, the Town has generated **$2,040 in revenue** through EV charging at the three ChargePoint stations.

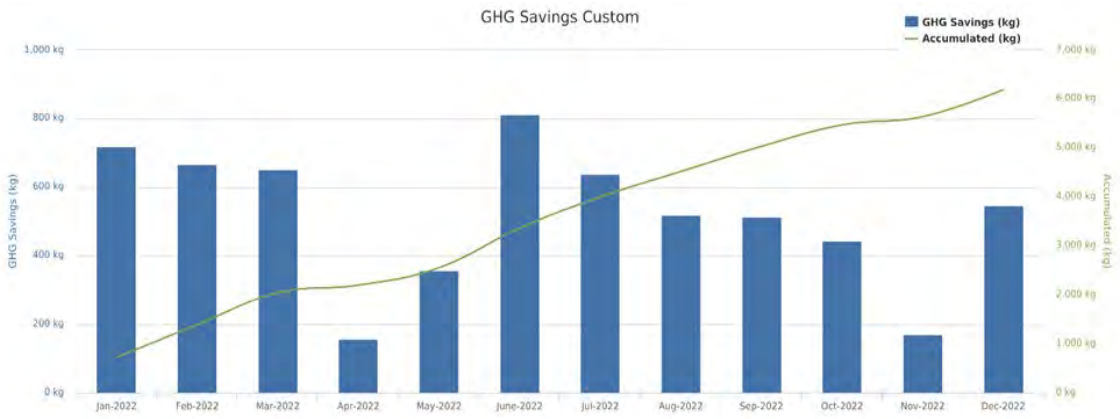


Figure 3.1 Greenhouse gas emissions savings per month from ChargePoint electric vehicle charging stations in 2022.

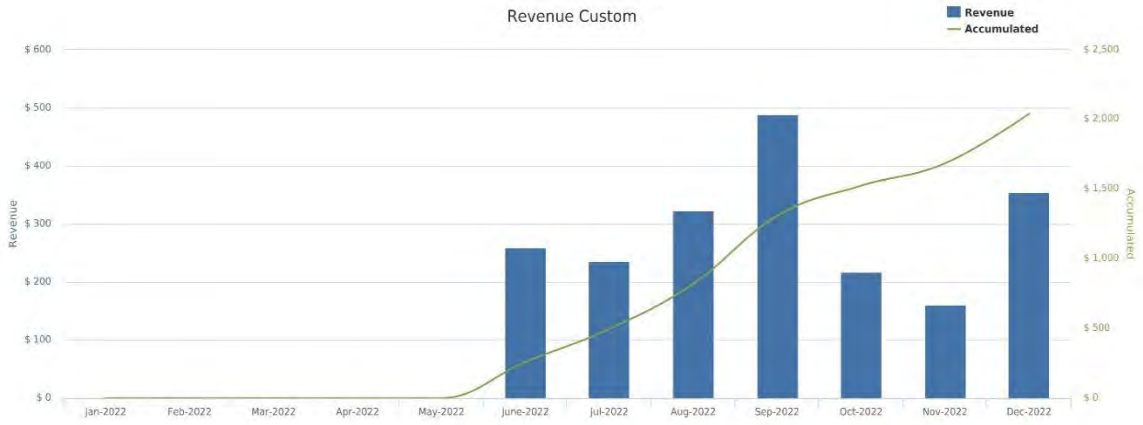


Figure 3.2 Revenue generated per month from ChargePoint electric vehicle charging stations in 2022.

4. Water conservation and water loss prevention
    a. The Town was awarded **Colorado Water Conservation Board's Engagement & Innovation Grant** for the Smart Irrigation Controls Incentive Program and for irrigation assessments. Town staff processed **15 participants** and distributed over **$2,500 in rebates** and **6 smart irrigation controllers** in 2022.

LOOKING INTO 2023

With the Town's climate action goals in place, Town staff will be issuing an RFP for a Mountain Village Greenhouse Gas Emissions Reduction Roadmap. This roadmap will build off the Town's CAP and provide a benefit-cost analysis and implementation timeline for recommended actions, policies, and programs. Town staff will continue to work with businesses to ensure understanding of and compliance with the Single-Use Plastic Reduction Ordinance. Additionally, staff will be launching the 2023 Building Energy Incentive Pilot Program with support from TMVOA. The program will target energy loss and greenhouse gas emissions from existing buildings. Town staff is working cross-departmentally to improve environmental education and outreach.

SECTION III: GRANT ADMINISTRATION

OVERVIEW

1. Grant administration
    a. Staff is currently tracking **34 funding opportunities** and **82 projects** across **14 departments**.
2. Grant research, writing and execution
    a. In 2022, Staff applied for **21 grants** and **4 rebates**. This is a 66% increase in applications submitted from 2021.
    b. The Town was awarded **$1,179,924** through **16 grant and rebate applications** in 2022.
    c. The Town has **5 outstanding applications** under review for award in 2023, including a **DOLA Transformational Affordable Housing Grant with a funding request of $10,000,000** for the Phase IV Expansion of VCA. That said, for this DOLA grant $138 million is available in total funding, of which $69 million is reserved for rural

communities. In the first round of funding, 55 communities applied with total requests in excess of $350 million for this very competitive grant.

d. The Town is actively pursuing funding opportunities for housing developments, water metering, gondola planning, wastewater treatment, economic development, broadband and multimodal transit.

LOOKING INTO 2023

With the direction for the future of our community as provided in the Comprehensive Plan, the Town has a wide variety of projects coming down the pipeline. Our team will continue to work with departments to understand project needs, identify grant opportunities, engage stakeholders for support and apply for funding. Furthermore, staff will continue to keep open communication with funding agencies on Town projects, grant opportunities and awards.

Our team is working with the Community Housing Department to apply for grant funding for the VCA Phase IV, Norwood, Lot 644, and possibly Ilium affordable housing development projects. We continue to also implement energy saving measures with these projects with grant funding opportunities inclusive of solar, electrification, EV charging stations and micro-grid opportunities. Grand funding for park and trail redevelopment and transportation options are also being evaluated. Staff is also working with the Transit team and GBSM to explore funding options for the gondola system.

EXHIBIT A – Telluride Conference Center Seasonal Report 2H2022

1. Town did not receive the TCC Seasonal Report for the second half of 2022 “Summer Season” prior to the packet materials deadline.

TOWN OF MOUNTAIN VILLAGE
Town Council Meeting
January 19, 2023
2:00 p.m.

During Mountain Village government meetings and forums, there will be an opportunity for the public to speak. If you would like to address the board(s), we ask that you approach the podium, state your name and affiliation, and speak into the microphone. Meetings are filmed and archived and the audio is recorded, so it is necessary to speak loud and clear for the listening audience. If you provide your email address below, we will add you to our distribution list ensuring you will receive timely and important news and information about the Town of Mountain Village. Thank you for your cooperation.

NAME: (PLEASE PRINT!!)

Derek Medina	EMAIL: dmedina@telski.com
Jodie Miller	EMAIL:
Jonathan Greenspan	EMAIL:
Anton Benitez	EMAIL:
Joe Coleman	EMAIL:
KATSIALORD	EMAIL: KLORD@VAULTDESIGNGROUP.COM
ADAM RAMPPE	EMAIL: ARAMPPE@VAULTDESIGNGROUP.COM
Steven Pultz	EMAIL: steven.pultz@akrmay.com
ANIKUR PATEL	EMAIL: anikur@vaultloancollection.com
CHRIS KNIGHT	EMAIL: cknight@cumming-group.com
Keith Hampton	EMAIL: Keith@silverstarfellcafe.com
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Date: January 16, 2023
To: Mountain Village Town Council cd@mtnvillage.org award@mtnvillage.org
Re: Formal Comments on Six Senses Project
From: Mitchell Massey & Wesley Massey Hill, Mountain Village Property Owners

I am a property owner at Mountain Village Lot 220B and am familiar with what is required to get approved through Council. We have been watching the architects respond to town comments and have been pleased with the level of response we've witnessed from the design team. I believe this project will be an asset to the town and am looking forward to experiencing the many public benefits as presented.

We are perplexed why there is continuous push-back on this project, and there seems to be more with this property than what occurred regarding the Lot 161 hearings. We are in strong support of the Six Senses project and formally asking that this be passed as presented. I am a property owner and am stating that it would be a terrible missed opportunity for the Telluride area, and tourism in general, if this incredible project was hindered from succeeding.

When this development had the 'meet and greet' overview event, they showed good faith and reflected a willingness to work with the locals. However, I was disappointed with some of the conditions required in the Final Design Review Board. In particular, I was hoping the lighting and landscape design would be accepted as presented. It is clear the design team continues to make every effort to create a special environment with a focus on the surrounding locality.

The particular area of the plaza lends itself to an intimate environment. The plaza area near the hotel is small and is appropriate for the lighting and landscape design created. An 'intimate softer atmosphere' is a good design for this plaza. It seems there should be NO drastic changes or major revisions to the current plan presented. No clear or substantially supported reason was presented on why it should not be accepted.

I can envision taking my family and guests to this plaza after a day of skiing. Please do not remove the landscape in the plaza. We need more landscaping and natural areas. This is not an urban hardscape; it is natural Alpine and the design reflects such.

In the Town Council meetings I have attended in the past (virtually) there have been discussions suggesting a different location for the trash building, but we haven't seen any suggested location. The developer offered creating an additional landscaped area of a small park if the trash enclosure were to be located elsewhere. I would hope this is a potential option and am of the opinion the trash building discussions should NOT be any reason to cause delays for this project. The project must be allowed to keep moving forward smoothly through the process without delay.

I noticed some comments in the memo about the snow melt. It seems to me that a large benefit has been created regarding the new snowmelt sidewalks. This is a benefit and invitation to walk up Mountain Village Boulevard. This is an overall improvement to the town. Well done!

I want to comment that the square footage dedicated to employee housing is excellent and goes beyond what other properties offer. Dedicating a floor will result in employee retainage. The Six Senses is proposing more than 14,000 SF compared to the Four Seasons project which I recall has proposed way less....I request you look it up and compare the exact square footage for housing and substantiate the comparison between the 2 projects.

I believe this project will be a true benefit to Mountain Village and the surrounds area's tourism plans and goals.

This project should smoothly move this process without further unnecessary delays. We are giving full support of this project without any major revisions. The dark-skies lighting plan should be approved as it is very important to adhere to dark skies requirements for the benefit of the local and migrating wildlife.

Mitchell Massey
Lot 220B, Mountain Village

Wesley Massey Hill

FOSTER GRAHAM MILSTEIN & CALISHER, LLP
ATTORNEYS AT LAW

360 South Garfield Street
6th Floor Denver, CO 80209
T 303-333-9810 F 303-333-9786

fostergraham.com

January 18, 2023

Via Electronic Mail: mvclerk@mtnvillage.org; mhanes@mtnvillage.org
Town Council
Town of Mountain Village
455 Mountain Village Blvd.
Mountain Village, CO

Re: Opposition to Major PUD Amendment to the Lot 109R PUD and Rezoning

Dear Honorable Members of Town Council:

Foster Graham Milstein & Calisher, LLP ("FGMC") represents Winston Kelly regarding his properties and home on Mountain Village Boulevard that are directly across from Lot 109R, the property under consideration for: (1) the proposed Major Amendment to the Lot 109R Planned Unit Development ("PUD Amendment") and (2) the proposed rezone of portions of Town-owned Village Center active open space (OS-3-BR2) to 109R PUD and 109R PUD to OS-3-BR2 ("Rezone"), collectively referred to as the "Applications", neither of which are complete nor meet the Town's approval criteria for approval. Comments on the Major Subdivision are not included in this letter due to its continuance to March 16, 2023, but several issues will be addressed in a future letter for such application.

I. SUMMARY

The vested rights for the 2010 Mountain Village Hotel PUD ("2010 PUD") are expired, and these Applications should not be considered by Town Council at this time. The proper procedure is to submit a new application subject to the current Community Development Code ("CDC") requirements and Comprehensive Plan, both of which were not in existence when the 2010 PUD was approved and have been updated since these Applications were submitted. Town Council suggested the applicant submit a new application last year, but the applicant declined. Now the applicant requests that the PUD Amendment replace and supersede the 2010 PUD thereby creating a new PUD that incorporates the lesser standards of the 2010 PUD that benefit the applicant and significant changes that further benefit the applicant, instead of creating a new PUD that follows the current CDC and Comprehensive Plan.

But even if the procedural issue is ignored, the Applications are deficient in more than a few areas, with each deficiency clearly identified by staff in the staff report for the PUD Amendment dated January 8, 2023 ("Staff Report") incorporated herein. The number of unresolved issues, variances, encroachments, and conditions of approval demonstrate that the project is too massive in scale to fit on Lot 109R. As a result, several approval criteria for the Applications are not met. What is most telling is that even with using the lesser standards included in the 2010 PUD, the PUD Amendment is not approvable, as highlighted by the language below taken directly from page 4 of the Staff Report.

> *The ordinance remains in draft form and a development agreement is not provided because there were too many outstanding, substantive questions that have not been either answered to the satisfaction of the town, or simple disagreements that need to be agreed to prior to producing an ordinance, a development agreement and the associated necessary legal instruments.*

II. VESTED RIGHTS

As articulated by separate complaint filed under C.R.C.P 106(a)(4) in San Miguel District Court on October 20, 2022, Case Filing A3084586FBD68, incorporated herein, the Third Major Amendment to the 2010 PUD to extend the vested rights for the third time to September 8, 2023 was made in error. However, that is not the only reason the vested rights have expired. Pursuant to CDC Section 17.4.17.E.4,

> *Upon approval of a vested property right and a site-specific development plan, the Town shall publish, at the applicant's expense, a notice describing generally the type and intensity of the use approved, the specific lot(s) affected and stating that a vested property right has been created. The notice shall be published once in a newspaper of general circulation within the Town <u>not more than fourteen (14) days after approval</u> of the site-specific development plan.*

The Third Major Amendment to the 2010 PUD was approved by Town Council on September 22, 2022 and notice of such approval was not published until October 21, 2022, more than 14 days after the approval, denying the public the right to a timely referendum. This is a mandatory deadline that exists both in the CDC and C.R.S. Section 24-68-103(1)(c), and non-compliance with it constitutes a procedural defect under the law.

Pursuant to CDC Section 17.4.4.H.1, a new application should be resubmitted as follows:

> *Development application approvals that have expired shall have to resubmit a new development application following the requirements of this CDC and be subject to*

the applicable requirements of this CDC in effect at the time of submittal or as otherwise provided for by law.

III. THE PUD AMENDMENT IS NOT CONSISTENT WITH THE CRITERIA BELOW SET FORTH IN CDC SECTION 17.4.12.E.

1. The PUD Amendment is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan.

The PUD Amendment violates many of the Land Use Values and Land Use Principles, Polices and Actions cited in the Comprehensive Plan. Because conformity with the Comprehensive Plan is included as one of the approval criteria, mandatory compliance is required. The PUD Amendment is not in conformity with the following Land Use Values:

Land Use Value 7 - *Gateways*, states, "Protecting public viewsheds, the natural corridor surrounding Mountain Village Boulevard, improving wayfinding and identifying gateways is paramount to preserving this sense of arrival and reinforcing the Town's identity." This PUD Amendment does the opposite with a building scale too large for the lot thereby obstructing the viewshed and the natural corridor surrounding Mountain Village Boulevard and encroaching upon it.

Land Use Value 8 - *Appropriateness and Fit of Land Uses*, states, "Land uses envisioned by the Comprehensive Plan are designed to "fit" into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments." The PUD Amendment allows for a maximum building height almost 30 feet above what is allowed in the CDC. Above grade and below grade encroachments on to Town property confirms that the project literally does not fit on Lot 109R. The significant number of variations and conditions of approval needed, as well as the applicant's inability to produce a viable traffic circulation plan shows the use is too intensive.

The Comprehensive Plan Mountain Village Center Subarea Plan Goals I.B (requires that the project "fit" on site) and I.C (encourages deed restricted units) are not met because those issues remain unresolved, as described in the Staff Report.

2. The PUD Amendment is consistent with the underlying zone district, unless the PUD Amendment is proposing a variation to such standards.

In addition to the variations approved by the 2010 PUD, the applicant requests significant additional variations as set forth in Table 9 of the Staff Report related to: density; employee housing; encroachments on to Town property; trash enclosure; access; conference center; garage

aisle width reduction; parking; long term rentals; roof form; wall material; glazing; decks and balconies; commercial areas; lighting; aisle and driveway width reductions; roof materials; and solar panels. Also, the proposed maximum building height of 88' 9" is 28' 9" above the maximum building height of 60' permitted in the CDC, and the proposed average building height of 62.35' is 14.35' above the average building height of 48' permitted in the CDC. An application compliant with the CDC would result in a more appropriate use of Lot 109R.

Adequate community benefits shall be provided to offset variations to CDC requirements. However, due to the "evolving changes in monetary values and requests related to public benefits, variations and public improvements" as described in paragraph 3 on page 5 of the Staff Report, many the variations cannot be approved as proposed. Without the approval of the variations, the PUD Amendment is non-compliant with this criterion.

6. The PUD Amendment provides adequate community benefits.

Community benefits are inadequate. The cost associated with some the community benefits has been increased without explanation. Certain improvements proposed by the applicant are erroneously described as public benefits. Some of these include EV parking spaces, parking associated with housing, plaza improvements, and snowmelt. Some of the significant variations are the decrease in public parking from 48 to 22 spaces, an additional reduction of 5 parking spaces in exchange for a fee in lieu, an increase in commercial density of over 6300 square feet, an increase in housing density, and several encroachments on to Town property. Long-term rentals and ownership and maintenance of the boilers is not adequately addressed. And while the cost of public improvements has been increased by the applicant, the mitigation payment due to the Town has not. If adjusted for inflation, the mitigation payment of $996,288 set forth in the 2010 PUD would equate to an increase of approximately $360,000. The substantial number of variations and encroachments and their evolving nature outweigh the community benefits to justify them.

8. The PUD Amendment shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.

A traffic circulation study and an impact study are required. The applicant provided a traffic circulation study, and the uses shown on Town-owned OS-3BR-2 are significant. The lack of surface area on Lot 109R necessitates the use of large portions of Town-owned property above and below grade for multiple purposes, including parking and trash enclosure. Also, most of the surface parking will be eliminated. Without the approval of the Town for use of its property, the PUD creates circulation, parking, and traffic congestion. Even with Town approval to use its property, the proposed use of this small lot for such an intensive use is highly likely to cause circulation and safety concerns.

9. The PUD Amendment meets all applicable Town regulations and standards unless the PUD Amendment is proposing a variation to such standards.

The PUD Amendment is not consistent with the underlying Village Center zone district as required improvements for adjacent public areas, including the snowmelt system as required by CDC Section 17.3.4.H.7, are not being provided by the applicant. The PUD Amendment also does not meet several standards as listed in Table 9 of the Staff Report, consisting of design standards and other variations that require the approval of Town Council. These variations are in addition to those already granted in the 2010 PUD.

IV. THE REZONING IS NOT CONSISTENT WITH THE CRITERIA BELOW SET FORTH IN CDC SECTION 17.4.9.C.3.

While difficult to review without the accompanying Major Subdivision that is not being considered by Town Council until March 16, 2023, it is clear that Rezone approval criteria 1, 8, and 9 referenced above that are the same for the PUD Amendment are not met for the same reasons stated above.

V. CONCLUSION

In direct conflict with the approval criteria for both Applications, this project does not fit on Lot 109R. Evidence of this fact is made clear by the significant number of easements, encroachments, and land transfers that are required.

To summarize, the applicant needs:

- Use of Town Property (OS-3BR-2) for:
    - Vehicular and pedestrian access (valet and back of house uses);
    - Above grade and below grade utilities;
    - Permanent snow melt boilers co-located in the rebuilt Village Center trash enclosure;
    - Mechanical room beneath the fire lane;
    - Parking;
    - Mechanical room;
    - Additional back of house;
    - Access stairs to and from the building and into the Village Center pedestrian core from Mountain Village Boulevard; and
    - Building egress

Town staff expressed concern over the easements and uses on Town property in the Design Review Board staff report on the Major Subdivision dated November 19, 2022 on page 13 and stated:

[T]hese uses and easements will encumber town property in perpetuity and limit our potential use of these lands for the sole benefit of the developer. The applicant and town need to be thoughtful as to the placement of utilities on town property as it will otherwise restrict the use. Staff recommends Town Council consider adequate compensation for these uses and easements.

- Encroachments on Town property for:
    - Awning at porte cochere (road right of way) on north side;
    - Awnings at retail storefronts on south Plaza side;
    - Area well on west side of building;
    - Cantilevered deck (egress) on the east side of building;
    - Light fixtures on columns appear to be above grade encroachments of both OSP; and
    - Right of way all the way around building
        - Underground parking, back of house area and mechanical room
        - Soil nails under Mountain Village Blvd. (indicated as temporary)

Regarding the encroachments, staff noted on page 181 of the Staff Report:

The approved design depends on certain allowances from the Town for encroachment on Town owned properties, the denial of any of these encroachments could have design implications. Staff requested of the applicant an exhibit that demonstrates all temporary and permanent encroachments on Town property, the construction mitigation plan addresses some temporary encroachments, but an exhibit of permanent encroachments has not been provided by the applicant. Staff has identified some encroachments from various pages within the drawing set, but would like clarification from the applicant that no other encroachments are being requested.

Additionally, encroachments on Town property and Town right of way require an encroachment agreement, in accordance with CDC Section 17.3.22, which have not been provided.

- Easements from surrounding landowners:

  The applicant must obtain the consent from all nearby property owners or their representatives or associates for any direct impacts during construction, including any properties that will be used for construction access, staging, or storage or which will be underneath the span of the construction crane such as the Town, Shirana, and Westermere. However, in its letter to Town Council dated November 22, 2022, the President of the Shirana HOA, Robert Connor, stated that it is "extremely unlikely to permit a large-scale crane to trespass over our airspace."

Without the Town's significant contribution of its property for the applicant's private development and the cooperation of surrounding property owners, this project is not feasible, cannot meet the approval criteria, and must be denied. The community benefits aren't nearly enough to justify approval of the Applications.

Sincerely,

Kristin A. Decker
for
FOSTER GRAHAM MILSTEIN & CALISHER, LLP

AND

David Wm. Foster
for
FOSTER GRAHAM MILSTEIN & CALISHER, LLP

From: Kathrine Warren
To: mvclerk
Subject: FW: Website Form - Contact Us
Date: Thursday, January 19, 2023 1:38:11 PM

I responded to Leslie below but please see her public comment for council re 109R.

Kathrine Warren
Public Information Officer
Town of Mountain Village
455 Mountain Village Blvd. Suite A
O :: 970.369.6415
M :: 970.708.7285
Website | Facebook | Twitter | Instagram | Email Signup | Submit event |

Si Usted necesita comunicarse conmigo y necesita servicio de traducción al español, simplemente háganoslo saber y podemos proporcionar tal servicio.

From: marketing@mtnvillage.org <marketing@mtnvillage.org>
Date: Thursday, January 19, 2023 at 1:35 PM
To: Kathrine Warren <KWarren@mtnvillage.org>, JD Wise <JWise@mtnvillage.org>, Molly Norton <mnorton@mtnvillage.org>
Subject: Website Form - Contact Us

Formstack Submission For: Website Form - Contact Us

Submitted at 01/19/23 3:35 PM

Name:	Leslie Browning
Email:	leslieann111@gmail.com
Phone (optional should Town staff	(970) 519-1461

need to follow up with your inquiry):	
Comments / Questions:	I have terrible internet connection it's down right now again. So please include this in public comment. But wanted to post comment for the council planning meeting today.. There needs to be more employee housing with the building projects. Looks like they want to have a five star resort hotel so they need 2 employees per room and seems like the plan is a need for 200 employees but only housing for maybe 25-30 employees. They need to include more worker housing in their project. Quit ignoring the staffing problems the hotels and businesses that already exist. They already are experiencing starfging crisis because of the housing crisis. The new project must include more housing laundry gear storage and parking.

From: Richard Thorpe
To: council
Subject: 109 Project
Date: Thursday, January 19, 2023 7:14:20 AM

This project is not a good fit with the brand of Mountain Village. The mass and scale are outsized. From my presence at previous sessions with DRB and council, this developer was observed attempting to Bully both boards. he should not be trusted.
Thanks
Richard Thorpe
MV homeowner

Susan Johnston

Subject: FW: Property Owner - Supporting Six Senses New Updated Design - Mountain Village Town Council Meeting Today VAULT

From: W Hill <wesleymhill@gmail.com>
Sent: Thursday, August 18, 2022 4:31 PM
To: Mitchell <mmassey@cis2s.com>; cd <cd@mtnvillage.org>; Amy Ward <award@mtnvillage.org>
Cc: W Hill <wesleymhill@gmail.com>
Subject: Property Owner - Supporting Six Senses New Updated Design - Mountain Village Town Council Meeting Today VAULT

Town Council MTN Village:

I am in full support of the Six Senses updated PUD design that was proposed today to Town Council by Vault, and what it will bring to the Village and the community. I support the services they offer to visitors. We are lucky to get a Six Senses property for Mountain Village. The work Vault showed is on-point. More parking spaces was a key detail. Retail spaces and public bathrooms is excellent! Employee housing is amazing and the program they offer to reduce turnover of staffing by offering 1st class amenities. The terraces on the south side are beautifully planned. A place for weddings is key and well planned.

The trash facility update and questions were addressed by Vault and are sufficient. The traffic study Option 2 is sufficient and I support it. The Option 2 traffic study should be accepted by Town Council. Should be approved. This will not impede MTN Village Blvd.

I am impressed by the Vault presentation made today, and my concerns were answered. I am in support to accept the updated renderings and design.

Wesley Massey, Lot Owner, 220B Mountain Village

attended virtual Town Council meeting this day

On Mon, Jun 13, 2022, 6:11 PM Wesley Hill <wesleymhill@gmail.com> wrote:

> To: Town of Mountain Village,
> Re: Support of Six Senses New Design
> I am a Town of Mountain Village property owner and tax payer. I have extensive knowledge of planned unit developments and what they can offer to a community and the surrounding area. As a property owner, I have viewed the newly proposed Six Senses design and think it is excellent and of high quality.

COLEMAN & QUIGLEY, LLC
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Telephone: (970) 242-3311

January 18, 2023

Via email: council@mtnvillage.org

Council Members
Town of Mountain Village

Dear Council Member:

I received notice yesterday afternoon that the Council will be making a site visit at noon and holding a hearing at 3:50 P.M. January 19, 2023. Because of the short time between now and the hearing (possibly the result of the Monday holiday), I was unable to submit this letter earlier. I hope that Town Staff can make copies for all Council Members. In case the Appendix is not copied, I will have 10 copies of this letter, plus attachments, for the Town by the time of the Noon site visit. I thank you in advance for your understanding and flexibility in this matter as to the timing of this written comment.

I represent owners of residential lots located northwest of the proposed project, including owners of Lot 102, Lot 104, Lot 89 2B, and Lot 89 2C.

Issues. This matter has been heard many times and I will try to focus only on the dominant issues that support denial of this project, as proposed.

1. Height. The total height is still approximately 90 feet. (The "average height" is misleading because from the residential lots owned by my clients, the total height blocks their current magnificent view of Mount Wilson). While views can and are impacted by future development, the Town must consider the current residents' right to expect Council to enforce current CDC rules. Two such rules are mass/scale and height limits. While the "mass and scale" provisions are harder to apply, the maximum height standard is easy to apply. The proposed project disregards the CDC maximum height provision and should not be approved as presented.

Even with 3-D modeling, it is hard to see the impact a 90-foot building will have on the neighbors and the ambiance of the Town. For this reason, my client commissioned an inexpensive "balloon" demonstration last summer. Later, the developer copied my client's balloon presentation but without focusing on BOTH the proposed height and the CDC height limit. The balloons need to be multiple in number so one can see the massive difference between CDC limits of 60 feet and what additional views are blocked as the height is increased to approximately 90 feet.

Attached are but a few of the pictures of the balloons. The critical "legend" that you need is: "Red Balloon" is at 100-feet, "Blue Balloon" is the second from the top and set at 90-feet. Balloons were also set at 80-feet and 70-feet. Finally, the "Green Balloon' is at the CDC height limit of 60 feet. What is lost by the excessive height is the view over the 60-foot height.

You have two versions of each picture, one without a 90-foot structure obstructing the view and the same picture now showing what would be blocked by a 90-foot building. The two pictures give you some idea of the significant detriment the residential owners suffer if the CDC 60-foot height limit is ignored. The pictures also give you some idea of what a large building Gondola visitors will see, instead of seeing mountains.

2. Employee Housing. If the developer is honest about securing a 5 Star Hotel operator, like Sixth Sense, the developer needs to be honest about the number of employees that the project will require. This number will only be known for certain after the project is up and running. However, for planning purposes, the number will be somewhere between 200 and 250, as the minimum to sustain a 5 Star Hotel.

Facing this reality, **the developer** is asking that the Council approve a project that will add at least 150 employee openings for people who cannot find affordable housing. The consequences are twofold. First, wages will have to increase so this project and "poach" employees from existing businesses. Council should consider how this impacts existing businesses. Second, the degree of the housing problem facing all workers will increase as a direct result of Council approval of this project. Council will be affirmatively acting in a manner it knows will aggravate the problem. In a differing development project, a San Miguel County Commissioner was honest in admitting that the employee housing shortage is the result of affirmative governmental action, i.e., approving projects, knowing necessary employees will be unable to find affordable housing "kicking the employee housing shortage down the road" is no longer a viable course of action.

The "buck stops" with Council. If you recognize that an employee housing shortage exists and threatens the long-term prosperity of the Town, stop approving plans that do not include provisions for adequate housing for all employees the project needs. Adding 200 plus employees and providing housing for about 50 results in a magnifying an already desperate situation.

3. Current CDC Provisions. At no time has the developer justified why the current CDC 60-foot maximum height limit should be disregarded. Even though this project started in 2009, the project that is before you today are so different that the developer correctly proceeded as if his project was new, not merely a minor modification of the 2010 project. Consequently, the Town and the developer are both required to comply with the CDC rules which now exist.

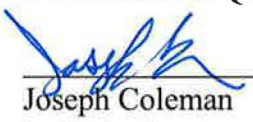
The developer has improperly diverted the Council's attention by arguing that the height is slightly less than the 90-foot height approved in approximately 2010. The reference to 2010 is only relevant (if at all) if the developer was building the project that was approved in 2010. Because the developer chose not to build what was approved in 2010, but instead has proposed a

new and very different project, Council can only approve the new project by applying the current CDC rules. A C.R.C.P. 109 appeal will follow, to establish that the developer and Council failed to apply current governing ordinances, rules, and standards during the approval process. Also, the record is devoid of evidence demonstrating compliance with current CDC rules. For this reason, the project, as proposed, lacks the evidence required to afford the Council a basis for failing to follow the CDC ordinances, rules and regulations. Staff and the DRB should be clearly told by Council that the current project must be evaluated applying the current CDC rules, not afforded an approval based on whether or not it complied with unknown factors that lead to a 2010 approval which was granted under different ordinances, rules and standard.

4. Referendum. A Referendum, challenging Council approval, will be circulated for signatures if the project is approved in direct disregard of CDC heigh limit. To support the referendum, the failure to provide even housing for the number of employees needed for this project and the failure of staff to evaluate the project based on current CDC standards will be used to support a referendum to limit Council's ability to simply ignore height limits supporting an otherwise non-conforming project.

While referendum rights are invaluable, they are time consuming, and no one benefits from the delay and uncertainty of a vote. Moreover, if one referendum is successful, the process may become the norm, with Planning Staff and Council losing control of the planning process. This fear has so far delayed a group from circulating petitions to stop this project. However, as the developer was warned at the last Council hearing, a referendum is in the works and any time or money spent by the Developer at this time may be for naught, if the referendum is voted on favorably. Developer acts at its own risk of such consequences.

Sincerely,
COLEMAN & QUIGLEY, LLC



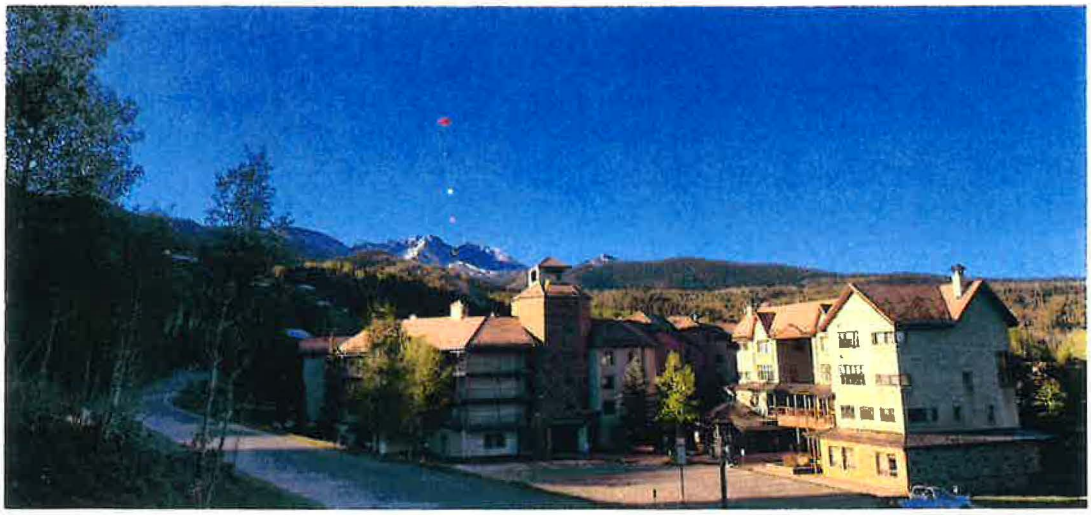
Joseph Coleman
joe@cqlawfirm.net

xc: Clients
County Planning –
Michelle Haynes-mhaynes@mtnvillage.org

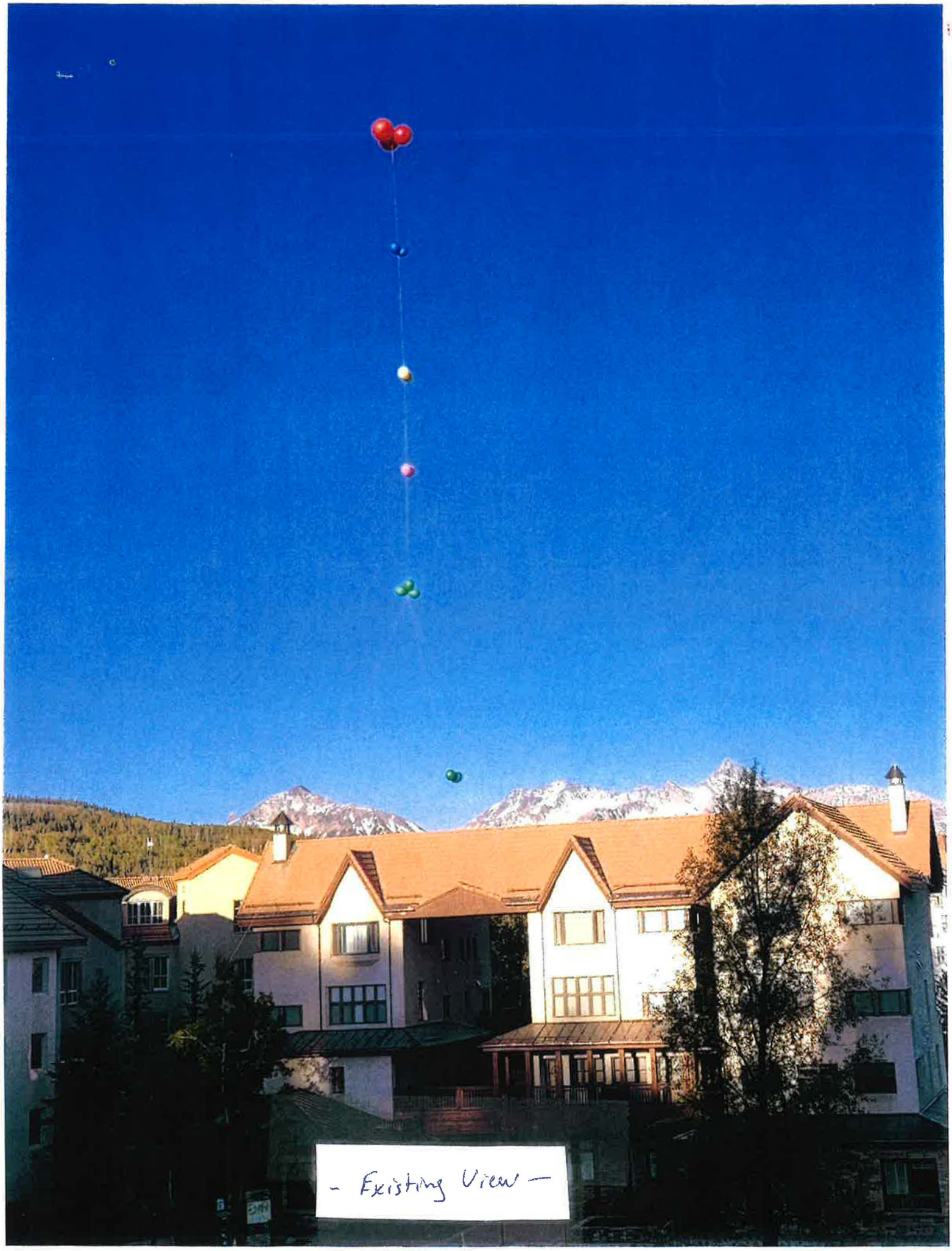
Enclosures (Photos)

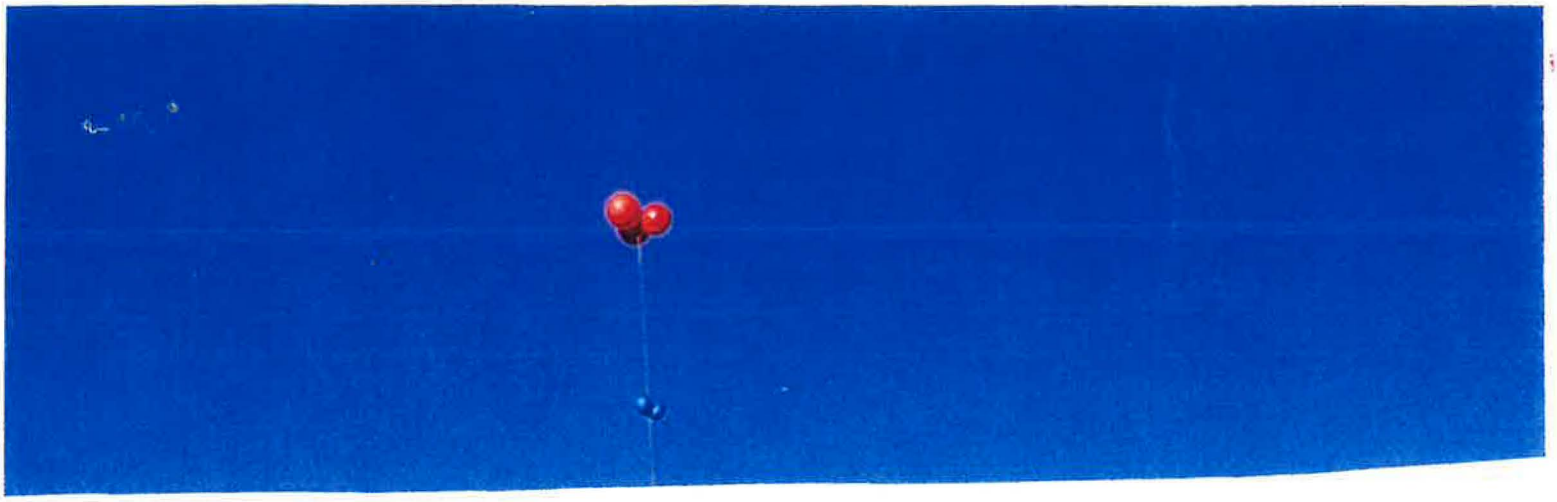
Red Balloon - 100 ft
Blue Balloon - 90 ft

{ Hard to see against "Mt Village Blue Sky"



Current View
from
Lot 102
Lot 104
Lot 892B
Lot 892C


- Existing View -



Blocked View
90 ft is the blue balloons