NEWLAND project resources, inc.

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January 3, 2017

Jim Wahlstrom, Senior Planner
Town of Snowmass Village
Planning Department
130 Kearns Road
P.O. Box 5010
Snowmass Village, CO 81615

RE: REQUEST FOR A REVIEW OF THE REPLACEMENT OF A PUBLIC FACILITY KNOWN AS THE SNOWMASS VILLAGE FIRE STATION, 5275 OWL CREEK ROAD, AND AN INTERIM FACILITY AT THE RODEO GROUNDS PARCEL

Dear Jim:

Please accept this letter and accompanying attachments as the Snowmass Wildcat Fire Protection District's (the District) submission of information requested by the Town of Snowmass Village (Town) regarding the replacement of the fire station at 5275 Owl Creek Road. The proposal is to place a new fire station facility at the location of the existing station on Owl Creek Road and utilize an interim fire station facility to be located on the Rodeo Grounds parcel during construction. An Intergovernmental Agreement (IGA) between the District and the Town establishes a land use review process for the proposed station (see EXHIBIT 1). This letter will serve as the District's formal application to the Town under this review process.

As per the IGA, the District is providing the following within and attached to this letter:

(a) Applicants Name, address, telephone number and power of attorney:

Snowmass Wildcat Fire Protection District
PO Box 6436
Snowmass Village, CO 81615

Attached as EXHIBIT 2 is a letter from the District authorizing Newland Project Resources, Inc. as their agent for this land use application.

(b) Legal Description.

Redevelopment Parcel:

A parcel of land being part of Tract 38, Section 1, Township 10 South, Range 86 West of the 6th Principal Meridian, Pitkin County, Colorado. Said parcel is more fully described as follows:
Beginning at a point whence A P 1 of Tract 42, Section 1, Township 10 South Range 86 West of the 6th Principal Meridian, bears North 23°04'56" West 418.63 feet;
thence North 83°15' East 189.00 feet;
thence South 06°45' East 120.00 feet to the northerly right-of-way line of Owl Creek Road;

thence South 68°27' West 65.167 feet along the Northerly tight-of-way line of Owl Creek Road;
thence along the Northerly right-of-way line 127.68 feet around a curve to the right having a radius of 228.47 feet;
thence North 06°45' West 133.99 feet to the Point of Beginning.

And

Lot 1, Parcel 8, The SNOWMASS CLUB SUBDIVISION, according to the Plat thereof filed, in Plat Book 13 at Page 45.

Also, known as SNOWMASS WILDCAT FIRE PROTECTION DISTRICT GOVERNMENTAL SPECIALLY PLANNED ARFEA, FILING NUMBER ONE, according to the Plat thereof filed October 29, 1986, in the Plat Book 19 at Page 17.

Interim Facility Parcel:

Lot 5, Entryway Master Subdivision, according to the Plat thereof, in the Plat Book 109 at Page 2.

(c) Disclosure of Ownership. A current certificate from a title company is attached as EXHIBIT 3.

(d) Written Description.

NEW FIRE STATION (Replacement Site)

The District is proposing to replace the existing firehouse, located at 5275 Owl Creek Road, with a new structure that will provide for existing and future operational and storage space needs. The District property is located near the corner of Owl Creek Road and Brush Creek Road, and is part of a cluster of properties known collectively as the Chapel Campus, consisting of the Firehouse, the Snowmass Chapel, and Anderson Ranch. The parcel consists of two parcels that were acquired at separate times by the District. The westerly parcel currently contains most of the firehouse and all of the District parking. The easterly parcel currently contains outdoor exercise equipment and community garden plots. The parcels have merged into one property. There are three easements of significance on the property. One is a sewer line running diagonally through the center of the lot. The second easement is a 60-foot wide access and 10-foot wide overlapping utility easements along the eastern property line. The third easement is two parallel telephone easements over the northwest corner of the property. Because of these easements and site conditions, the proposed Firehouse will sit primarily on the western portion of the site, expanding from the current buildings footprint into the existing parking area. New parking will be placed on the eastern side of the parcel between Anderson Ranch and the new fire station. The amount of new parking will increase by 14 spaces and will be open for use by patrons of the Chapel/Anderson Ranch campus.

The District is proposing to expand the number of equipment bays, increase operational and administrative space, and provide adequate living space for the fire/emergency crews while on duty 24/7. The existing six studio units will also be retained in the new facility. The architecture is appealing and fits within the context of the Snowmass Village community.

The new Firehouse will contain a 1,000 square foot Communications/Training room that can be used by the Chapel and Anderson Ranch. The entryway to the campus parking lot, known as Yarrow Drive, will be widened to emergency access standards and drainage in the area will be improved. Attached as EXHIBIT 8 are the architectural plans for the new station.

INTERIM FIRE STATION FACILITY (Interim Site)

An interim facility for the District will be required to safely and economically place the new fire station on the existing site. The existing site is adequate for construction of the new fire station, but all District equipment and personnel must be temporarily relocated off-site while the old structure is demolished and the new facility is constructed. The temporary relocation period is expected to last approximately 15 months. The District will house the various functions of the fire station at different locations within the Village. Employee housing and administrative functions will be relocated into existing rented spaces, and the first response functions of the District will be situated on the Rodeo Grounds Parcel in an interim fire station facility.

The interim facility will consist of a 4,200-square foot temporary tent structure that will house five of the District's apparatus (3 ambulances and 2 fire trucks), and 3 modular units to be used for living quarters and an office for the crew on duty. The temporary facility will require connections to utilities, parking and access that can be easily placed and removed when the new fire station is complete.

The district looked at numerous sites that would be feasible to utilize for this temporary relocation. After analysis, the Rodeo Lot site became the preferred site for several reasons: it is relatively flat, has all utilities in place and good access to Brush Creek Road. As outlined above, the temporary facility will be compact and fit on the very southeastern corner of the Rodeo Grounds parcel. A site plan has been developed that shows how the temporary structure, trailers, and access will fit on the site (see EXHIBIT 8).

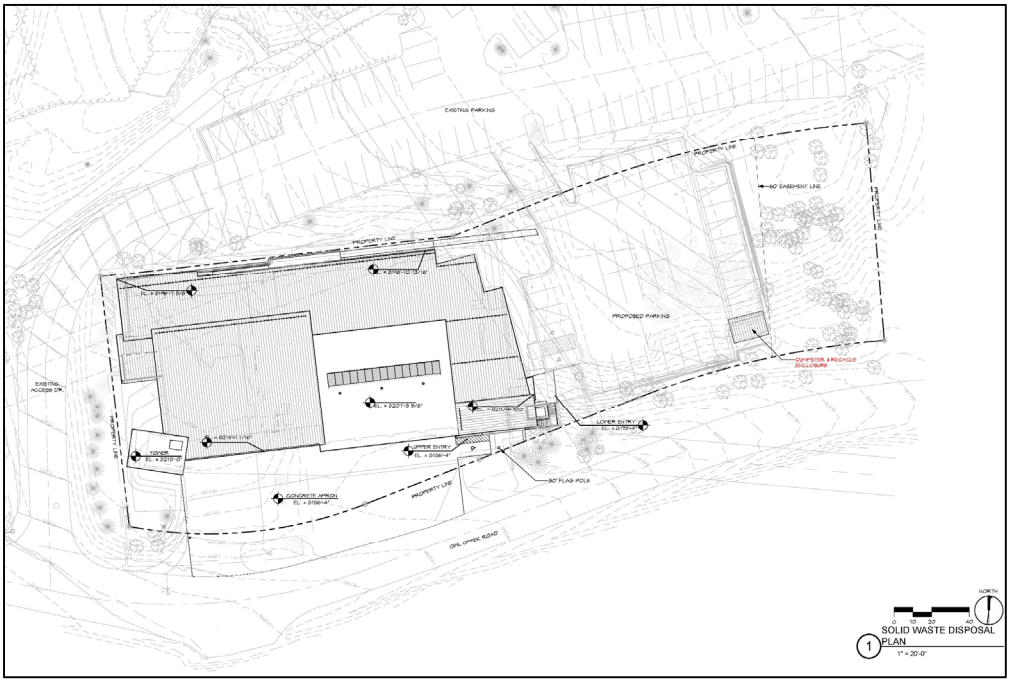
This interim use on the Rodeo Lot will be stipulated to a specific time period (+/- 15 months from construction start). The site will be fully deconstructed and reclaimed to the pre-existing conditions once the new fire station is complete; the temporary facility, trailers, and utility connections will all be removed and the property will be restored to the same condition as before the interim use began. The interim structure and trailers will not have permanent foundations, and no other site improvements will be placed other than what is shown on the plans. As shown on the site plan in EXHIBIT 8, the trailers are situated away from Brush Creek Road and north of the tent structure.

(e) Vicinity Map. See EXHIBIT 4 for a Vicinity Map showing where the New Fire Station and the Interim Facility are located.
(f) Development Plan. See EXHIBIT 7 for the New Fire Station and EXHIBIT 8 for the Interim Facility.
(g) Architectural Elevations. See EXHIBIT 7 for the New Fire Station and EXHIBIT 8 for the Interim Facility.
(h) Architectural Floor Plans. See EXHIBIT 7 for the New Fire Station and EXHIBIT 9 for the Interim Facility.

(i) Landscape Plan. See EXHIBIT 8 for the New Fire Station and EXHIBIT 8 for the Interim Facility.

(j) Solid Waste Disposal Plan.

Redevelopment Site: The District anticipates using a 10-cubic yard dumpster for solid waste removal with a private hauler providing pick up every week. This is the current plan in place at the existing fire station. The dumpster will be located in the new District parking lot as shown:



Interim Site: The District anticipates using a 10-cubic yard dumpster for solid waste removal with the Snowmass Solid Waste and Recycling providing pick-up every week. The trash receptacle will be placed between the existing lift station and the tent structure:

(k) Water Supply and Sewage Disposal. The fire station will continue to be served by the Snowmass Water and Sanitation District. Attached as EXHIBIT 5 is a letter from the District stating that it will be able to serve the new fire station. (show both new and interim)

(l) Clearing, grading and Drainage plan. Most the site will be cleared and the existing fire station demolished. See Exhibit 7 for the New Fire Station and EXHIBIT 8 for the Interim Facility.

(m) Geologic Report. See EXHIBIT 6.

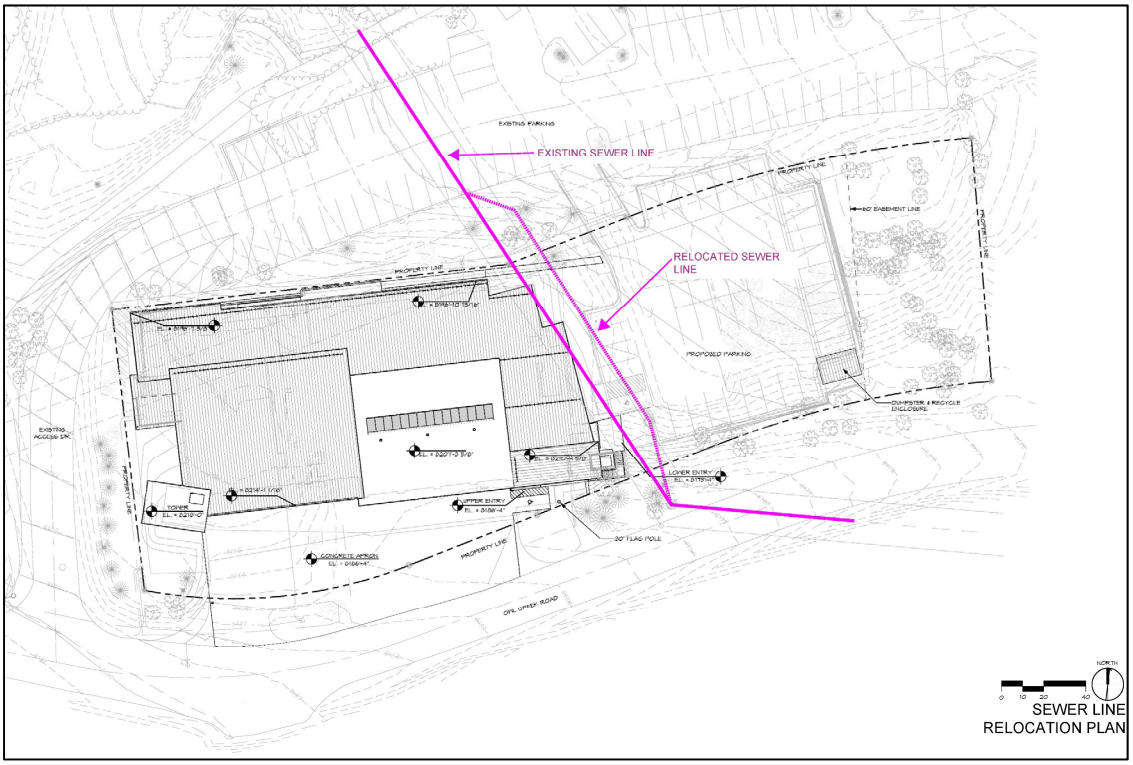
(n) Construction Management Plans. A Construction Management Plan for the redevelopment site and the interim site are attached as EXHIBIT 9.

COMMENTS AND RECOMMENDATIONS FROM THE CONCEPTUAL REVIEW MEETING

An initial, "Conceptual Review" of the project was conducted on December 19, 2016 by the Snowmass Village Town Council and Planning Commission. Listed below are responses to the "Alternatives and Implications" section of the 12/19/16 memorandum by Town staff and responses to other comments that came out of the meeting:

REDEVELOPMENT SITE:

1) ***The diagonal sewer line and easement would need to be relocated and coordinated with the Snowmass Water and Sanitation District.*** The District is already working with the Water and Sanitation District regarding relocation of this 8" sewer line. The relocation will place a bow-out in the line to avoid the northeast corner of the new fire station:



2) ***The Fire District should coordinate with adjacent properties to ensure shared improvements are consistent with past approvals (parking, driveways, drainage, landscaping) on neighboring***

properties. The District has been in communication via meetings, emails and other correspondence regarding the proposed improvements. A Memorandum of Understanding (MOU) is being drafted that memorializes acceptance by the Parties that the fire station redevelopment plan is consistent with the plans for and operations on their properties. The MOU will also contain a course of action by the Parties to provide for appropriate access, parking, drainage and shared, ongoing maintenance for the Parking Lot.

3) ***A transit stop should be installed nearby with sidewalk connections, improving connectivity to trails and regional transit.*** The District is open to participating with the Town, the Chapel and Anderson Ranch in the placement of a new transit stop, either in the location envisioned during the approvals granted to the Chapel, or in another location. In addition, a funding arrangement for the transit stop must first be developed that is acceptable to all parties. In the interim, the District's concrete apron (which will be extended to the east) can continue to be used as a transit stop.
4) ***The timing of the new replacement facility with possible other nearby public facilities (a roundabout, new transit stop) may need to be coordinated with the Town.*** The District will coordinate with the Town regarding mitigation of possible impacts resulting from public facilities such as the roundabout being considered for the Brush Creek Road/Owl Creek Road intersection and associated transit and pedestrian access.
5) ***Continue to coordinate with the Town, including infrastructure / re-grading / top soil assistance, in relocating the community gardens (possibly near the Little Red School House).*** The proposed location for the Community Gardens is situated on the undeveloped portion of Kathy Robinson Park (see aerial photo below). The District will help facilitate the relocation efforts with the Town, providing materials and labor as needed to complete the relocation.

6) ***Construction staging and operations for each phasing stage should be restricted to the redevelopment site for the most part (unless authorized to stage elsewhere), together with traffic and parking controls.*** The Construction Management Plan (CMP), (submitted as EXHIBIT 9) provides for all construction activities and access to be restricted to the redevelopment site.

Access to the Chapel Campus via Yarrow Drive will be maintained as will the existing parking spaces in the Campus parking lot. Yarrow Drive will be restricted to one lane at times and a small number of parking spaces will need to be closed for short periods to facilitate a safe work environment.

7) ***An extended right-turn "merge" lane on westerly bound Owl Creek Road might be beneficial, from the common driveway entrance/exit of the SWFPD/Chapel/AR campus area.*** The Districts attempt to improve the entrance of Yarrow Road on to Owl Creek Road which may include the addition of right hand turn lane. The District will also explore the possibility of relocating Yarrow Road so that it enters Owl Creek Road further to the West and using the old Yarrow Road as a space for a bus stop. Although these improvements are desirable to both the District and its neighbors, coordination/approval by the Town and inclusion within the District's project budget will be the factors that determine if these improvements can be made.
8) ***Minimize the removal of existing trees or mitigate (either save, transplant and/or replace 1:1) if necessary.*** The Landscape Plan (EXHIBIT 7) shows the necessary tree removal and replacement of any trees removed of greater than 6" caliper with new trees equal to the total amount of caliber removed.
9) ***Way-finding signs should eventually be installed.*** Under the terms of the MOU, the District, the Chapel and Anderson Ranch will work together to design and place wayfinding signage. The Development Plan (EXHIBIT 7) shows a wayfinding sign on the northwest corner of Yarrow Drive and Owl Creek Road, although this location can change based on further review by the Parties. The proposed parking deck, although anticipated in the design, is not a part of the Fire Station redevelopment project.
10) ***Who pays for the upper parking lot deck?*** This question refers to the potential for the Campus parking lot to be expanded in the future by placement of an elevated deck parking area above the proposed District parking lot. This upper deck parking area would be accessed directly off Owl Creek Road and could add 40 – 50 new parking spaces to the campus. Funding for the upper parking deck will come from all of the users of the campus, Anderson Ranch, the Snowmass Chapel and the District.
11) ***Shift fire station building away from Yarrow Drive on northwest side of structure.*** In discussion with the Snowmass Chapel, a concern was raised regarding the proximity of the northwest corner of the new fire station to Yarrow Drive. In response to this concern, the District has moved the building away from Yarrow Drive and it is now 12'-6" from the road. Existing and new trees and landscaping will be buffer the view of the new building from Yarrow Drive.
12) ***Why are the drainage improvements located on Chapel property?*** Due to the constraints of the District parcel, and the access requirements for the apparatus bays from Owl Creek Road, the District must place some additional drainage improvements on the Chapel property. These improvements are either at grade or below grade and consist of culverts, drainage ditches and dry wells, and will augment other drainage facilities already existing on Chapel property.
13) ***How will construction of the new fire station impact parking and access to the Campus parking lot?*** The Construction Management Plan (EXHIBIT 9) has been drafted so that construction activities will have no significant impact to parking or access along Yarrow Drive during construction. The construction staging and storage will be conducted on the location of the new fire district parking lot and access to that area will be achieved directly off Owl Creek Road via a temporary driveway. All parking spaces in the campus lot will remain open for use, as will Yarrow Drive. Although parking spaces and Yarrow Drive will never be closed to access, some parking spaces and access may be temporarily restricted at times to allow for deliveries and construction access. These restrictions will be short-lived and parking lot users (Snowmass Chapel and Anderson Ranch) will be informed and consoled before they are put in place.

14) ***How will management and operation of the Campus parking lot be conducted after the new fire station is placed?*** The District, Snowmass Chapel and Anderson Ranch will jointly manage, fund and perform the operation and management duties required for the parking lot. Negotiations are currently under way to develop a Memorandum of Understanding (MOU) that will memorialize a commitment and course of action by the Parties to provide for appropriate access, parking, drainage and shared, ongoing maintenance for the Parking Lot. The parties will also agree to discuss development of a Campus Master Plan for future uses on all the properties.
15) ***What effects will the proposed fire station have on the Brush Creek Impact area?*** The Environmental Sensitivity Map in the Town's Comprehensive Plan identifies the replacement site as being within the Brush Creek Impact Area, which is an area that is sensitive to the environmental impacts of development. The replacement site property does not contain wetlands, riparian habitat or any hydrological features. The entire parcel is already fully developed, so no significant environmental impacts will result from the placement and use of a new structure on the redevelopment site. The District will place silt fence or other Best Management Practices (BMPs) between the site and the environmentally sensitive areas (which in this case are wetlands located north of and below the interim site) to minimize impacts.

INTERIM SITE:

1) The Rodeo parcel is impacted by various overlapping restrictions such as, the 500-year floodplain, the nearby delineated wetlands area, the Entryway subdivision plat (that also shows the drainage easements with the wetland delineation), and the Snowmass Village Comprehensive Plan's Environmental Sensitivity Map together with the Brush Creek Impact Zones map. These items should be addressed with the formal review submission. The interim facility is located on a portion of the Rodeo Grounds lot that is part of the existing, built environment on the parcel. The area consists of a compacted, gravel parking lot used for equipment storage and for overflow day skier parking during peak periods. It is also used by the Rodeo for participant parking in the summer.

- Floodplains. Floodplains are an extension of the stream channel cross-sections required to accommodate increased stream flow during flood periods. The proposed interim site appears to be within Zone 'X' labeled as the 500-year floodplain per the Federal Emergency Management Agency's (FEMA) Nations Flood Insurance Rate Maps (FIRM) map's and may also be within a 100-year flood area with average depths of less than one-foot. The District will mitigate this risk by anchoring the modular units with tie-downs to prevent flotation, collapse or lateral movement. The tent structure will also be anchored using a temporary foundation system that employees 40-inch spiral anchors made of carbon steel. If a significant flood event occurs, the interim station will be temporarily vacated if necessary until the flood waters recede.
- Delineated Wetlands. Areas that are jurisdictional wetlands, as defined by the United States Army Corps of Engineers, are located on the Rodeo Ground parcel. According to the Entryway Master Subdivision Plat, a portion of the proposed development site for the Interim Site (See EXHIBIT 8) is within the wetland boundaries on the site. However, this area is actually part of the existing parking lot (i.e. built environment) on the parcel and does not physically contain wetlands or riparian vegetation. The District proposes to mitigate possible impacts to the actual wetlands on the north and east sides of the site by placing silt fence and/or other Best Management Practices (BMPs) between the site and the wetland areas. A drainage and erosion control plan has been developed and is included in EXHIBIT 8.

- Utility and Drainage Easements as shown on the Entryway Subdivision Plat. The interim site is located within the utility/drainage easement shown on the plat (see EXHIBIT 8). However, the topography of the parking area does not appear to facilitate drainage and is primarily used for utilities. Given the temporary nature of the improvements, the interim site will not affect the existing underground utilities as no significant site work or foundations are needed. Utility improvements that are in place will be located prior to construction and avoided while placing the improvements required for the interim site.
- Comprehensive Plan Environmentally Sensitivity Map. The Environmental Sensitivity Map in the Town's Comprehensive Plan identifies the interim site as being within the Brush Creek Impact Area, which is an area that is sensitive to the environmental impacts of development. The site selected for the interim fire station is located entirely on a gravel parking area (an existing built environment), so no significant environmental impacts will result from the placement and use of the interim site. The District will place silt fence or other BMPs between the site and the environmentally sensitive areas (which in this case are wetlands located north of and below the interim site) to minimize impacts.

2) ***Access and maneuverability on the Rodeo parcel should be managed to maximize parking and movement among all the users (the District, Rodeo operation during the summer, and overflow day skier parking). SWFPD should coordinate with the Rodeo and Ski Company in advance before submitting the formal application for review.*** A Memorandum of Understanding between the parties is currently be drafted that will address these concerns. Specifically, the MOU requires tight communication between all parties, as well as commitments from the District to provide available personnel to conduct parking and traffic control operations if needed.
3) ***Explore removal of Rodeo fencing in the winter time to free up area for parking, if necessary.*** The MOU also addresses this issue. The Parties agree to work together and remove fencing and possibly a portion of the east bleachers if needed to accommodate more parking during the peak ski season periods.
4) ***Aesthetic buffering or screening techniques should be considered for the interim facility structure to mitigate overall visual impacts (using a darker color for the tent structure and modular, a tree farm for plantings to be used at redevelopment site later, murals and/or welcoming signs, and/or advertising/informational signs to indicate usage as an interim facility).*** The District will commit to selecting a darker color for the tent structure. The District would also like to join forces with the marketing expertise of the Town to use the tent structure as a mural to inform visitors of upcoming activities and events in the village. After considering the possibility of placing a temporary tree farm at the interim site, the District feels that the costs of doing so outweigh the potential benefits. The plantings that will be used for the redevelopment site (see Landscape Plan, EXHIBIT 8) are young and small in stature, and would only partially cover the bottom of the tent structure, which will be 24-feet tall. In addition, existing willows and cottonwoods will fill the role of a vegetative buffer just as well as additional planting could.
5) ***Minimize SWFPD activities to the greatest extent possible to limit impact to other uses during the interim period (perhaps though a lease description).*** The interim fire station is designed to be the very minimum size needed to conduct first-response services to emergency situations in the village. Most of the uses within the existing fire station, including administration, employee housing, storage of apparatus, and records storage, will not be relocated to the interim site and will be placed in another office and residential space in the village. The apparatus to be housed at the interim facility has also been limited and other apparatus will be stationed elsewhere.

6) ***Keep the lines of communication open with the Rodeo and Skico, and via MOUs. (Council, PC, Applicant, Rodeo rep).*** The MOU described above requires the Parties to meet regularly regarding uses and operations on the Rodeo Parcel and will discuss and address issues of concerns in a timely fashion. Regular meetings will be supplemented via email, phone, site visits, and written/digital documentation.
7) ***Can Rodeo contestant parking be relocated to staging area in the interim, during Rodeo events. (SWFPD).*** This is an option that the staging area can be used for and it is addressed in the MOU.
8) ***Can the Fire District apparatuses be moved out of temporary facility during Rodeos, and possibly re-adapt for Rodeo use (SWFPD, PC & Rodeo rep).*** In the MOU, the District will commit to vacating the interim station before, during and after each rodeo event.
9) ***Need photo simulation of the proposed temporary facility as well, as viewed from entering the Town (suggested for the PC review).*** Attached as EXHIBIT 10 are photo simulations of the tent structure as approached from both directions on Brush Creek Road.
10) ***Address the provisions for getting emergency vehicles through the JAS Festival concerts to Horse Ranch area for example (Council).*** The District will have in place an emergency response plan that will address incident response to all sections of the village while the interim facility is operational. In the example cited above, the District is already covering the JAS festival with an emergency response team on the festival site. The team could park a response vehicle to the west of the JAS Festival concerts that would then be used if needed as the first responder to an incident in Horse Ranch. Once the incident is evaluated by the first responders, any additional personnel and apparatus could then be mobilized and sent to the scene via Highline Road and Owl Creek Road.
11) ***Look at swapping the interim facility with the modular trailers, placing the interim facility closer to lift station and utilizing modular trailers to buffer, with trees out front, the larger interim facility (Planning Commission).*** After analyzing this possibility, two disadvantages surfaced that rule out this option. First, utilities would need to be extended further, potentially impacting environmentally sensitive areas surrounding the site and increasing project costs. Second and most importantly, the modular units are the living and sleeping space for the first responders that are on duty at the interim station. As a part of the move to an interim facility, we are asking them to tolerate living and working in inferior space and conditions. Placing their living space behind the tent structure and away from Brush Creek Road is one of the only ways the District can make the living situation for the crews more tolerable. We truly believe that the trailers may be more attractive than the side of the tent.
12) ***Coordinate construction activities with other projects that may be under construction at the same time (Council), which should be addressed in the required construction management plan with the formal submission.*** The District is more than willing to participate in any effort to coordinate our construction activities with other projects in the village. We are not sure that the District is the proper entity to lead such a coordination effort, but we will certainly commit to participating if such an endeavor is organized. A commitment to this effect is included in the Construction Management Plan (EXHIBIT 9).

Thank you for accepting this letter. The District feels that this letter complies with the submission elements required in the IGA and is compliant with the intent of the Town's Master Plan. The new station will increase District efficiency and fit with the context of the community. We request and will respectfully consider any recommendations that the Town may have regarding the development plan for the station.

Sincerely,

Tom Newland, Newland Project Resources, Inc.

EXHIBITS

EXHIBIT 1	INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF SNOWMASS VILLAGE AND THE SNOWMASS-WILDCAT FIRE PROTECTION DISTRICT TO ESTABLISH A LAND USE REVIEW PROCESS REGARDING REPLACING THE EXISTING SNOWMASS VILLAGE FIRE STATION AS PROPOSED BY THE SNOWMASS-WILDCAT FIRE PROTECTION DISTRICT
EXHIBIT 2	Authorization to Represent
EXHIBIT 3	Title Insurance Certificate
EXHIBIT 4	Vicinity Map
EXHIBIT 5	Will Serve Letter from the Snowmass Water and Sanitation District
EXHIBIT 6	Geologic Report
EXHIBIT 7	Vicinity Map, Development Plan, Architectural Elevations, Architectural Floor Plans, Landscape Plan, Clearing, Grading and Drainage Plan for the Redevelopment Site
EXHIBIT 8	Vicinity Map, Development Plan, Architectural Elevations, Architectural Floor Plans, Landscape Plan, Clearing, Grading and Drainage Plan for Interim Site
EXHIBIT 9	Construction Management Plans for the Redevelopment Site and the Interim Site
EXHIBIT 10	Photo Renderings of Interim Station as seen from both directions on Brush Creek Road

EXHIBIT 1

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF SNOWMASS VILLAGE AND THE SNOWMASS-WILDCAT FIRE PROTECTION DISTRICT TO ESTABLISH A LAND USE REVIEW PROCESS REGARDING REPLACING THE EXISTING SNOWMASS VILLAGE FIRE STATION AS PROPOSED BY THE SNOWMASS-WILDCAT FIRE PROTECTION DISTRICT

This INTERGOVERNMENTAL AGREEMENT ("IGA") is made and entered into this ___day of ____, 2016, (the "Effective Date") by and between the TOWN OF SNOWMASS VILLAGE (the "Town"), a Colorado home rule municipality, and the SNOWMASS-WILDCAT FIRE PROTECTION DISTRICT, (the "Fire District") (collectively, the "Parties").

RECITALS

WHEREAS, the Town and the Fire District are both political subdivisions of the State of Colorado; and

WHEREAS, pursuant to C.R.S. §§ 29-1-201, *et seq.* and 29-20-105, local governments are authorized and encouraged to cooperate or contract with other units of government in matters set out in this Agreement; and

WHEREAS, the Fire District wants to replace the existing fire station (the "Project") located on property owned by the Fire District at 5275 Owl Creek Road (the "Property") within the Town; and

WHEREAS, the Town wishes to ensure that the Project complies insofar as feasible with the adopted plan of the community as reflected in the Snowmass Village Comprehensive Plan and the Snowmass Village Municipal Code, specifically Section 16A-5-200, *et seq.*; and

WHEREAS, the Town and Fire District desire to cooperate with respect to identifying and mitigating impacts caused by the Project, and giving their elected officials and citizens the opportunity to read, review, discuss, comment and understand the Project; and

WHEREAS, pursuant to C.R.S. § 31-23-209, the Fire District has the authority to acquire land and construct necessary buildings and structures.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, conditions, and agreements made by the parties as set forth herein, the parties agree and contract as follows:

ARTICLE I
PURPOSE, SCOPE AND TERM

1.1 Purpose. The purposes of this Agreement are: (1) to provide the framework for a coordinated and expedited land use review process specific to and limited to the development of the Project; (2) to ensure insofar as feasible that the plans and procedures undertaken by the Fire District are supported by the Town Council, the neighbors and the community; (3) to protect the legal rights of the Fire District to develop property in an expedient manner; (4) to protect the legal rights of the Town to establish an efficient development review process, provide for participation, protect the quality of life, provide for orderly development of the Town, to implement the Comprehensive Plan insofar as feasible; and (5) to promote the interest of the Town in ensuring that the Project conforms to community development standards insofar as feasible.

1.2 Scope. The terms and provisions of this Agreement shall apply only to the Project.

1.3 Term. The term of this Agreement commences on the Effective Date and shall remain in effect through final completion of the Project, unless terminated by either party in accordance with Section 3.1 of this Agreement.

ARTICLE II
SUBMITTAL ELEMENTS AND REVIEW PROCESS

SUBMITTAL ELEMENTS

2.1 Site Plan and Submittal Elements: The Town and Fire District agree that the site plan and project submittal shall include the following elements:

(a) Name, address, telephone number and power of attorney. The applicant's name, address and telephone number. If the applicant is to be represented by an agent, a letter signed by the applicant granting power of attorney to the agent shall be submitted, authorizing the agent to represent the applicant and stating the representative's name, address and phone number.

(b) Legal description. The legal description and street address, if such exists, of the parcel on which development is proposed.

(c) Disclosure of ownership. A current certificate from a title insurance company or attorney licensed in the State which shall set forth the names of all owners of property included in the application and shall include a list of all mortgages, judgments, liens, contracts, easements or agreements of record that affect the property. At the Town's option, the holders or owners of mortgages of record that affect the property may be required to consent to the application before it is acted upon by the Town.

(d) Written description. A written description of the proposal and an explanation, in written, graphic or model form.

(e) Vicinity map. An eight and one-half inch by eleven inch (8½" x 11") vicinity map locating the subject parcel within the Town.

(f) Development plan, which shall include the following:

1. General. The property boundaries of the site, title of the proposed development, date of preparation, bar-type or graphic scale, north arrow (designated as true north) and legal description of the property.

2. Proposed development. The plan shall show the proposed dimensions and locations of all buildings, public and private roadways, existing and proposed utility lines and fire hydrants, service areas, emergency vehicle access areas, parking facilities, pedestrian pathways, trails and use areas, common open areas, public open spaces, public transportation facilities, drainage facilities and detention areas, snow storage/removal areas, trash storage areas and other information necessary to allow detailed review of the project design. Existing and proposed contours shall be shown at two-foot intervals, or less.

3. Topography/Height. The site plan showing both existing topography and proposed grading. Plan shall show both the horizontal and vertical location of driveways, parking areas, walkways, stairs, retaining walls and patios relative to Mean Sea Level Elevation (MSLE). A roof plan showing ridge elevations shall be overlaid on the site plan. MSLE roof ridge heights shall be provided.

4. Surrounding structures. The plan shall depict structures and landmarks within three hundred (300) feet of the site, so as to show the relationship of the proposed development to its surroundings.

5. Chart. The preliminary plan shall contain a chart of proposed land uses by acreage, including the percentage of land coverage by each type of use, together with a detailed listing of the following development parameters:

a) Dimensions. Proposed square footage and height of buildings.
b) Dwelling units. Proposed number of bedrooms; square footage of dwelling units by type of unit; proposed number of dwelling units per acre.
c) Floor area. Proposed maximum allowable floor area (FAR).

d) Parking. Proposed number of parking spaces.
e) Open space. Proposed amount of open space.

(g) Architectural Elevations. Elevations at a vertical scale of not less than one-eighth inch equals one foot ($^1/8$" = 1') or larger of all significant facades of the proposed buildings. Building elevations shall be of sufficient detail to indicate building openings, alternate materials proposed for the roof and exterior of the buildings, decks and other architectural features of the buildings, including chimneys and mechanical areas and features affecting the roof lines of all proposed buildings.

(h) Architectural Floor plans. Proposed floor plans drawn at a scale of one-eighth inch equals one foot ($^1/8$" = 1') or larger of all floors of the proposed buildings showing all living, sleeping, cooking, bathroom, and storage areas. Typical floor plans with a floor layout plan may be substituted.

(i) Landscape plan. A general landscape plan, depicting the type, amount, size, species and location of all plant materials. The plan shall show the location of all existing trees with a trunk circumference of fourteen (14) inches or more measured four and one-half (4½) feet above the ground and shall indicate which trees are proposed to be removed. Where large groves of trees are to remain undisturbed, single trees need not be located.

(j) Solid waste disposal plan. A proposed solid waste disposal plan, including the anticipated volume (cubic yards) of solid waste that will be generated by the development, proposed trash container size and location of said facilities.

(k) Water supply and sewage disposal. The applicant shall obtain from the Snowmass Water and Sanitation District a confirmation that, based upon the data submitted for this review, the District be able to provide service for the project as proposed.

(l) Clearing, grading and drainage plans. A report identifying plans for clearing, grading and drainage including:

1. Limits of clearing. The location and defined limits of all clearing and/or removal of vegetation cover.

2. Grading plan. Existing and proposed grades at a contour interval of two (2) feet or less, based on field survey controls, including location with proposed grades and elevations for all buildings, roads, walks, storm sewers and other drainage structures and devices, retaining walls and other landscape features. The plan shall provide designs for sediment control devices to be employed, including specifications of how graded areas will be stabilized and re-vegetated after construction is completed.

(m) Geologic report. A report evaluating geologic and soils conditions, including:

1. Potential geologic hazards. A site specific analysis of the geologic characteristics on, or in the vicinity of, the site that could have a significant impact on the proposed development shall be conducted. It shall be prepared by a geologist or engineer who is qualified to map and evaluate geologic hazards and to assess their potential impacts on the development. It shall discuss any recent activity associated with the geologic hazards and shall provide an expert opinion as to the degree of severity of the potential geologic hazards. It shall also include recommendations as to how the development will avoid or mitigate any dangers posed to life or property from these hazards.

2. Soils study. A study prepared by a qualified professional describing existing surface and sub-surface soil characteristics on the site, and evaluating the suitability of such soils for the planned construction.

(n) Construction management plan. A detailed construction management plan describing development phasing, construction schedules and measures for mitigating impacts associated with all aspects of the project.

2.2 Conceptual Review. Due to the magnitude of the project and the application materials agreed to be provided, the Fire District may choose to schedule a conceptual review of their project early on in the process at a joint meeting with the Planning Commission and Town Council when the District feels community feedback on the design, scale and placement would be beneficial. The Public Notification process set forth in 2.3 below shall apply if such meeting is desired. The discussion at this meeting will be non-binding.

REVIEW PROCESS

2.3 Public Notification. A notice and display ad will be published in the Snowmass Sun the cost of which will be shared equally by the Town and the Fire District, generally describing the development proposal and providing a meeting schedule. The notice and display ad will run in the editions published 15 days prior to the scheduled public hearings.

2.4 Planning Commission. Provided the submittal elements contained herein are timely satisfied, the Planning Commission will review the Fire District's submittal package, hear testimony and provide comments and direction to Town staff regarding their recommendations and concerns. The Town staff agrees to provide a written summary of the Planning Commission's comments or a copy of any Resolution adopted by the Planning Commission to the Fire District within two weeks following Planning Commission action.

2.5 Planning Commission Report to Town Council. The Planning Commission will transmit a written summary of the Planning Commission's comments or a copy of any Resolution adopted by the Planning Commission to the Town Council for consideration by the Town Council. The Town Council will then conduct a hearing to

hear testimony and review the development submittal. A resolution may be adopted by the Town Council to adopt any findings and make recommendations. The Town Council may continue the review to a subsequent Town Council meeting to further hear testimony, resolve any requests for additional information and adopt a resolution. Any duly adopted resolution of the Town Council, regardless of the date adopted, will be provided to the Fire District no later than two weeks following action.

2.6 Joint Meeting of the Town Council and the Fire District Board. The Town Council and the Fire District Board shall meet as part of the regularly scheduled Town Council meeting to discuss any findings or recommendations contained in the resolution of the Town Council that the Fire District has given written notice to the Town that the Fire District will not incorporate into the project in an effort to resolve such issues; provided, however, that such informal discussions shall not modify or extend the time periods or procedures established by C.R.S. § 31-23-209. In the event all the comments and recommendations contained in the resolution of the Town Council will be incorporated into the Project, the Fire District shall give written notice advising the Town accordingly and the Joint Meeting shall be cancelled.

ARTICLE III
MISCELLANEOUS PROVISIONS

3.1 Termination. This Agreement may be terminated by either party for any material breach that has not been cured as provided herein. The party alleged to be in breach of the Agreement shall first be given a reasonable opportunity to cure the breach after receiving notice stating the substance of the breach from the other party. For purposes of this section, reasonable opportunity to cure shall mean cure within fifteen (15) days of the effective date of such notice.

3.2 Amendments. This Agreement may be amended only by mutual agreement of the parties and shall be evidenced by a written instrument authorized and executed with the same formality as accorded this Agreement.

3.3 Notices. Any notice required by this Agreement shall be in writing. If such notice is hand delivered or personally served, it shall be effective immediately upon such delivery or service.

3.4 Governing Law. This Agreement and the rights and obligations of the parties hereto shall be interpreted and construed in accordance with the laws of the State of Colorado.

3.5. Severability. If this Agreement, or any portion of it, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of the Agreement.

3.6 No Implied Representations. No representations, warranties, or certifications, express or implied, shall exist as between the parties, except as specifically stated in this Agreement

3.7 No Third Party Beneficiaries. None of the terms conditions, or covenants in this Agreement shall give or allow any claim, benefit, or right of action by any third person not a party hereto. Any person other than the Town or the Fire District receiving services or benefits under this Agreement shall be only an incidental beneficiary.

3.8 Integrated Agreement and Amendments. This Agreement is an integration of the entire understanding of the parties with respect to the matters stated herein.

3.9 Approvals. Each party represents and warrants to the other that this Agreement has been duly approved in accordance with the law and the applicable procedures of each party, and that no further action is necessary to make this Agreement binding upon them. The persons whose signatures appear below are the duly authorized representatives of each party, empowered to bind their respective parties to the terms hereof.

3.10 Supremacy. Neither the Town nor the Fire District concedes supervening authority of the other over any matter. The Town acknowledges the existence of C.R.S. § 31-23-209 and that the proposed project will be located within the territorial limits of the Fire District. The Fire District acknowledges that the Town is a Colorado home rule municipality, the existence of the Snowmass Village Municipal Code and the proposed project will be located within the territorial limits of the Town.

3.11 Waiver. Both parties agree that by entering into this Agreement neither party has waived or released any rights. Both parties further agree that by jointly undertaking the review process contained in this Agreement that neither party has waived, released or consented to any acts, omissions or non-compliance by the other that may have occurred or have not occurred prior to the date of the Agreement.

3.12 Time Limits. Except for provisions in Section 2.1 related to notice or otherwise required by statute, any failure of either party to give notice or take action within the time limits specified herein shall not affect that party's right to undertake whatever action it is otherwise authorized by law to take.

3.13 Utility Costs. The Fire District shall be responsible for payment of applicable utility fees and charges associated with the construction or expansion of utilities.

3.14 Review Fees. The Fire District shall not be required to pay, directly or indirectly, any of the other usual Town fees for plan processing, plan review, plat review, plat application, annexation application or processing, building permit, service expansion fees or any Town tax on building materials incorporated into construction projects, excepting the Fire District shall be responsible for fees charged by consultants not

employed by the Town but rather engaged by the Town for this specific land use review process in an amount not to exceed $2,500.00.

3.15 Dispute Resolution. In the event any dispute arises between the parties concerning the interpretation, implementation or application of this Agreement that cannot be resolved between the Fire District's Land Use Planner and the Town's Director of Planning or designee, either party may then submit such dispute to the Fire Chief of the Fire District and Town Manager. This dispute resolution process shall not suspend or otherwise affect the other time lines in this Agreement or as provided by law nor be a condition precedent to either party timely exercising any rights.

3.16 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed one and the same instrument.

EFFECTIVE AS OF THE DAY AND YEAR FIRST WRITTEN ABOVE.

SNOWMASS-WILDCAT FIRE PROTECTION DISTRICT

By: _____
Bill Boineau
President, Snowmass Wildcat Fire District Board

ATTEST:

_____
Susan Herwick
Secretary of Snowmass Wildcat Fire District Board

TOWN OF SNOWMASS VILLAGE, COLORADO

By: _____
Clint Kinney, Town Manager

ATTEST:

_____
Rhonda B. Coxon, Town Clerk

APPROVED AS TO FORM:

_____
John C. Dresser, Jr., Town Attorney

EXHIBIT 2

SNOWMASS WILDCAT FIRE PROTECTION DISTRICT
PO BOX 6436
SNOWMASS VILLAGE, CO 81615

December 30, 2016

Jim Wahlstrom, Senior Planner
Town of Snowmass Village
Planning Department
130 Kearns Road
P.O. Box 5010
Snowmass Village, CO 81615

RE: PERMISSION TO REPRESENT, LIMITED POWER OF ATTORNEY

Dear Jim;

Please consider this letter as authorization for Tom Newland of Newland Project Resources, Inc., to represent us in the land use review process regarding replacing the existing Snowmass Village fire station, located at 5275 Owl Creek Road in Snowmass Village (State Parcel ID# 273301100851 – "Redevelopment Parcel", and 264331108805 – "Interim Facility Parcel").

Mr. Newland is hereby authorized to act on our behalf with limited power of attorney regarding matters reasonably pertaining to the aforementioned land use process. He also has our consent to submit a land use application for the fire district.

Sincerely,

_____

Scott Thompson, Fire Chief
Snowmass Wildcat Fire Protection District

EXHIBIT 3

BILL COWAN
SNOWMASS WILDCAT FIRE PROTECTION DISTRICT
PO BOX 6436
SNOWMASS VILLAGE CO 81615

August 26, 1998

Enclosed you will find our Commitment No. 405611-C, issued by FIRST AMERICAN TITLE INSURANCE COMPANY, having an effective date of June 19, 1998.

We appreciate the opportunity to participate with you in this transaction. Should you have any questions or concerns, please feel free to contact us at the address or phone numbers listed below.

With best regards,
M. Tamara Edwards

Enclosure

cc's to: SNOWMASS WILDCAT FIRE PROTECTION DISTRICT
SNOWMASS PLANNING DEPARTMENT

ASPEN TITLE CORPORATION
600 EAST HOPKINS AVENUE #305
ASPEN CO 81611
FAX NO. FAX 970-920-4052
PH 970-920-4050 DENVER 303-595-8463

FIRST AMERICAN TITLE COMPANY

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.

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YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, please contact the issuing office.

CONDITIONS

1. DEFINITIONS
   (a) "Mortgage" means mortgage, deed of trust or other security instrument.
   (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS
   The Exceptions in Schedule B - Section 2 may be amended to show any defects, liens or encumbrances that appear for the first time in public records or are created or attached between the Commitment Date and the date on which all of the Requirements of Schedule B - Section 1 are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS
   If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY
   Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

   comply with the Requirements shown in Schedule B - Section 1

   or

   eliminate with our written consent any Exceptions shown in Schedule B - Section 2.

   We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT
   Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

Form 1756
Commitment Face Page

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

FIRST AMERICAN TITLE INSURANCE COMPANY, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent indorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."

First American Title Insurance Company

BY Parker S. Kennedy PRESIDENT

ATTEST Mark R Arnesen SECRETARY

BY Barbara Edwards COUNTERSIGNED

Form 1756
Commitment Face Page

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

FIRST AMERICAN TITLE INSURANCE COMPANY, herein called the Company, for valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent indorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, the Company has caused this Commitment to be signed and sealed, to become valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. This Commitment is effective as of the date shown in Schedule A as "Effective Date."

First American Title Insurance Company

BY Parker S. Kennedy PRESIDENT

ATTEST Mark R Arneson SECRETARY

BY Barbara Edwards COUNTERSIGNED

COMMITMENT
SCHEDULE A

BILL COWAN
SNOWMASS WILDCAT FIRE PROTECTION DISTRICT
PO BOX 6436
SNOWMASS VILLAGE CO 81615

1. **Effective Date:** June 19, 1998 at 7:00 AM
   RS/dd

   Order No. 405611 -C
   Customer Reference SNOWMASS

2. **ALTA Owner's Policy** **Amount: $**
   Proposed Insured:

   A BUYER TO BE DETERMINED

3. **ALTA Loan Policies** **Amount: $**
   Proposed Insured:

   Proposed Insured: **Amount: $**

4. **The estate or interest in the land described or referred to in this Commitment and covered herein is:**

   FEE SIMPLE

   and title thereto is at the effective date hereof vested in:

   SNOWMASS-WILDCAT FIRE PROTECTION DISTRICT, A quasi-municipal corporation

Owner's Premium:	$	
Lender's Premium:	$	
Add'l Lender Chg:	$	
Add'l Charges:	$	
Tax Certificate:	$	
Endorsement Chg:	$	
TBD Charges:	$	150.00
TOTAL CHARGES:	$	150.00

issued by:
ASPEN TITLE CORPORATION
600 EAST HOPKINS AVENUE #305
ASPEN CO 81611
FAX 970-920-4052
PH 970-920-4050 DENVER 303-595-8463

FIRST AMERICAN TITLE INSURANCE COMPANY

5. **The land referred to in the Commitment is covering the land in the State of Colorado, County of Grand , described as follows:**

A parcel of land being part of Tract 38, Section 1, Township 10 South, Range 86 West of the 6th Principal Meridian, Pitkin County, Colorado. Said parcel is more fully described as follows:

Beginning at a point whence A P 1 of Tract 42, Section 1, Township 10 South, Range 86 West of the 6th Principal Meridian, bears North 23°04'56" West 418.63 feet;
thence North 83°15' East 189.00 feet;
thence South 06°45' East 120.00 feet to the Northerly right of way line of Owl Creek Road;
thence South 68°27' West 65.167 feet along the Northerly right of way of Owl Creek Road;
thence along the Northerly right of way 127.68 feet around a curve to the right having a radius of 228.47 feet;
thence North 06°45' West 133.99 feet to the Point of Beginning.

and

Lot 1,
Parcel 8,
THE SNOWMASS CLUB SUBDIVISION, according to the Plat thereof filed, in Plat Book 13 at Page 45.

Also known as SNOWMASS WILDCAT FIRE PROTECTION DISTRICT GOVERNMENTAL SPECIALLY PLANNED AREA, FILING NUMBER ONE, according to the Plat thereof filed October 29, 1986, in Plat Book 19 at Page 17.

C O M M I T M E N T

SCHEDULE B
Section 2

EXCEPTIONS Order No. 405611 -C

The policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

Any loss or damage, including attorney fees, by reason of the matters shown below:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

2. Easements or claims of easements, not shown by the public records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any other facts which a correct survey would disclose and which are not shown by the public records.

4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

6. Taxes due and payable; and any tax, special assessments, charge or lien imposed for water or sewer service, or for any other special taxing district.

7. Right of the Proprietor of a Vein or Lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as reserved in United States Patent recorded January 30, 1917, in Book 55 at Page 545.

8. Right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded January 30, 1917, in Book 55 at Page 545.

9. Any rights, interests or easements in favor of the State of Colorado, the United States of America, or the general public, which exist or are claimed to exist in, over, under and/or across the waters and present and past bed and banks of the Brush Creek.

10. Easement and right of way for constructing, operating, replacing and removing telephone and telegraph communication systems purposes, as granted by Snowmass American Corporation to Mountain States Telephone and Telegraph Company by instrument recorded January 27, 1969, in Book 239 at Page 190, said easement being 5 feet in width.

(Continued)

11. Notice of the formation and organization of the Snowmass-Wildcat Fire Protection District recorded February 18, 1971 in Book 258 at Page 795.

12. Restrictions, which do not contain a forfeiture or reverter clause, as contained in instrument recorded in Book 391 at Page 190.

13. Ordinance No. 11, Series of 1982 Snowmass Village Town Council recorded July 19, 1982, in Book 429 at Page 431.

14. Utility and access easements as shown on the Plat of The Snowmass Club Subdivision, and as reserved in instrument recorded August 17, 1982, in Book 431 at Page 121.

15. Restrictions, which do contain a forfeiture or reverter clause, as contained in instrument recorded August 17, 1982, in Book 431 at Page 121.

16. Easement and right of way to construct, reconstruct, repair, change, enlarge, re-phase, operate and maintain an underground electric transmission or distribution line, as granted by Snowmass-Wildcat Fire Protection District to Holy Cross Electric Association, Inc. by instrument recorded November 21, 1983, in Book 454 at Page 817, said easement being more particularly described therein.

17. Permanent Encroachment Easement Agreement between The Snowmass Company, Ltd., a Colorado limited partnership and Anderson Ranch Arts Foundation recorded December 6, 1983, in Book 456 at Page 901.

18. Easement and right of way for access, utilities and drainage purposes, as granted by the Snowmass Wildcat Fire Protection District to Town of Snowmass Village and the Snowmass Company by instrument recorded August 31, 1984, in Book 472 at Page 462, said easement being more fully described in said instrument.

19. Ordinance No. 7, Series of 1986 Snowmass Village Town Council recorded July 14, 1986, in Book 514 at Page 373.

20. Sewer and access easements as shown on the Plat filed in Plat Book 19 at Page 17.

(Continued)

21. Easement and right of way to construct, reconstruct, repair, change, enlarge, re-phase, operate and maintain an underground electric transmission or distribution line, as granted by Anderson Ranch Arts Foundation, a Colorado not-for-profit corporation to Holy Cross Electric Association, Inc. by instrument recorded August 9, 1990, in Book 626 at Page 943, said easement being more particularly described therein.

DISCLOSURE STATEMENT REQUIRED BY COLORADO REVISED STATUTES

§10-11-122

Colorado Revised Statutes §10-11-122 requires that "every title insurance agent or title insurance company shall provide, along with each title commitment issued, a statement disclosing the following information:

(a) That the subject real property may be located in a special taxing district;

(b) That a certificate of taxes due listing each taxing jurisdiction may be obtained from the county treasurer or the county treasurer's authorized agent;

(c) That information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor."

NOTICE TO PROSPECTIVE BUYERS OF SINGLE FAMILY RESIDENCES

(PURSUANT TO INSURANCE REGULATION 89-2)

A. "GAP" PROTECTION

When First American Title Insurance Company or its authorized agent, (hereinafter referred to as "Company"), is responsible for recording or filing the legal documents creating the estate or interest to be insured in a single family residence and for disbursing funds necessary to complete the transaction, the Company shall be responsible for any deeds, mortgages, lis-pendens, liens or other title encumbrances which first appear in the public records subsequent to the Effective Date of the Commitment but prior to the Effective Date of the Policy, provided the following conditions are satisfied prior to the Company's disbursement of the funds:

1. Properly executed documents creating the estate or interest are in the possession of the Company.
2. A fully executed Affidavit and Indemnity form signed by the seller and satisfactory to the Company is in the possession of the Company.

No Coverage will be afforded against deeds, mortgages, lis-pendens, liens or other title encumbrances actually known to the proposed insured prior to or at the time of recordation of the documents.

Public Records as used herein means those records established under state statutes for the purpose of imparting constructive notice of deeds, mortgages, lis-pendens, liens or other title encumbrances to purchasers for value and without knowledge.

B. MECHANICS' LIEN PROTECTION

If you are a buyer of a single family residence, you may request coverage against loss because of unrecorded claims asserted by construction, labor or material suppliers against your home.

If no construction, improvements or major repairs have been undertaken on the property to be purchased within six ~~months~~ prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will be payment of the appropriate premium and the execution by the seller of an Affidavit and Indemnity form satisfactory to the Company.

If there have been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity Agreements satisfactory to the Company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which you have contracted or agreed to pay.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.

C O M M I T M E N T

SCHEDULE B Order No. 405611 -C

Section 1

REQUIREMENTS

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:

1. Deed from SNOWMASS-WILDCAT FIRE PROTECTION DISTRICT, A quasi-municipal corporation to A BUYER TO BE DETERMINED.

   NOTE: Duly executed real property transfer declaration, executed by either the Grantor or Grantee, to accompany the Deed mentioned above, pursuant to Article 14 of House Bill No. 1288 - CRS 39-14-102.

   A CERTIFICATE OF TAXES DUE LISTING EACH TAXING JURISDICTION SHALL BE OBTAINED FROM THE COUNTY TREASURER OR THE COUNTY TREASURER'S AUTHORIZED AGENT PURSUANT TO 1983 C.R.S., 39-1-102 (14.5) AT A CHARGE OF $10.00 EACH TO THE CUSTOMER.

   NOTE: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the Clerk and Recorder's Office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch. The Clerk and Recorder may refuse to record or file any document that does not conform. The requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

   THE COMPANY RESERVES THE RIGHT TO CONDUCT AN ADDITIONAL SEARCH OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER FOR PITKIN COUNTY, COLORADO FOR JUDGMENT LIENS, TAX LIENS OR OTHER SIMILAR OR DISSIMILAR INVOLUNTARY MATTERS AFFECTING THE GRANTEE OR GRANTEES, AND TO MAKE SUCH ADDITIONAL REQUIREMENTS AS IT DEEMS NECESSARY, AFTER THE IDENTITY OF THE GRANTEE OR GRANTEES HAS BEEN DISCLOSED TO THE COMPANY.

   NOTE: THIS COMMITMENT IS ISSUED UPON THE EXPRESS AGREEMENT AND UNDERSTANDING THAT THE APPLICABLE PREMIUMS, CHARGES AND FEES SHALL BE PAID BY THE APPLICANT IF THE APPLICANT AND/OR ITS DESIGNEE OR NOMINEE CLOSES THE TRANSACTION CONTEMPLATED BY OR OTHERWISE RELIES UPON THE COMMITMENT, ALL IN ACCORDANCE WITH THE RULES AND SCHEDULES OF RATES ON FILE WITH THE COLORADO DEPARTMENT OF INSURANCE.

EXHIBIT 4

VICINITIY MAP

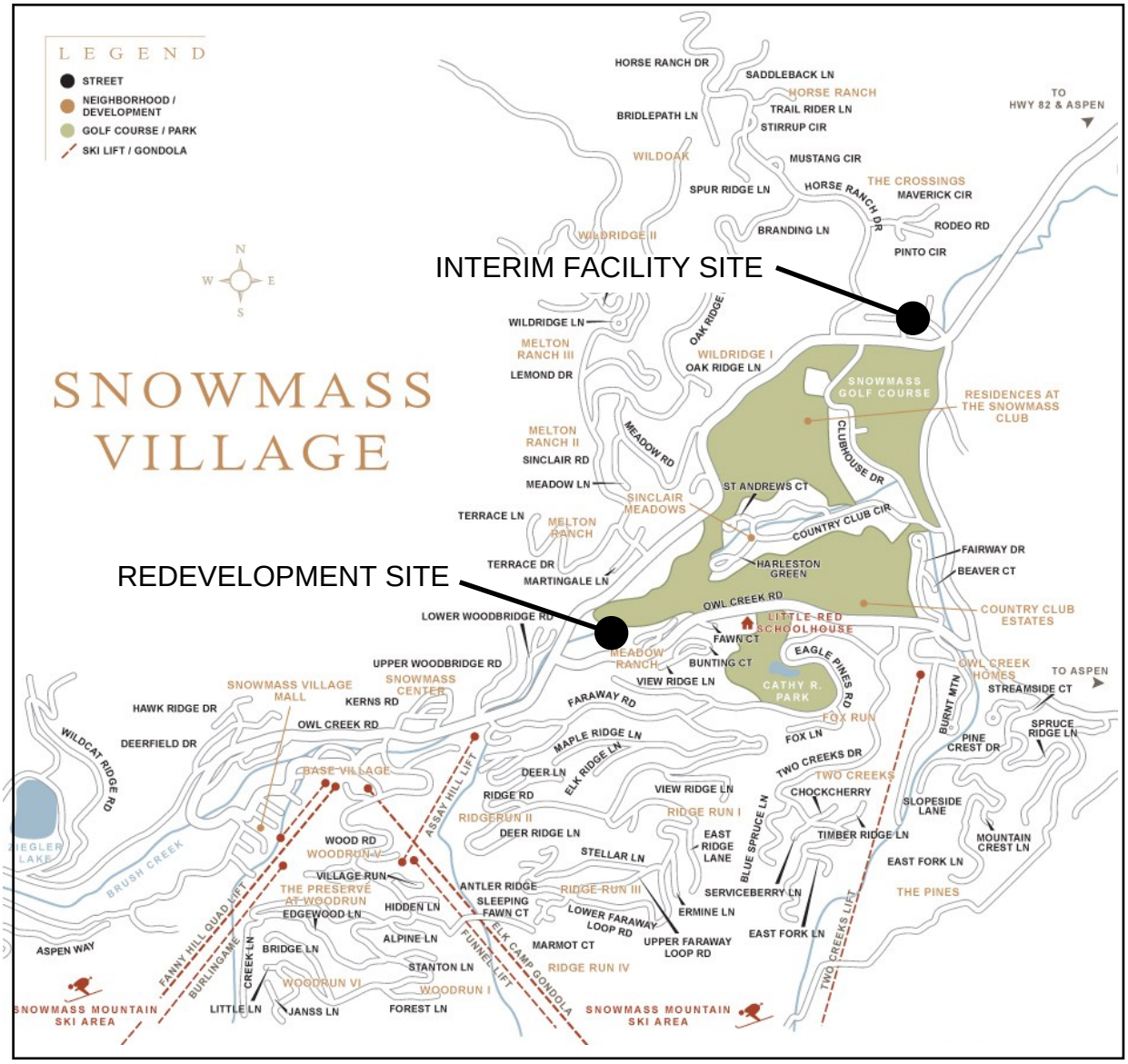

EXHIBIT 5

SNOWMASS
WATER & SANITATION
DISTRICT

Snowmass Water and Sanitation District
177 Clubhouse Drive
PO Box 5700
Snowmass Village, Colorado 81615

January 12, 2017

Town of Snowmass Village
Attn: Julie Ann Woods, Community Development Director
Community Development Department
P.O. Box 5010
Snowmass Village, Colorado 81615

Re: Provision of Water and Sanitary Sewer Service to the Snowmass/Wildcat Fire Station Redevelopment Project and Interim Fire Station

Dear Ms. Woods,
This letter is to confirm that the Snowmass Water and Sanitation District(SWSD) has the capacity to provide water and sanitary service to the Snowmass/Wildcat Fire Station Redevelopment, located at 5275 Owl Creek Road, and to the Interim Fire Station site, on the Rodeo Grounds Parcel (2735 Brush Creek Road). All of the property contained within the submission is within the District boundaries.

Snowmass Water and Sanitation District does not currently have the infrastructure to serve all aspects of the submission. The Snowmass/Wildcat Fire District will be responsible for the installation of all requisite facilities, as determined by the District, prior to the provision of water and sanitary service.

SWSD will require the Snowmass/Wildcat Fire District to enter into a line extension agreement in accordance with the Districts Rules and Regulations. The SWSD District engineer will provide a detailed review of the submission and approve the final design specifications for the required water and sewer infrastructure (including the relocation of water and sewer service lines).

Per the District's Rules and Regulations, the Snowmass/Wildcat Fire District will be required to pay System Development Fees prior to acquiring a TOSV building permit.

We look forward to working with the Snowmass/Wildcat Fire District and the Town toward completion of this project. Please contact me with any questions.

SNOWMASS WATER & SANITATION DISTRICT
a Colorado special district

Kit Hamby, District Manager

CC: Scott Thompson, Fire Chief
John Mele, Deputy Chief of Fire Prevention/Fire Marshal

EXHIBIT 6

HP Geotech
HEPWORTH - PAWLAK GEOTECHNICAL

Hepworth-Pawlak G
5020 County Road 154
Glenwood Springs, Colorado 81601
Phone: 970-945-7988

Fax: 970-945-8454
email: hpgeo@hpgeotech.com

SUBSOIL STUDY
FOR PRELIMINARY FOUNDATION DESIGN
PROPOSED NEW FIRE STATION AND PARKING GARAGE
5275 OWL CREEK ROAD
SNOWMASS VILLAGE, COLORADO

JOB NO. 111 356A

DECEMBER 30, 2011

PREPARED FOR:

SNOWMASS WILDCAT FIRE PROTECTION DISTRICT
ATTN: JOHN MELE, DEPUTY CHIEF
P.O. BOX 6436
SNOWMASS VILLAGE, COLORADO 81615
JMele@swfpd.com

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FIGURE 1 - LOCATION OF EXPLORATORY BORINGS

FIGURE 2 - LOGS OF EXPLORATORY BORINGS

FIGURE 3 - LEGEND AND NOTES

FIGURE 4 - SWELL-CONSOLIDATION TEST RESULTS

FIGURE 5 - GRADATION TEST RESULTS

TABLE 1- SUMMARY OF LABORATORY TEST RESULTS

PURPOSE AND SCOPE OF STUDY

This report presents the results of a subsoil study for the proposed new fire station and parking garage to be located at 5275 Owl Creek Road, Snowmass Village, Colorado. The project site is shown on Figure 1. The purpose of the study was to develop preliminary recommendations for the foundation design. The study was conducted in accordance with our proposal for geotechnical engineering services to Snowmass Wildcat Fire Protection District dated October 29, 2011.

A field exploration program consisting of exploratory borings was conducted to obtain information on the subsurface conditions. Samples of the subsoils and bedrock obtained during the field exploration were tested in the laboratory to determine their classification, compressibility or swell and other engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for foundation types, depths and allowable pressures for the proposed building foundation. This report summarizes the data obtained during this study and presents our conclusions, preliminary design recommendations and other geotechnical engineering considerations based on the proposed construction and the subsurface conditions encountered.

PROPOSED CONSTRUCTION

The project is in the planning stage. We understand that a new parking garage with a new fire station over it, is proposed on the vacant property to the east of the existing fire station. Eventually, the existing fire station will be replaced by additional new fire station. The new fire station will likely be a two story structure over a walkout level to the north. Ground floor will be slab-on-grade. Grading for the structure is assumed to involve cut depths between about 6 to 10 feet. We expect that the parking garage level will likely be close in elevation to the adjoining parking lot to the north. We assume relatively light to moderate foundation loadings, typical of the proposed type of construction.

When building location, grading and loading information have been developed, we should be notified to re-evaluate the recommendations presented in this report.

SITE CONDITIONS

The site is currently occupied by the existing 3 story fire station with asphalt paved parking lot to the west and lawn, sand volleyball court and fenced garden to the west. There is a paved parking lot to the north of the property. The site slopes down to the north from Owl Creek Road. To the east of the existing fire station driveway, the slope down from Owl Creek Road is relatively steep and vegetated with brush and trees. The remaining area is landscaped with lawn and ornamental shrubs with large trees on the north side of the existing building.

PREVIOUS SUBSOIL STUDY

Chen & Associates (Chen) previously performed a subsoil study for the existing 1985 addition on the east side of the fire station. Their recommendations were provided in a report dated July 22, 1985, their Job No. 4 279 85. Chen encountered about 6 feet of clayey gravel fill and organic silty clay fill overlying 7 to 9 feet of natural, dense, clayey sandy gravel. The gravel was underlain at depths of 13 to 15 feet by claystone bedrock. The bottom of the fill was more than 20 feet below the fire truck bay level. Groundwater was encountered near the bottom of the fill. Footings for the addition were reportedly placed on the natural clayey gravel about 6 feet below original design grade (about 20 feet below the fire truck bay elevation).

FIELD EXPLORATION

The field exploration for the project was conducted on November 28, 29 and 30, 2011. Four exploratory borings were drilled at the locations shown on Figure 1 to evaluate the subsurface conditions. The borings were advanced with 4 inch diameter continuous flight augers powered by a truck-mounted CME-45B drill rig. The borings were logged by a

representative of Hepworth-Pawlak Geotechnical, Inc. Slotted PVC pipe was inserted into the open borehole after drilling and finished by sand pack and drill cuttings to the surface and capped with a locking cap and metal cover.

Samples of the subsoils were taken with 1⅜ inch and 2 inch I.D. spoon samplers. The samplers were driven into the subsoils at various depths with blows from a 140 pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density or consistency of the subsoils and hardness of the bedrock. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Figure 2. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Figure 2. The subsoils consist of about 2 to 10 feet of clay and gravel fill or topsoil overlying 8 to 11 feet of medium dense to dense clayey sandy gravel with cobbles and possible boulders. Drilling in the dense granular soils with auger equipment was difficult due to the cobbles and boulders and drilling refusal was encountered in the deposit in Borings 1 and 3. Hard claystone bedrock of the Mancos Formation was encountered below the gravel soils at depths of 13 to 20 feet down to the maximum depth explored, 29 feet in Boring 2 and 20 feet in Boring 4. The fill depth condition and type could vary across the site from that indicated by the borings.

Laboratory testing performed on samples obtained from the borings included natural moisture content and gradation analyses. Results of swell-consolidation testing performed on relatively undisturbed drive samples of the natural sandy clay matrix soils, presented on Figure 4, indicate low to moderate compressibility under conditions of loading and wetting. Results of gradation analyses performed on small diameter drive

samples (minus 1½ to 2 inch fraction) of the coarse granular subsoils are shown on Figure 5. The laboratory testing is summarized in Table 1.

Free water was encountered in Borings 2 and 4 at depths of 13½ and 5 feet, respectively, when checked one day following drilling. Perforated PVC pipe was installed in the borings for continued monitoring of groundwater levels. The subsoils were moist to very moist.

FOUNDATION BEARING CONDITIONS

The fill soils are variable in consistency and density and should be removed from below footing and slab areas within the building footprint. Footings placed on the undisturbed natural clayey sandy gravel and cobble soils below all fill should be suitable for support of the new fire station and parking structure. Groundwater will likely be encountered near the top of the gravel soils and dewatering of excavations will be required. More heavily loaded columns in the parking garage could be supported by large footing pads bearing on the gravel soils or piers or piles, driven or drilled into the underlying claystone bedrock.

PRELIMINARY DESIGN RECOMMENDATIONS

FOUNDATIONS

Considering the subsurface conditions encountered in the exploratory borings and the nature of the proposed construction, we recommend the building be founded with spread footings bearing on the natural granular soils.

The design and construction criteria presented below should be observed for a spread footing foundation system.

1) Footings placed on the undisturbed natural granular soils should be designed for an allowable bearing pressure of 2,500 psf. Footings larger

than 4 feet wide can be designed for an allowable soil bearing pressure of 4,000 psf. Based on experience, we expect settlement of footings designed and constructed as discussed in this section will be about 1 inch or less. Settlement analysis should be performed for heavily loaded footing pads as design plans are developed.

2) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.

3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 42 inches below exterior grade is typically used in this area.

4) Continuous foundation walls should be reinforced top and bottom to span local anomalies such as by assuming an unsupported length of at least 10 feet. Foundation walls acting as retaining structures should also be designed to resist lateral earth pressures as discussed in the "Foundation and Retaining Walls" section of this report.

5) All existing fill, topsoil and any loose or disturbed soils should be removed and the footing bearing level extended down to the relatively dense natural granular soils. The exposed soils in footing areas should then be moisture adjusted to near optimum and compacted. If water seepage is encountered, the footing areas should be dewatered before concrete placement. As an alternative to lowering the footing bearing level, design footing grade could be re-established with "flow fill" or imported granular structural fill compacted to at least 100% of the maximum standard Proctor density at a moisture content near optimum. The compacted structural fill should extend out laterally beyond the sides of the footing a distance equal to at least the depth of fill below the footing.

6) A representative of the geotechnical engineer should observe all footing excavations prior to concrete placement to evaluate bearing conditions.

FOUNDATION AND RETAINING WALLS

Foundation walls and retaining structures which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 50 pcf for backfill consisting of the on-site granular soils. Cantilevered retaining structures which are separate from the structure and can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 40 pcf for backfill consisting of the on-site granular soils.

All foundation and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent footings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to prevent hydrostatic pressure buildup behind walls.

Backfill should be placed in uniform lifts and compacted to at least 90% of the maximum standard Proctor density at a moisture content near optimum. Backfill in pavement and walkway areas should be compacted to at least 95% of the maximum standard Proctor density. Care should be taken not to overcompact the backfill or use large equipment near the wall, since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected, even if the material is placed correctly, and could result in distress to facilities constructed on the backfill.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.45. Passive pressure of compacted

backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 400 pcf for clay backfill conditions and 250 pcf for submerged conditions. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be a granular material compacted to at least 95% of the maximum standard Proctor density at a moisture content near optimum.

FLOOR SLABS

The natural on-site soils, exclusive of topsoil, are suitable to support lightly to moderately loaded slab-on-grade construction. To reduce the effects of some differential movement, floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. A minimum 4 inch layer of free-draining gravel should be placed beneath basement level slabs to facilitate drainage. This material should consist of minus 2 inch aggregate with at least 50% retained on the No. 4 sieve and less than 2% passing the No. 200 sieve.

All fill materials for support of floor slabs should be compacted to at least 95% of maximum standard Proctor density at a moisture content near optimum. Required fill can consist of the on-site granular soils or a suitable imported granular material devoid of vegetation, topsoil and oversized rock.

UNDERDRAIN SYSTEM

Free water was encountered during our exploration and it has been our experience in mountainous areas that the water level can seasonally rise and local perched groundwater

can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can also create a perched condition. We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain system.

The drains should consist of drainpipe placed near the bottom of the wall backfill surrounded above the invert level with free-draining granular material. The drain should be placed at each level of excavation and at least 1 foot below lowest adjacent finish grade and sloped at a minimum 1% to a suitable gravity outlet. The underslab gravel should connect with the perimeter drain. Free-draining granular material used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 2 inches. The drain gravel backfill should be at least 1½ feet deep. A foundation wall drain mat should be provided that connects to the underdrain system.

SITE GRADING

The risk of construction-induced slope instability at the site appears low provided the building is located as planned and cut and fill depths are limited. We assume the cut depths for the lower level will not exceed one level, about 10 to 12 feet. Fills should be limited to about 8 to 10 feet deep. Embankment fills should be compacted to at least 95% of the maximum standard Proctor density near optimum moisture content. Prior to fill placement, the subgrade should be carefully prepared by removing all vegetation and topsoil and compacting to at least 95% of the maximum standard Proctor density. The fill should be benched into slopes that exceed 20% grade.

Permanent unretained cut and fill slopes should be graded at 2 horizontal to 1 vertical or flatter and protected against erosion by revegetation or other means. The risk of slope instability will be increased if seepage is encountered in cuts and flatter slopes may be necessary. If seepage is encountered in permanent cuts, an investigation should be

conducted to determine if the seepage will adversely affect the cut stability. This office should review site grading plans for the project prior to construction.

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after the fire station has been completed:

1) Inundation of the foundation excavations and underslab areas should be avoided during construction.
2) Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor density in pavement and slab areas and to at least 90% of the maximum standard Proctor density in landscape areas.
3) The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 12 inches in the first 10 feet in unpaved areas and a minimum slope of 2½ inches in the first 10 feet in paved areas. Free-draining wall backfill should be capped with about 2 feet of the on-site finer graded soils to reduce surface water infiltration.
4) Roof downspouts and drains should discharge well beyond the limits of all backfill.

LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings drilled at the locations indicated on Figure 1, the proposed type of construction and our experience in the area. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is

concerned about MOBC, then a professional in this special field of practice should be consulted. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory borings and variations in the subsurface conditions may not become evident until excavation is performed. If conditions encountered during construction appear different from those described in this report, we should be notified so that re-evaluation of the recommendations may be made.

This report has been prepared for the exclusive use by our client for planning and preliminary design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analysis or modifications to the recommendations presented herein. We recommend on-site observation of excavations and foundation bearing strata and testing of structural fill by a representative of the geotechnical engineer.

Respectfully Submitted,

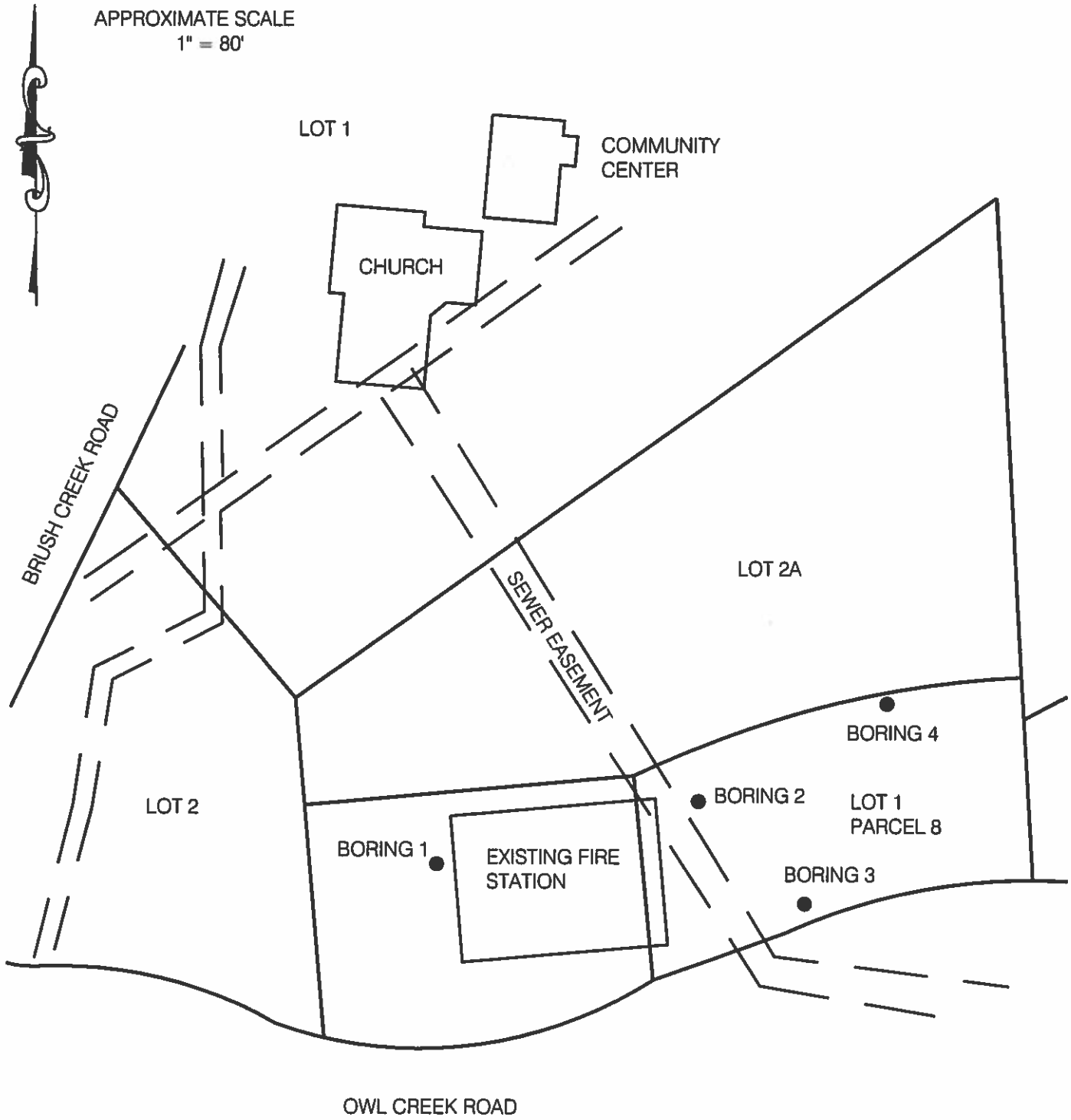
HEPWORTH - PAWLAK GEOTECHNICAL, INC.

Daniel E. Hardin, P.E.

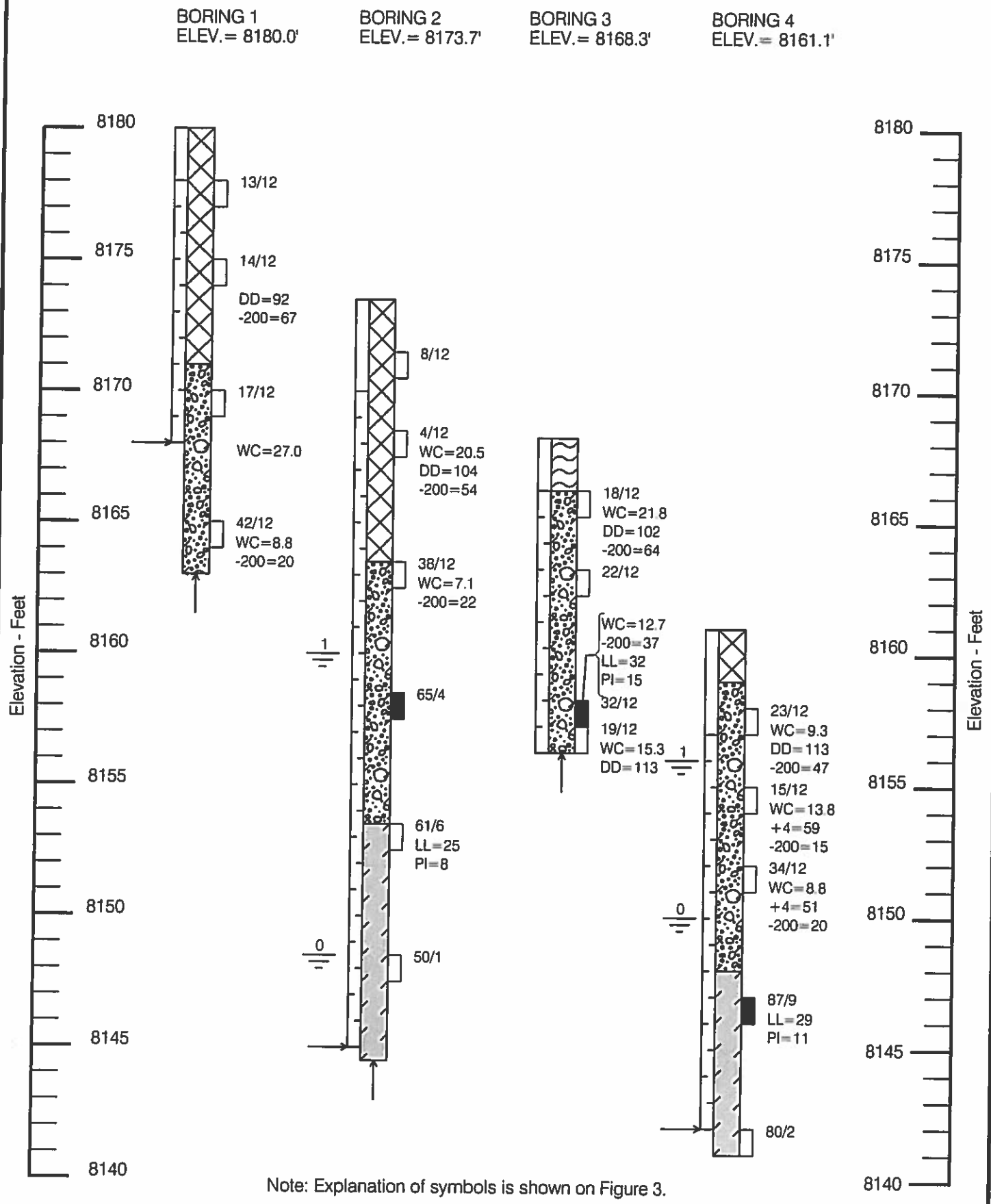
Reviewed by:

Steven L. Pawlak, P.E.

DEH/ksw



111 356A	HP Geotech HEPWORTH-PAWLAK GEOTECHNICAL	LOCATION OF EXPLORATORY BORINGS	Figure 1



Note: Explanation of symbols is shown on Figure 3.

111 356A	HP Geotech Hepworth-Pawlak Geotechnical	LOGS OF EXPLORATORY BORINGS	Figure 2

LEGEND:

FILL; clay and gravel, sandy, with cobbles, medium stiff to stiff, moist to very moist, mixed browns.

TOPSOIL; possible fill, sandy clay, wood fragments, soft, moist, dark brown.

GRAVEL (GC); with cobbles, in a sandy clay matrix, possible boulders, medium dense to dense, moist to very moist, medium brown.

CLAYSTONE; hard to very hard, slightly moist, gray to black. Mancos Shale.

Relatively undisturbed drive sample; 2-inch I.D. California liner sample.

Drive sample; standard penetration test (SPT), 1 3/8 inch I.D. split spoon sample, ASTM D-1586.

17/12 Drive sample blow count; indicates that 17 blows of a 140 pound hammer falling 30 inches were required to drive the California or SPT sampler 12 inches.

0,1 Free water level in boring and number of days following drilling measurement was taken.

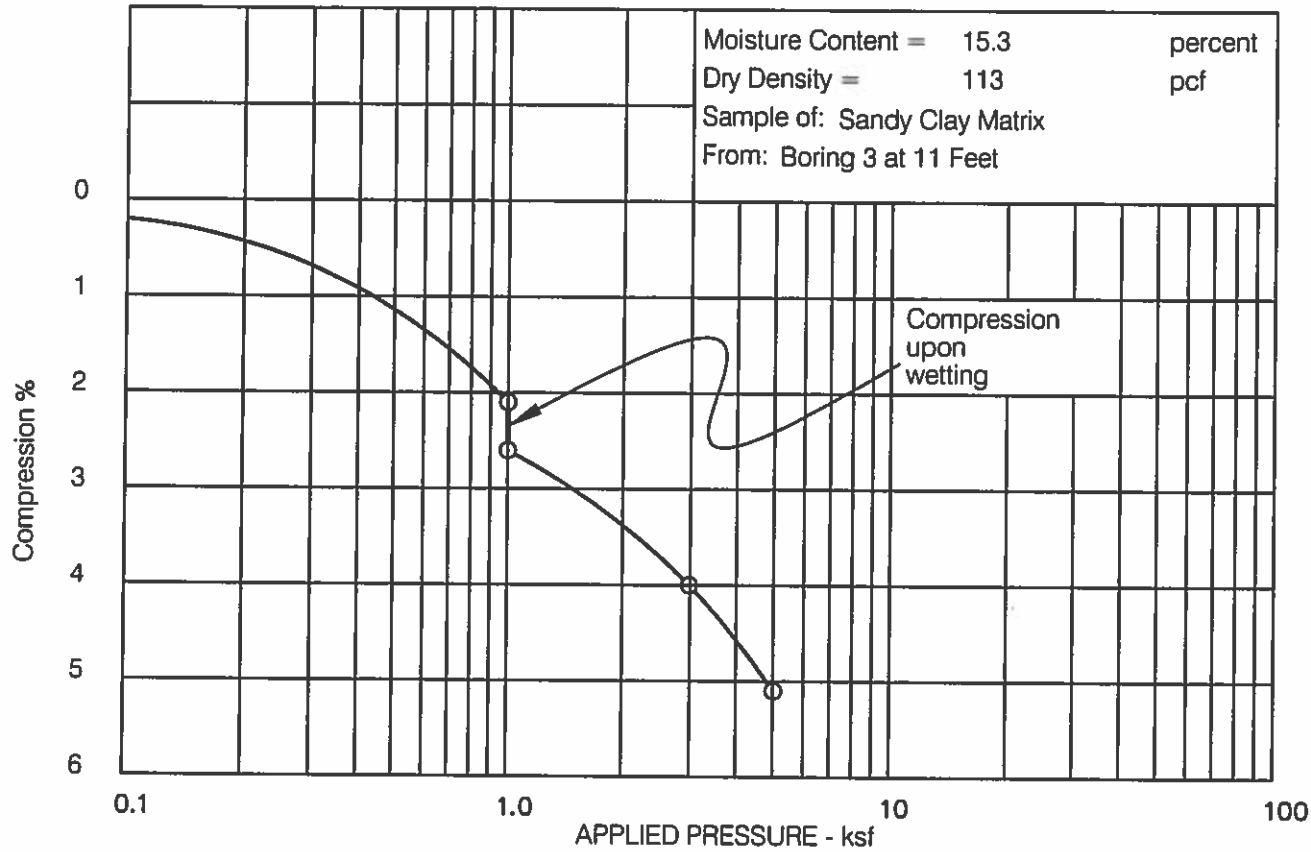
Indicates slotted PVC pipe installed in boring to depth shown.

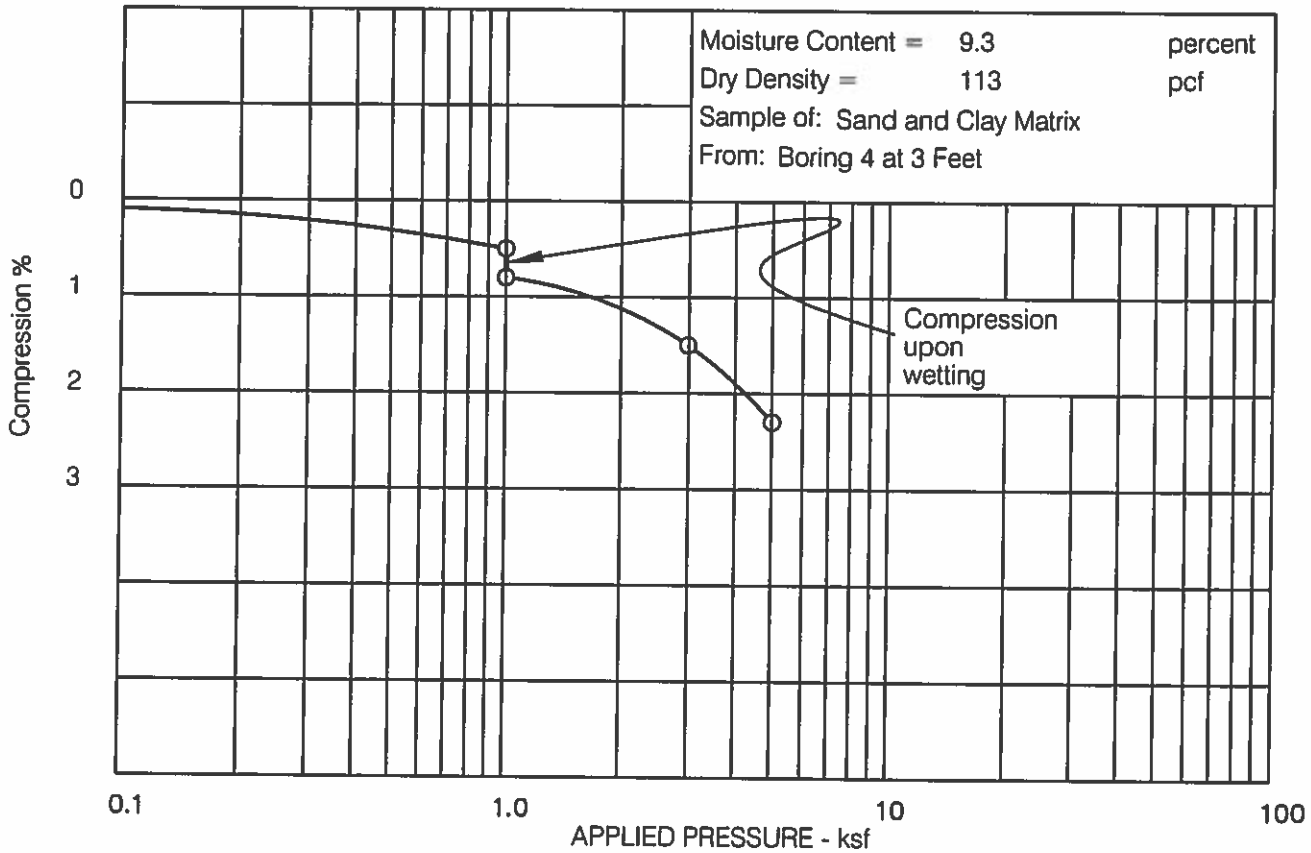
→ Depth at which boring had caved when checked the following day.

Practical drilling refusal.

NOTES:

1. Exploratory borings were drilled on November 28 to 30, 2011 with 4-inch diameter continuous flight power auger.
2. Locations of exploratory borings were measured approximately by pacing from features shown on the site plan provided.
3. Elevations of exploratory borings were obtained by interpolation between contours shown on the site plan provided and checked by instrument level.
4. The exploratory boring locations and elevations should be considered accurate only to the degree implied by the method used.
5. The lines between materials shown on the exploratory boring logs represent the approximate boundaries between material types and transitions may be gradual.
6. Water level readings shown on the logs were made at the time and under the conditions indicated. Fluctuations in water level may occur with time.
7. Laboratory Testing Results:
   WC = Water Content (%)
   DD = Dry Density (pcf)
   +4 = Percent retained on the No. 4 sieve
   -200 = Percent passing No. 200 sieve
   LL = Liquid Limit (%)
   PI = Plasticity Index (%)





111 356A	HP Geotech Hepworth-Pawlak Geotechnical	SWELL-CONSOLIDATION TEST RESULTS	Figure 4

H-P KUMAR
Geotechnical Engineering | Engineering Geology
Materials Testing | Environmental

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GEOLOGIC HAZARDS ASSESSMENT
PROPOSED FIRE STATION
5275 OWL CREEK ROAD
SNOWMASS VILLAGE, COLORADO

PROJECT NO. 16-7-619

DECEMBER 15, 2016

PREPARED FOR:

SNOWMASS WILDCAT FIRE PREVENTION DISTRICT
ATTN: SCOTT THOMPSON, FIRE CHIEF
P.O. BOX 6436
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sthompson@basaltfire.org

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FIGURE 1 – PROJECT SITE LOCATION

FIGURE 2 – GEOLOGICALLY YOUNG FAULTS AND LARGER HISTORIC EARTHQUAKES

FIGURE 3 – REGIONAL GEOLOGY MAP

FIGURE 4 – PROJECT AREA GEOLOGY MAP

FIGURE 5 – PROJECT AREA GEOLGOY MAP EXPLANATION

FIGURE 6 – PROPOSED DEVELOPMENT

PURPOSE AND SCOPE OF STUDY

This report presents the findings of a geologic conditions assessment for the Snowmass Wildcat Fire Prevention District's proposed fire station at 5275 Owl Creek Road, Snowmass Village, Colorado. The proposed fire station will replace the current fire station located at this address. The purpose of our assessment was to evaluate the geologic characteristics at the project site and assess their potential impact on the proposed fire station development.

A field reconnaissance of the project site was made on December 5, 2016 to observe the geologic conditions and collect information on the project site geology. In addition, we have reviewed relevant published geologic information, looked at aerial photographs of the project area, and have reviewed several previous studies conducted in the project vicinity by Hepworth-Pawlak Geotechnical (now H-P/Kumar). Hepworth-Pawlak Geotechnical (2011) performed a subsoil study for preliminary foundation design at the project site. The subsoil study included four exploratory borings in the proposed building area, see Figure 6. This report summarizes the information developed by this study, describes our evaluations, and presents our findings.

PROPOSED DEVELOPMENT

The proposed fire station consists of a two-story building with apartments and living accommodations on the lower level, and fireman bunks, offices and a parking garage for fire department vehicles on the main level. An outdoor parking lot is proposed to the east of the fire station. The proposed development facilities are shown on Figure 6. If the development differs significantly from that described above, we should be notified so that we may re-evaluate the information submitted in this report.

SITE CONDITIONS

The 4.79 acre parcel has a street address of 5275 Owl Creek Road. It is located in the east-central part of Snowmass Village as shown on Figure 1. The site is mostly on the Brush Creek

valley floor at its transition to the north facing Brush Creek valley side. The valley floor at the site lies at an elevation of around 8,150 feet. The creek is located about 200 feet to the north of the property. The existing topography is shown by the contour lines on Figure 6. The site has been substantially modified by grading of the existing fire station on the property. Our exploratory borings shown on Figure 6 encountered 2 to 10 feet of clay and gravel fill overlaying 8 to 11 feet of medium dense to dense clayey sandy gravel with cobbles and possible boulders. Hard claystone bedrock of the Mancos Shale Formation was encountered below the gravel soils at depths of 13 to 20 feet down to the maximum depth explored of 29 feet (Hepworth-Pawlak Geotechnical, 2011). The slope across the proposed building area is about 7 percent (4 degrees). At the time of field reconnaissance, the current fire station was still operational.

To the south of the project site, the north-facing Brush Creek valley side has a fairly uniform slope of about 25 percent (14 degrees) from the project site to the top of Burnt Mountain that lies at an elevation of about 11,385 feet at the top of the Snowmass ski area, see Figure 1. Geologically the north-facing Brush Creek valley side is a dip slope in Mesozoic- and Paleozoic-age sedimentary rocks that underlie the valley side. Vegetation on the north-facing valley side is a mixed aspen and conifer forest with grass and shrubs growing under the trees.

REGIONAL GEOLOGIC SETTING

The Aspen-Snowmass Village area is located in the Southern Rocky Mountains about midway between the Rio Grande rift to the east and the Colorado Plateau to the west, see Figure 2. The main geologic structures in this region are shown in Figure 3. First-order structures are the Sawatch Range uplift just to the east of Aspen and the Grand Hogback monocline that forms the transition between the Southern Rocky Mountains and the Colorado Plateau about 20 miles to the west. The Snowmass Village area and the project site are on the southern limb of the Roaring Fork syncline, a second-order geologic structure. These geologic structures developed as a result of east-west compressional stresses during the Laramide orogeny about 40 to 80 million years ago.

Numerous faults are present in the Aspen-Snowmass Village region but the nearby faults are geologically old and not considered capable of generating large earthquakes. The closest geologically young faults that are less than about 15,000 years old and considered capable of generating large earthquakes are located in the Rio Grande rift to the east of the project site, see Figure 2. The northern section of the Williams Fork Mountains fault zone Q50 is located about 61 miles to the northeast and the southern section of the Sawatch fault zone Q56b is located about 44 miles to the southeast. At these distances, large earthquakes in the range of M6.5 on the two geologically young fault zones should not produce ground shaking at the project site that is greater than the ground shaking shown on the U. S. Geological Survey 2014 National Seismic Hazards Maps (Peterson and Others, 2014).

PROJECT AREA GEOLOGY

The main geologic features in the project area are shown on Figure 4. This map is based on regional mapping by Bryant (1972) and has been modified based on our studies performed for several geologic projects in the Snowmass Village area.

ROCK FORMATIONS AND STRUCTURES

As previously noted in the *Site Conditions* section of this report, the north-facing Brush Creek valley side between the project site and the top of Burnt Mountain is a dip slope in Mesozoic- and Paleozoic-age sedimentary rocks on the southern arm of the Roaring Fork syncline. The near-surface formation rock in the project area is the Mancos Shale. The Mancos Shale can be divided into the Upper Shale Member (Kmu), the Fort Hays Limestone Member (Kmf), and the Lower Shale Member (Kml) (Bryant, 1972). The Upper Shale Member is the near surface rock below the project site. The upper Mancos is a dark-grey shale and claystone with a few lenticular beds of medium to fine-grained sandstone (Bryant, 1972). Bedding in the Mancos on the north-facing Brush Creek valley side south of the project site typically has dips between 10 to 20 degrees to the north. These dips are sub-parallel to the valley side slope, but in most areas, are slightly steeper than the ground surface slope that averages about 10 degrees.

SURFICIAL SOIL DEPOSITS AND LANDFORMS

The surficial soil deposits in the project area are largely the result of cyclic erosion and deposition related to glacial and interglacial climatic cycle during the past 800 thousand years. A series of locally nested alluvial fans, fan remnants, and high level geomorphic surfaces occur along both the north-facing and south-facing Brush Creek valley sides. In places, some of the fans grade to glacial tills in the higher part of the north-facing valley side. Tills associated with the late Pleistocene-age Pinedale glaciations, the middle Pleistocene-age Bull Lake glaciations, and middle and early Pleistocene-age pre-Bull Lake glaciations are present mostly to the south of the subject area, as shown on Figure 4. The first (Qf1) and second (Qf2) fan levels are post-glacial deposits and landforms that have developed during the past 15,000 years. These fans are still active geologic landforms. The third (Qf3) and fourth (Qf4) fan levels are probably associated with the late Pleistocene-age Pinedale glaciations between about 15,000 to 35,000 years ago. The fifth (Qf5) fan level remnants are probably associated with the middle Pleistocene-age Bull Lake glaciations about 132,000 to 302,000 years ago. The higher level alluvial fan remnants and geomorphic surfaces (Qf6, Qf7, and Qf8) are probably associated with pre-Bull Lake glaciations and are older than about 428,000 years. Post-glacial colluvium (Qc) usually covers the formation rock in most areas. Post-glacial Brush Creek alluvium (Qa1 and Qa2) occurs next to the creek along the valley floor.

The project site is underlain by the second (Qf2) alluvial fan level. Our exploratory borings shown on Figure 6 encountered alluvial deposits below the man-placed fill. The alluvium consists of gravel with cobbles in a sandy clay matrix. The minus 200 sieve fraction of the alluvium was between 15 and 20 percent.

MEADOW RANCH LANDSLIDE COMPLEX

The Meadow Ranch landslide complex is located in the project vicinity, see Figure 4. Parts of the landside complex are geologically young and have likely experienced large scale surface displacement in post-glacial time, within the past 15,000 years. Exploratory borings show that the landslide complex is a translational type slide with basal shear surface in the north dipping Mancos Shale at depths of between 38 to over 100 feet below the ground surface (Hepworth-

Pawlak Geotechnical, 1996). Since the early 1970's several subsurface drains have been installed in the landslide complex to improve landslide stability. The landslide complex has been divided into three areas based mostly on surface morphology.

Ql1 Landslide Area

The Ql1 area is the youngest part of the landslide complex but it does not have surface features indicating recent large scale displacements. However, parts of this area have documented creep movements. One of three inclinometers in the Ql1 area showed landslide creep of about 0.4 inches between October 2005 and May 2007. This inclinometer was located near Fawn Court at the western boundary of the Ql1 area (Hepworth-Pawlak Geotechnical, 2007). The Ql1 area of the complex is a mature landslide that has shown creep and has a potential for future reactivation. It is our understanding that a trench drain system was installed by the Meadow Ranch developer to improve stability. We are not aware of the details of this drainage system, its effectiveness in lowering groundwater pressures, or if the creep in the inclinometer has stopped.

Ql2 Landslide Area

The Ql2 area is located upslope of the Ql1 area and appears to be older than the Ql1 area with respect to large scale landslide displacement. The Ql2 area is a dormant landslide or possibly relic landslide with a low potential for future reactivation. In 1985, deep, horizontal drains were installed by the Snowmass Land Company to improve landslide stability in the Ql2 area. Piezometers showed that the horizontal drains were effective in decreasing groundwater pressures in this part of the landslide complex soon after the drains were installed.

Ql3 Landslide Area

Terrain that may be associated with the Meadow Ranch landslide complex is located to the west of the Ql1 and Ql2 areas. This area is indicated by Map Symbol Ql3 on Figure 4. The Ql3 area may not be part of the complex but, if part of the complex, the area is a relic landslide with little or no potential for future large scale movements. Much of the Meadow Ranch Unit 1 is located in the Ql3 area. The buildings in Unit 1 were built in the 1970's and have not experienced landslide related problems during the 41 years since they were built to our knowledge.

GEOLOGIC SITE ASSESSMENT

Geologic conditions in the project area should not present an unusual risk to the proposed development. The boundary of the Meadow Ranch landslide complex, including the possible Ql3 portion of it, does not appear to extend into or above the project site. The site could experience moderate levels of earthquake related ground shaking. Foundation bearing conditions and other geotechnical engineering considerations are presented in our subsoil study for preliminary foundation design report (Hepworth-Pawlak Geotechnical, 2011).

EARTHQUAKE CONSIDERATIONS

Historic earthquakes within 150 miles of the project site have typically been moderately strong with magnitudes of M5.5 and less and maximum Modified Mercalli Intensities of VI and less, see Figure 2. The largest historic earthquake in the project region occurred in 1882 (Kirkham and Rogers, 1985). It was apparently located in the northern Front Range about 117 miles to the northeast of the project site, had an estimated magnitude of M6.2 ± 0.3, and a maximum Modified Mercalli Intensity of VII. Historic ground shaking at the project site associated with the 1882 earthquake and the other large historic earthquakes in the region does not appear the have exceeded Modified Mercalli Intensity VI (Kirkham and Rogers, 1985). Modified Mercalli Intensity VI ground shaking is felt by most people and causes general alarm, but results in negligible damage to structures of good design and construction.

The project facilities should be designed to withstand moderately strong ground shaking with little or no damage and to not collapse under stronger ground shaking. For *firm rock sites* with shear wave velocities of 2,500 fps in the upper 100 feet, the U. S. Geological Survey 2014 National Seismic Hazard Maps indicates that a peak ground acceleration of 0.06g has a 10% exceedance probability for a 50 year exposure time and a peak ground acceleration of 0.22g has a 2% exceedance probability for a 50 year exposure time at the project site (Peterson and Others, 2014). This corresponds to a statistical recurrence time of about 500 years and 2,500 years, respectively. The soil profiles at the project site should be evaluated or site specific shear wave evaluation should be conducted to determine the Seismic Soil Class as described in the 2015 International Building Code.

LIMITATIONS

This study was conducted according to generally accepted engineering geology principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based on our field observations, aerial photograph interpretations, published regional geology information, the currently proposed development plan, and our experience in the area. This report has been prepared exclusively for our client and is an evaluation of the geologic constraints and their potential influence on the proposed development. We are not responsible for technical interpretations by others of our information.

If you have any questions or need further assistance, please call our office.

Sincerely,

H-P≋KUMAR

Robert L. Duran, E.I.

Reviewed by:

STEVEN L. PAWLAK REGISTERED 15222 12/16/16 PROFESSIONAL ENGINEER STATE OF COLORADO

Steven L. Pawlak, P.E.

RLD/ksw

cc: Newland Project Resources – Tom Newland (tom@newlandprojectresources.com)

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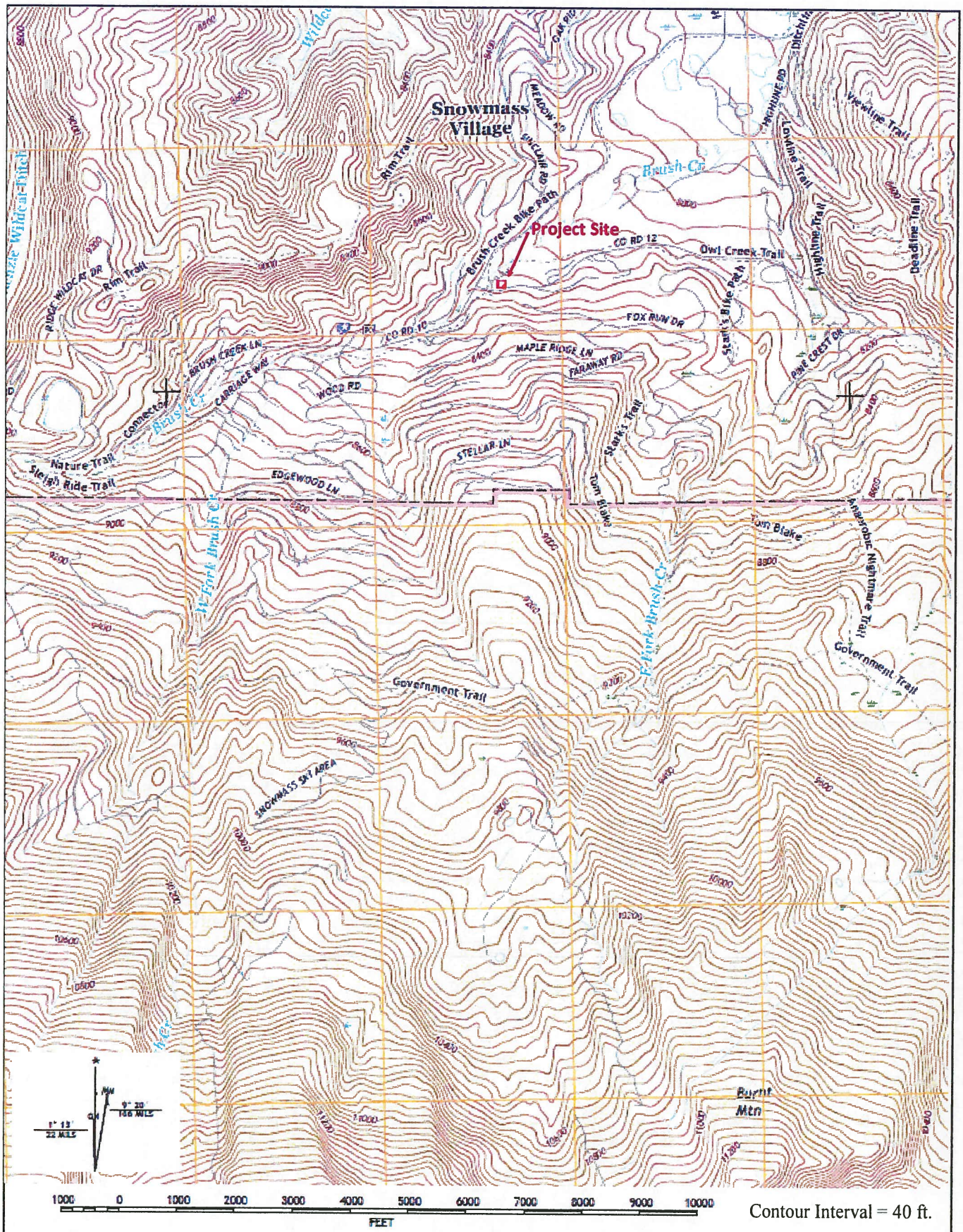
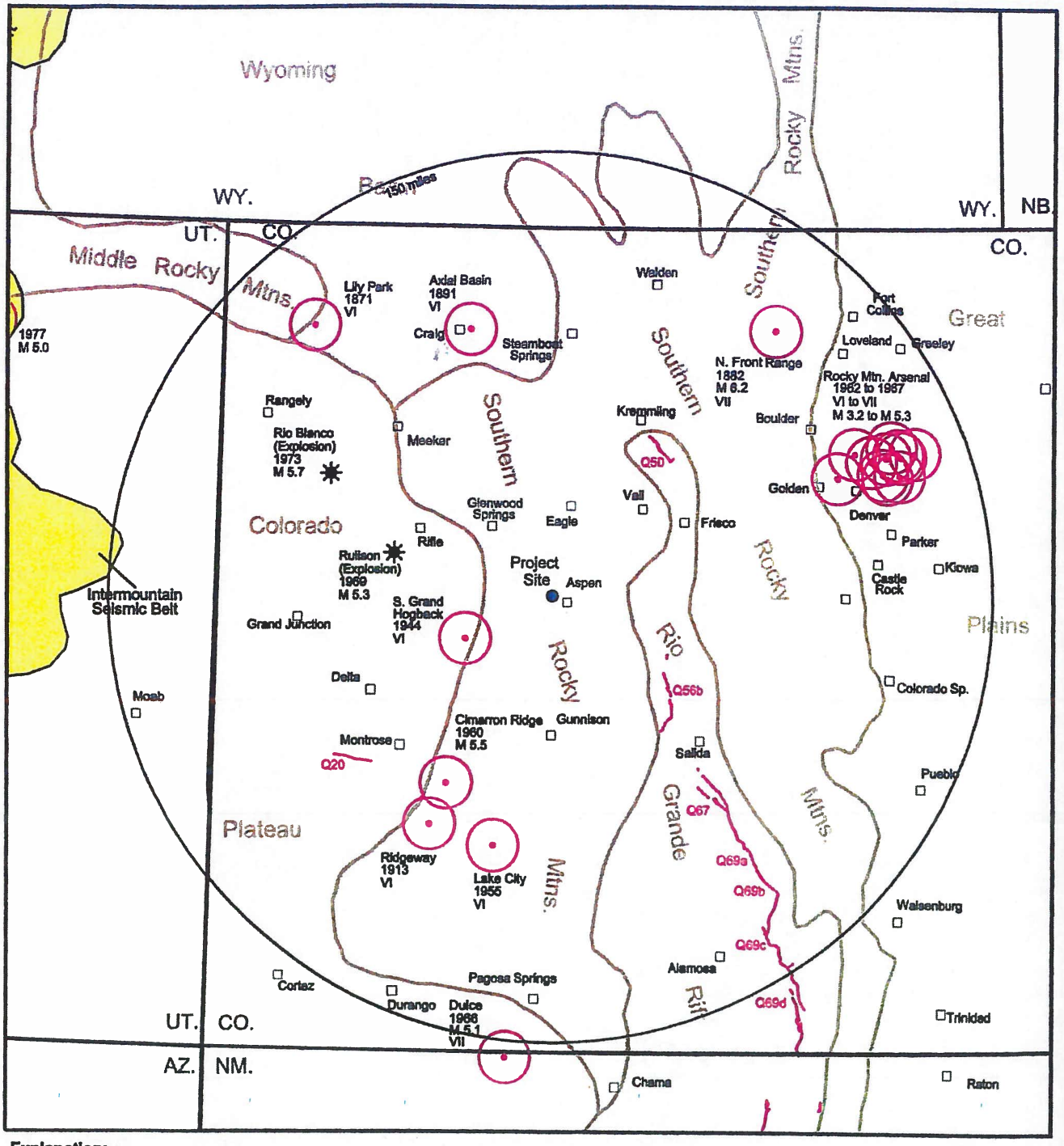


16-7-619	H-P ≋ KUMAR	Snowmass Wildcat Fire Prevention District Station, 5275 Owl Creek Rd. Project Site Location	Figure 1



Explanation:

Post-Glacial Faults:
Fault younger than about 15,000 years.

Larger Historic Earthquakes:
Earthquakes with maximum intensity greater than VI or magnitude greater than M 5.0 from 1867 to present.

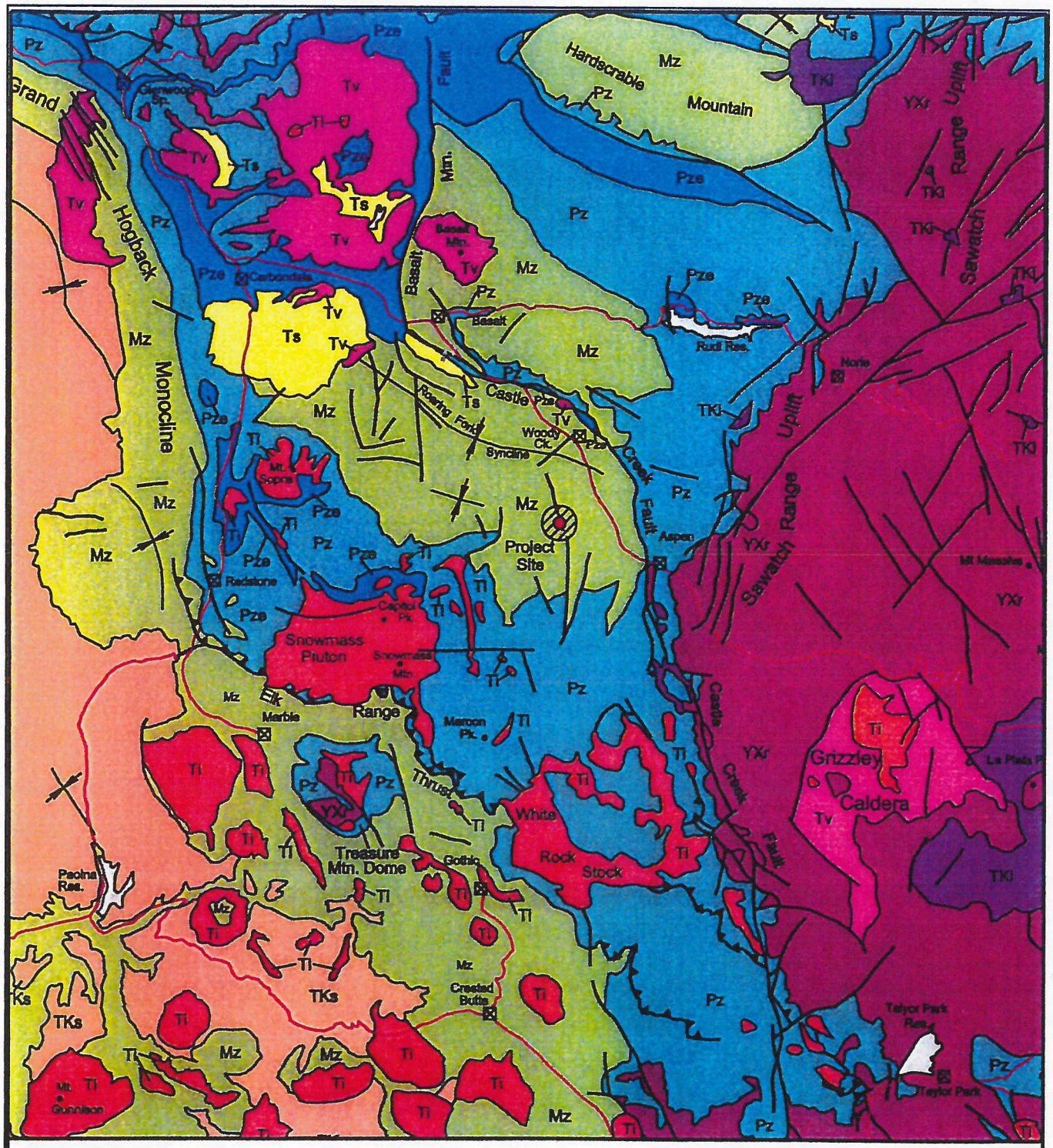
Nuclear Explosion:
Large underground nuclear explosion for natural gas reservoir enhancement.

Historic Seismic Zones:
Areas with historically high seismic activity.

M Local, surface wave or body wave magnitude
VI Modified Mercalli intensity

References:
Widmann and Others (1998)
U. S. Geological Survey Earthquake Catalogs

16-7-619	H-P ≋ KUMAR	Snowmass Wildcat Fire Prevention District Station, 5275 Owl Creek Rd. Geologically Young Faults and Larger Historic Earthquakes	Figure 2



Explanation:

Ts	Post-Laramide Sediments	Mz	Pre-Laramide Mesozoic Sediments		High-Angle Faults
Tv	Post-Laramide Volcanics	Pz	Paleozoic Sediments		Thrust Faults
Ti	Post-Laramide Intrusives	Pze	Pennsylvanian Evaporites		Synclines
TKs	Laramide Basin Sediments	YXr	Precambrian Crystalline Rocks		Anticlines
TKi	Laramide Intrusives		Contact		Highways

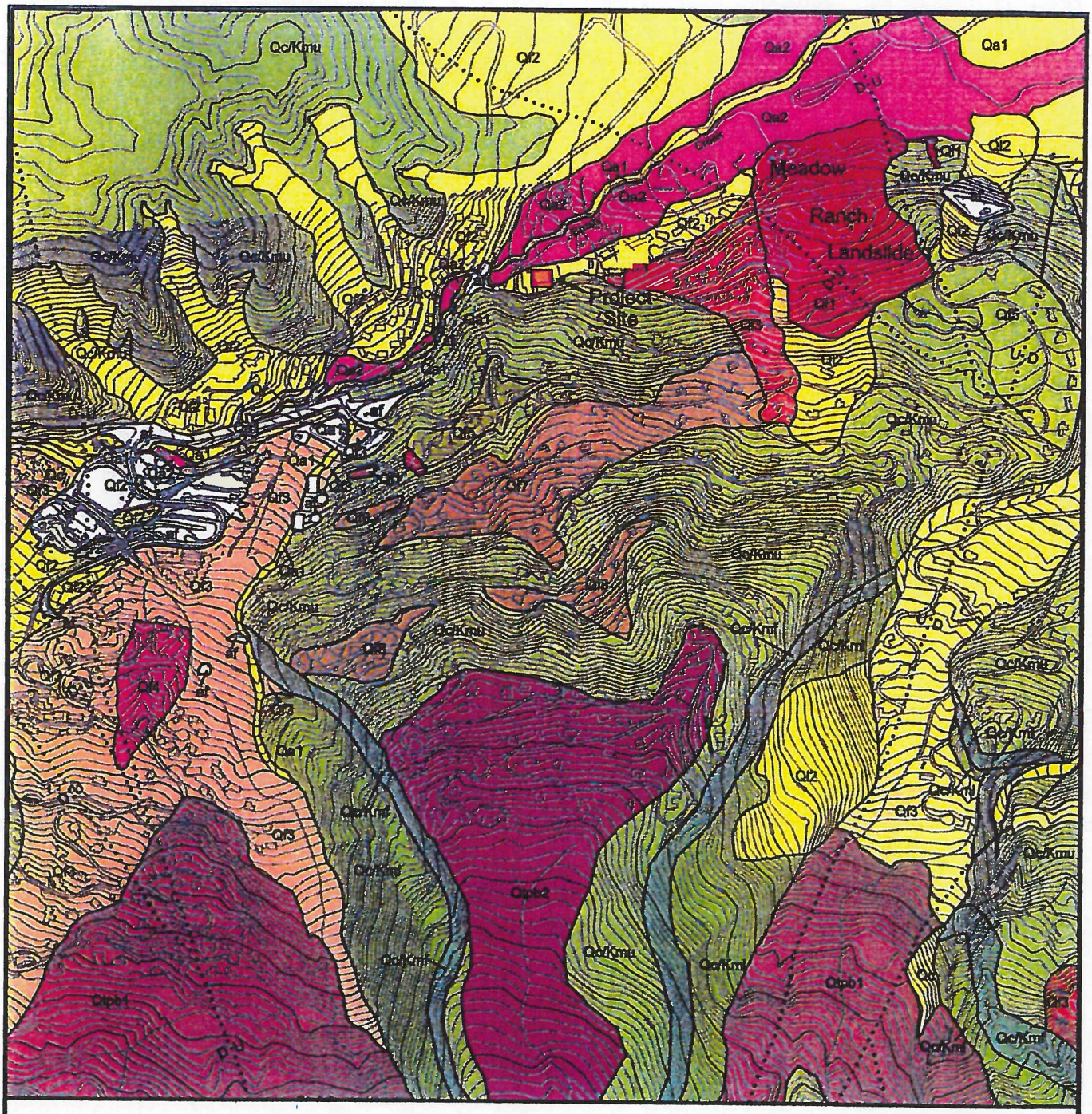
N

0 7 mi.

Scale 1 in. = 7 mi.

Modified from: Tweto (1979)

16-7-619	H-P ≈ KUMAR	Snowmass Wildcat Fire Prevention District Station, 5275 Owl Creek Rd. Regional Geology Map	Figure 3



Notes:

See Figure 5 for map explanation.

N

0 1000 ft

Scale: 1 in. = 1000 ft.
Contour Interval: 10 ft.
September 2009

16-7-619	H-P ≋ KUMAR	Snowmass Wildcat Fire Prevention District Station, 5275 Owl Creek Rd. Project Area Geology Map	Figure 4

Explanation:

Post - Glacial Surficial Deposits and Landforms

- af — **Man - Disturbed Ground**
- Qml — **Marsh Lands**
- Qrg — **Rock Glaciers**
- Qc — **Colluvium**
- Qa1 — **Younger Brush Creek Alluvium**
- Qa2 — **Older Brush Creek Alluvium**
- Qf1 — **First Level Alluvial Fans**
- Qf2 — **Second Level Alluvial Fans**
- Ql1 — **Young Landslides**
- Ql2 — **Intermediate - Age Landslides**
- Ql3 — **Old Landslides and Possible Landslide Areas**

Pinedale Surficial Deposits and Landforms

- Qf3 — **Third Level Alluvial Fans**
- Qf4 — **Fourth Level Alluvial Fans**
- Qtp1 — **Younger Pinedale Till and Moraines**
- Qtp2 — **Older Pinedale Till and Moraines**

Bull Lake Surficial Deposits and Landfomrs

- Qf5 — **Fifth Level Alluvial Fans**
- Qtb1 — **Younger Bull Lake Till and Moraines**
- Qtb2 — **Older Bull Lake Till and Moraines**

Pre - Bull Lake Surficial Deposits and Landfomrs

- Qf6-8 — **Higher Level Alluvial Fan Remnants and Surfaces**
- Qtbp1 — **Younger Pre - Bull Lake Till and Moraines**
- Qtpb2 — **Older Pre - Bull Lake Tills and Moraines**

Formation Rock Units

- Tg — **Granodiorite Sill**
- Kmu — **Upper Shale Member Mancos Shale**
- Kmf — **Fort Hays Limestone Member Mancos Shale**
- Kml — **Lower Shale Member Mancos Shale**
- Kdb — **Dakota Sandstone and Burro Canyon Formation**
- Jm — **Morrison Formation**
- MPz — **Older Mesozoic and Paleozoic Sedimentary Rocks**
  Entrada Sandstone, Chinle Formation, State Bridge Formation, and Maroon Formation.

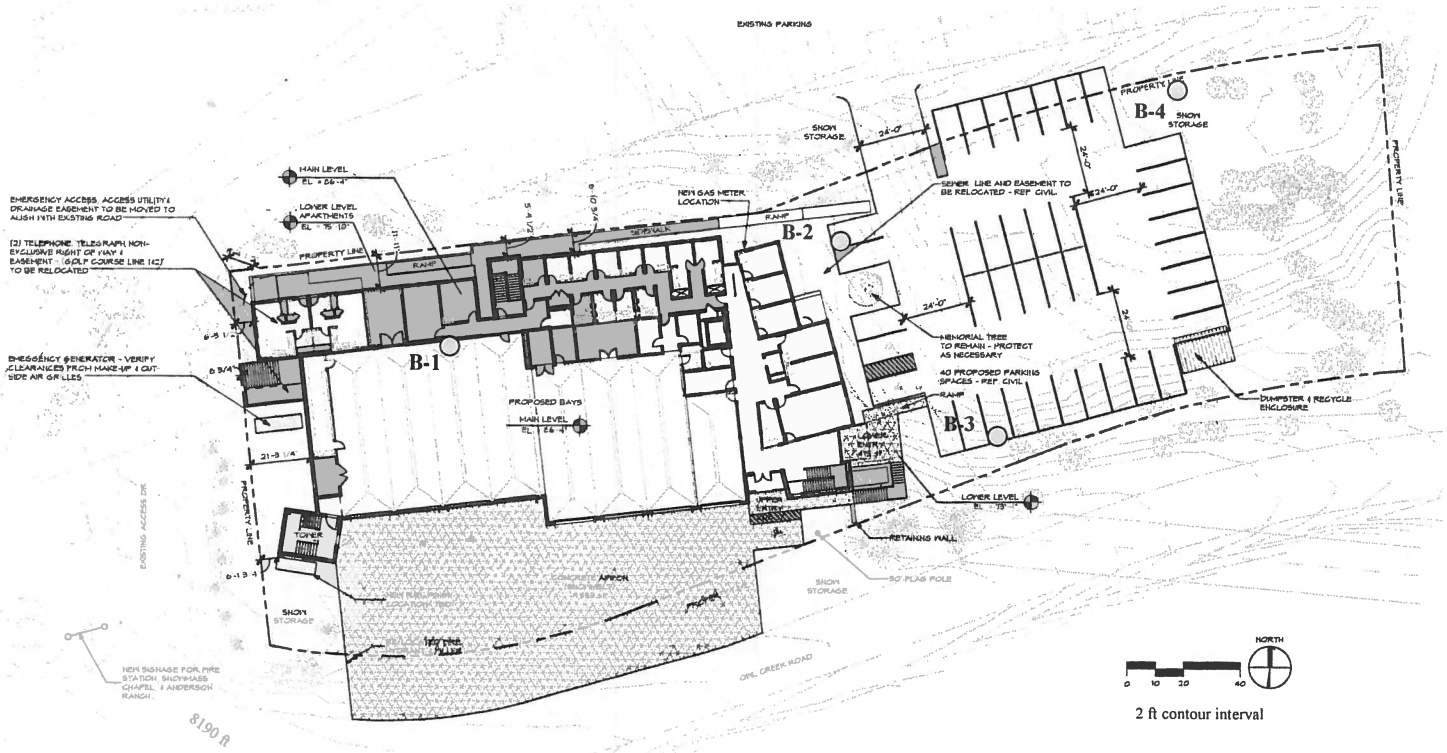
Contact:
Approximate boundary of map units.

U / D **Faults:**
Approximate location, dotted where concealed, U - upthrown side, D - downthrown side.

Moraine Ridge Crest

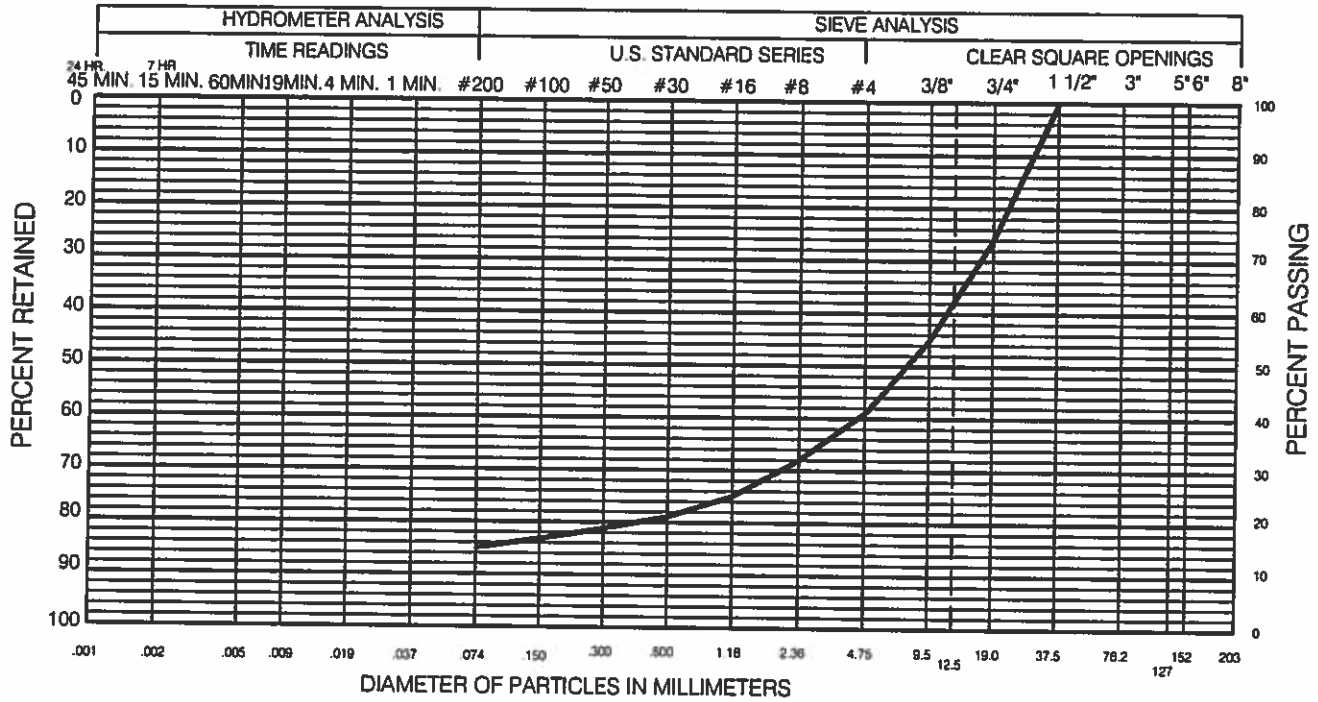
Geology map modified from Bryant (1972)

16-7-619	H-P ≈ KUMAR	Snowmass Wildcat Fire Prevention District Station, 5275 Owl Creek Rd. Project Area Geology Map Explanation	Figure 5



2 ft contour interval

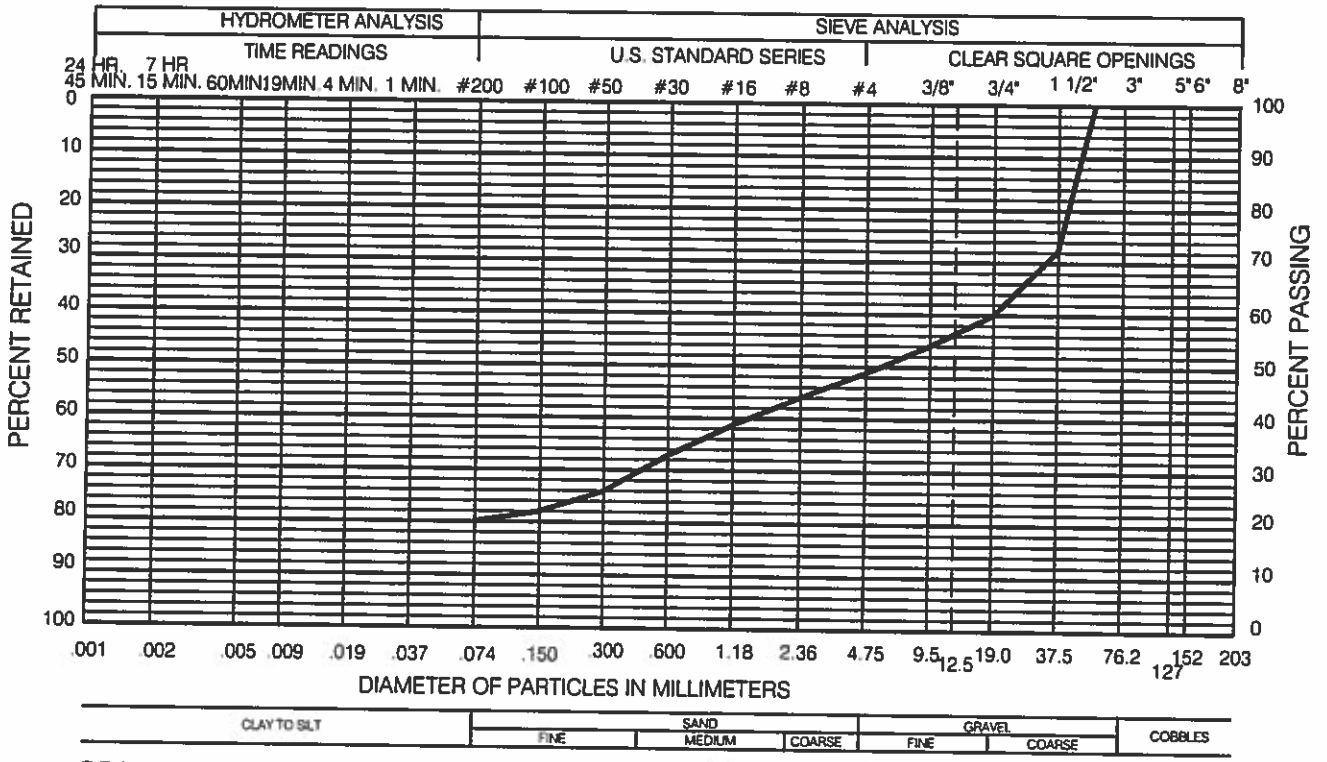
16-7-619 | H-P ≋ KUMAR | Snowmass Wildcat Fire Prevention District Station, Proposed Development | **Figure 6**



GRAVEL 59 % SAND 26 % SILT AND CLAY 15 %

LIQUID LIMIT % PLASTICITY INDEX %

SAMPLE OF: Clayey Sandy Gravel FROM: Boring 4 at 6 Feet



GRAVEL 51 % SAND 29 % SILT AND CLAY 20 %

LIQUID LIMIT % PLASTICITY INDEX %

SAMPLE OF: Clayey Sandy Gravel FROM: Boring 4 at 9 Feet

111 356A	HP Geotech Hepworth–Pawlak Geotechnical	GRADATION TEST RESULTS	Figure 5

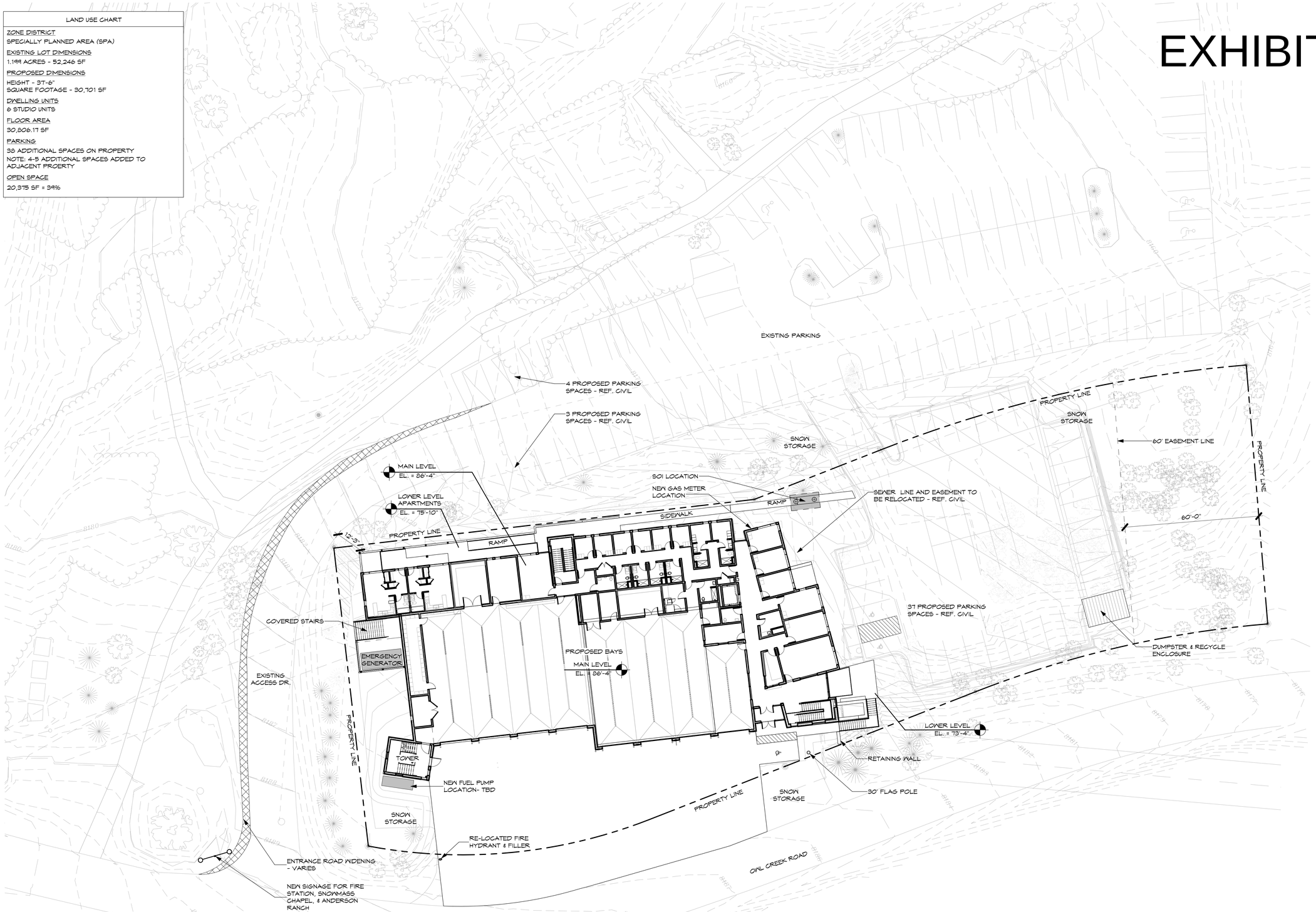
HEPWORTH-PAWLAK GEOTECHNICAL, INC.
TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

Job No. 111 356A

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH	SOIL OR BEDROCK TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(PSF)	
1	5	27.0	92			67				Sandy Clay (Fill)
	15	8.8				20				Clayey Sandy Gravel
2	5	20.5	104			54				Gravelly Sandy Clay (Fill)
	10	7.1				22				Clayey Sandy Gravel
	20						25	8		Claystone
3	2	21.8	102			64				Sandy Clay
	10	12.7				37	32	15		Clayey Sand and Gravel
	11	15.3	113							Sandy Clay Matrix
4	3	9.3	113			47				Sand and Clay
	6	13.8		59	26	15				Clayey Sandy Gravel
	9	8.8		51	29	20				Clayey Sandy Gravel
	14						29	11		Claystone

EXHIBIT 7

LAND USE CHART
ZONE DISTRICT
SPECIALLY PLANNED AREA (SPA)
EXISTING LOT DIMENSIONS
1.199 ACRES - 52,246 SF
PROPOSED DIMENSIONS
HEIGHT - 37'-6" SQUARE FOOTAGE - 30,701 SF
DWELLING UNITS
6 STUDIO UNITS
FLOOR AREA
30,806.17 SF
PARKING
38 ADDITIONAL SPACES ON PROPERTY NOTE: 4-5 ADDITIONAL SPACES ADDED TO ADJACENT PROERTY
OPEN SPACE
20,375 SF = 39%



GENERAL NOTES:
- REF. CIVIL FOR GRADING & DRAINAGE & STORMWATER MANAGEMENT
- LANDSCAPING T.B.D., PROVIDE ALLOWANCE
- PARKING & DRAINAGE ENCROACHMENT TO BE REVIEWED & APPROVED W/ ADJACENT PROPERTY OWNER PRIOR TO CONSTRUCTION

NORTH

0 10 20 40

1 SITE PLAN
1" = 20'-0"

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SNOWMASS FIRE STATION 71

5275 OWL CREEK ROAD
SNOWMASS VILLAGE, CO

ARCHITECTURAL SITE PLAN

ISSUE:	DATE:
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CONCEPT REVIEW	12/19/16
P+Z SUBMITAL	01/06/17
JOB NO. 1615	

SHEET NO.
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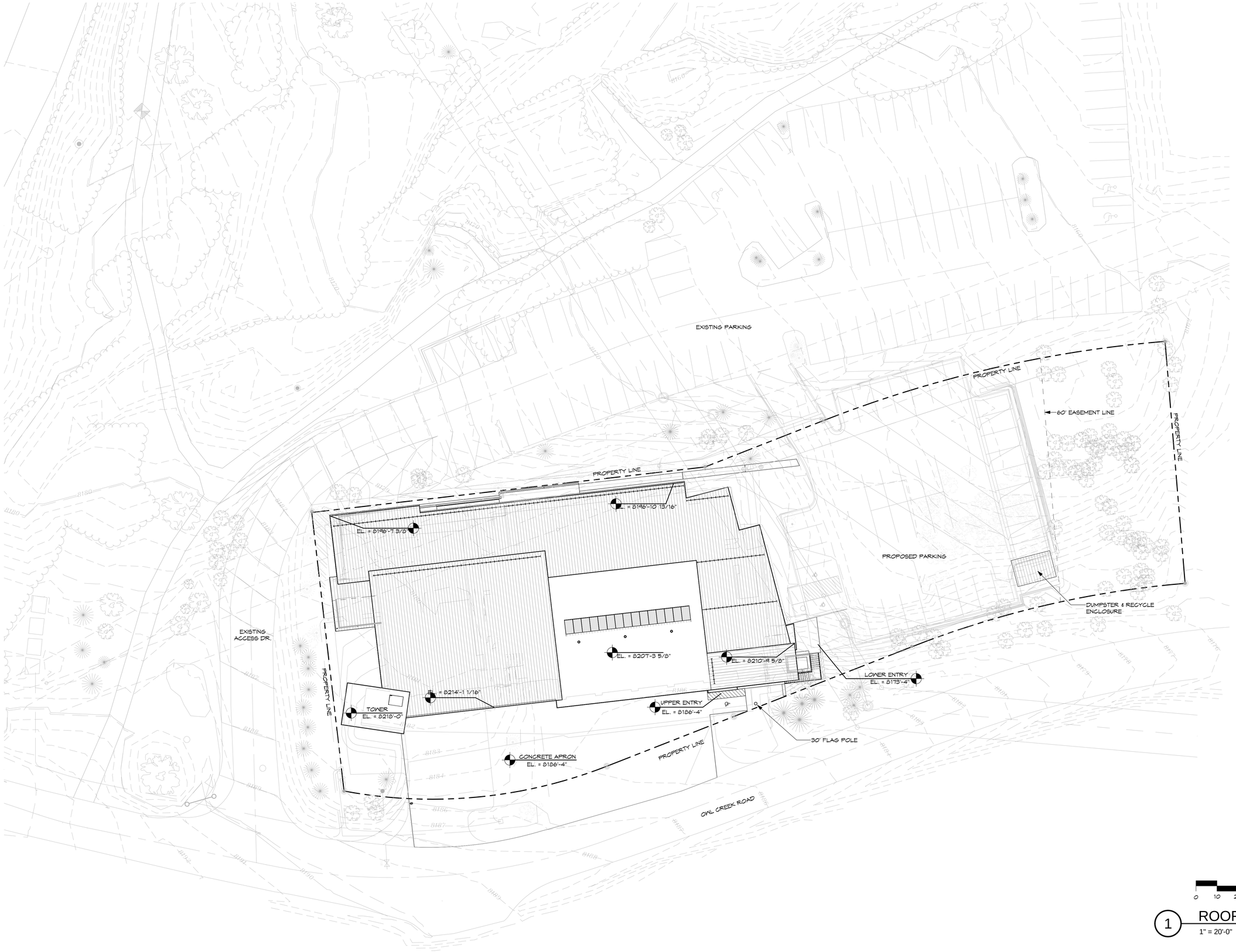

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ROOF SITE PLAN

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0 10 20 40

1 ROOF SITE PLAN
1" = 20'-0"

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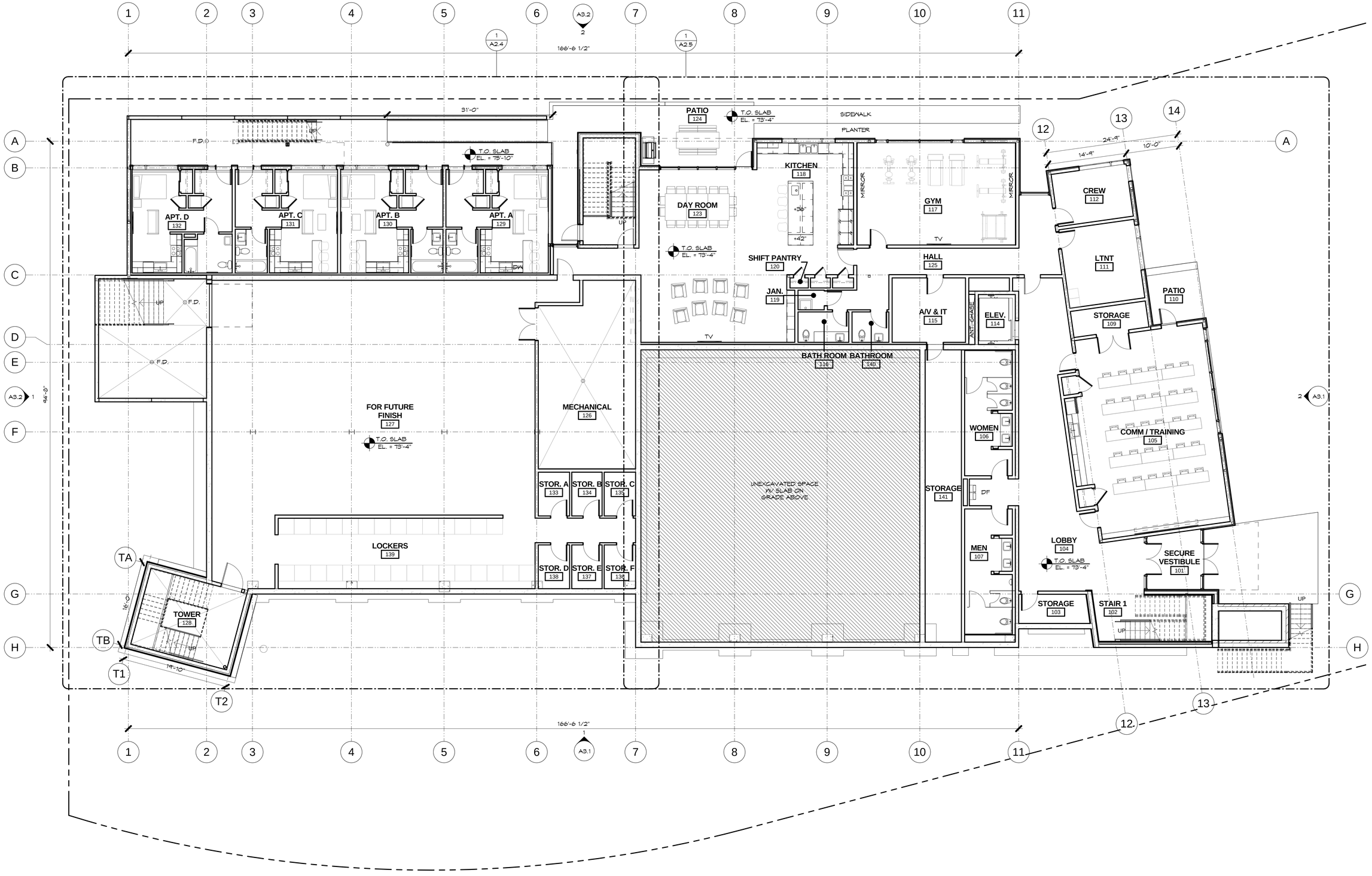

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LOWER LEVEL
FLOOR PLAN

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NORTH

0 4 8 16

1 LOWER LEVEL
1/8" = 1'-0"

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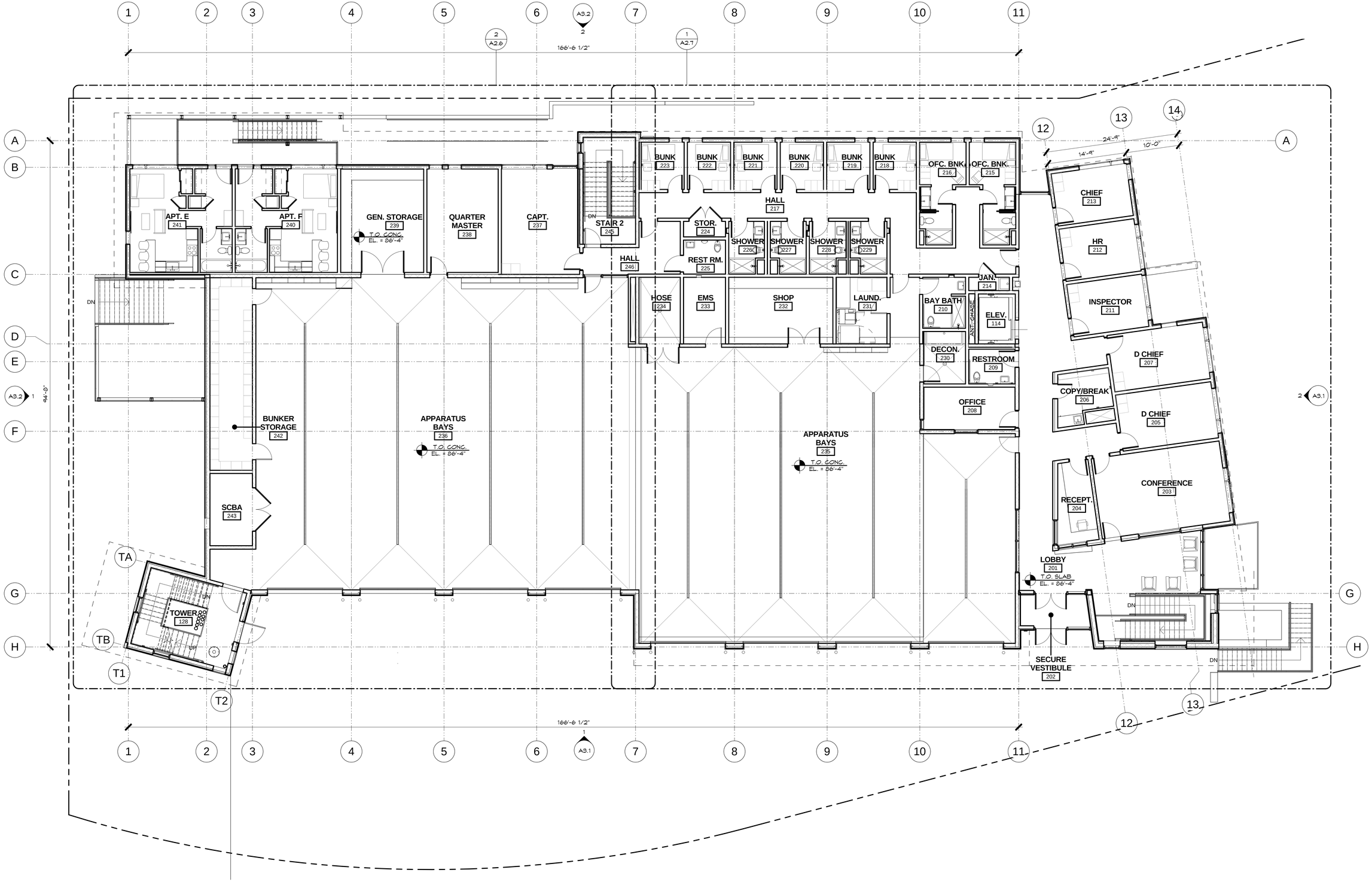

SNOWMASS FIRE STATION 71

5275 OWL CREEK ROAD
SNOWMASS VILLAGE, CO

MAIN LEVEL
FLOOR PLAN

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0 4 8 16

NORTH

1 MAIN LEVEL
1/8" = 1'-0"

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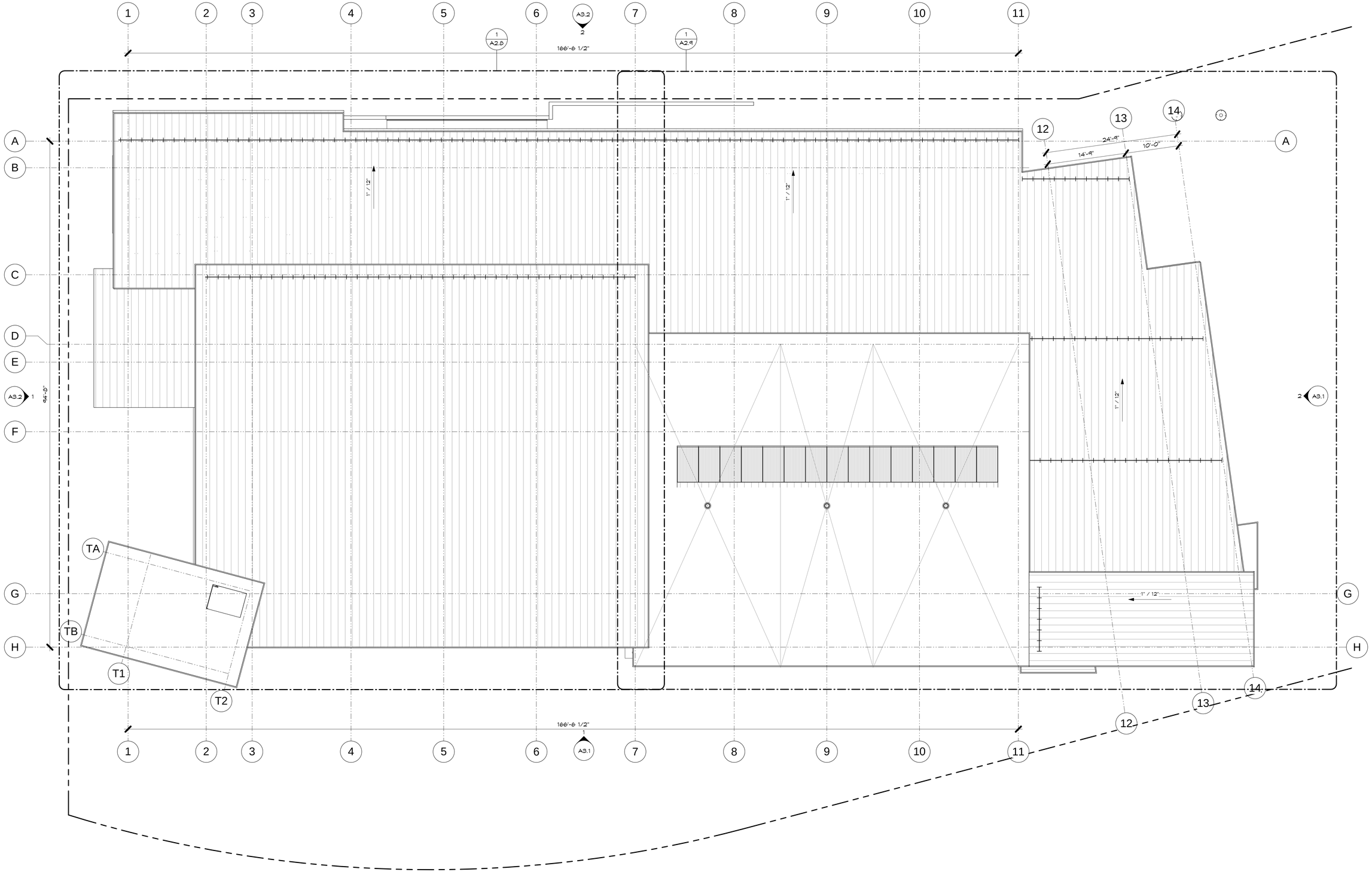

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SNOWMASS VILLAGE, CO

ROOF PLAN

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NORTH

0 4 8 16

1 ROOF PLAN
1/8" = 1'-0"

SHEET NO.
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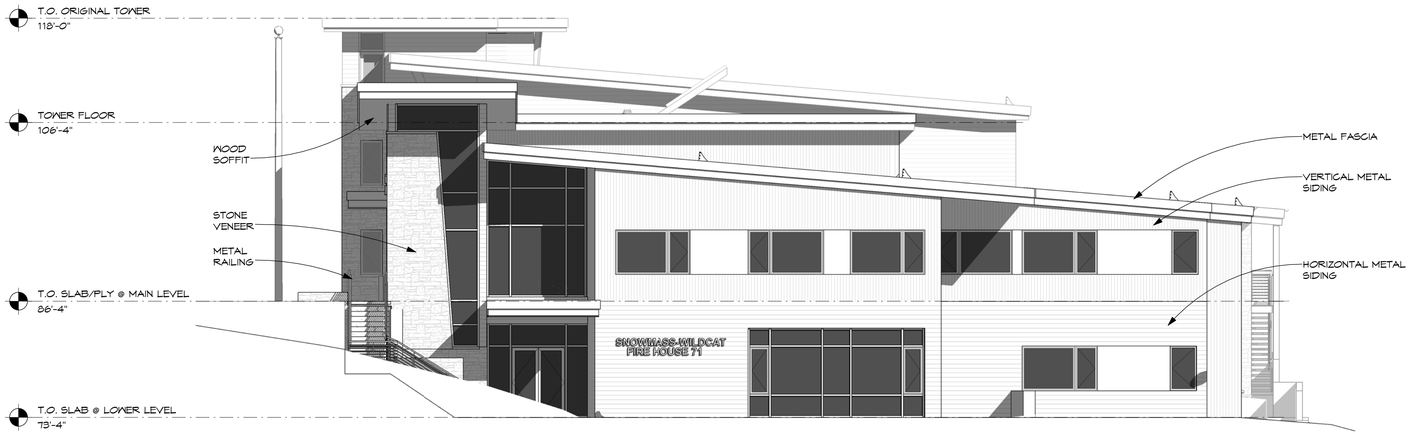

2 EAST ELEVATION
1/8" = 1'-0"
0 4 8 16

1 SOUTH ELEVATION
1/8" = 1'-0"
0 4 8 16

SNOWMASS FIRE STATION 71

5275 OWL CREEK ROAD
SNOWMASS VILLAGE, CO

EXTERIOR
ELEVATIONS

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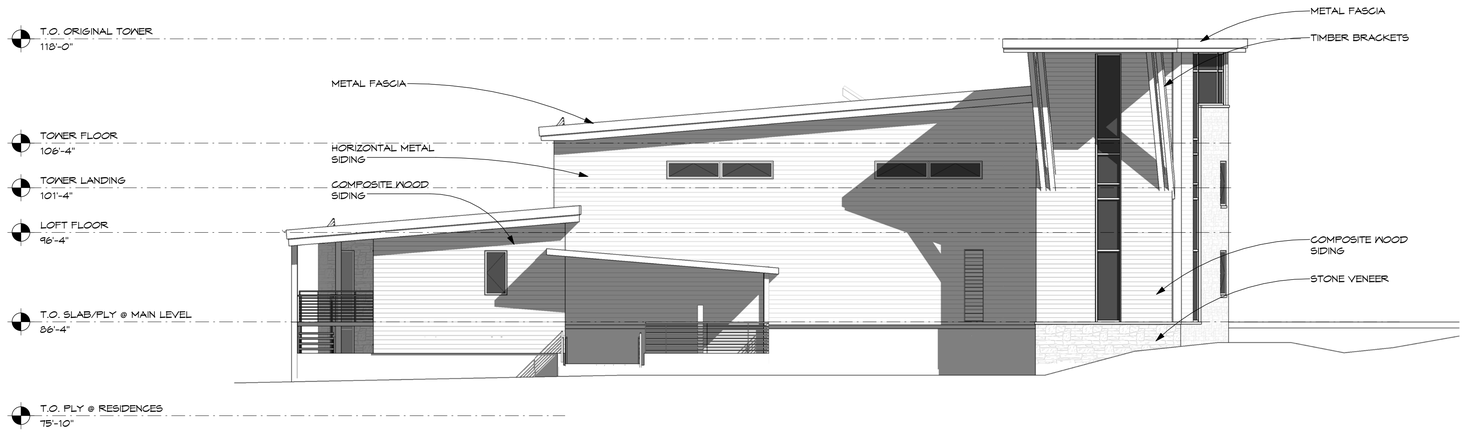

1 WEST ELEVATION

1/8" = 1'-0"

0 4 8 16

2 NORTH ELEVATION

1/8" = 1'-0"

0 4 8 16

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EXTERIOR ELEVATIONS

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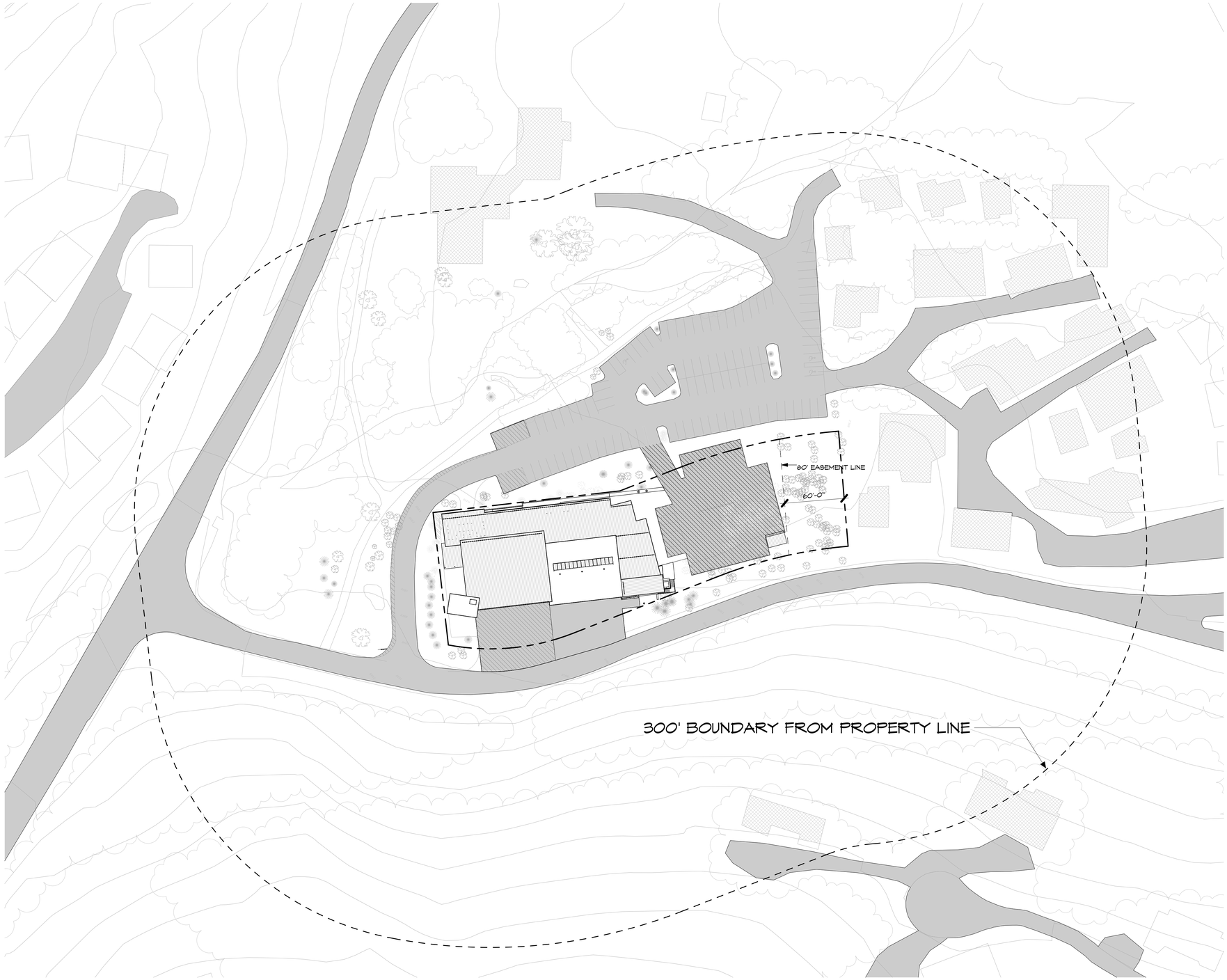
CONTEXT LEGEND

PROPOSED PAVING

MAJOR ROAD/DRIVE

STRUCTURES WITHIN 300'



NORTH

0 25 50 100

1 SITE PLAN 300' CONTEXT

1" = 50'-0"

CHARLES CUNNIFFE ARCHITECTS

cunniffe.com

610 EAST HYMAN AVE.
ASPEN, CO 81611
TEL: 970.925.5590
FAX: 970.920.4557

SNOWMASS FIRE STATION 71

5275 OWL CREEK ROAD
SNOWMASS VILLAGE, CO

300' SITE CONTEXT

ISSUE:	DATE:
P+Z SUBMITAL	01/06/17

JOB NO. 1615

SHEET NO.

Z1.1

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1/9/2017 1:35:27 PM

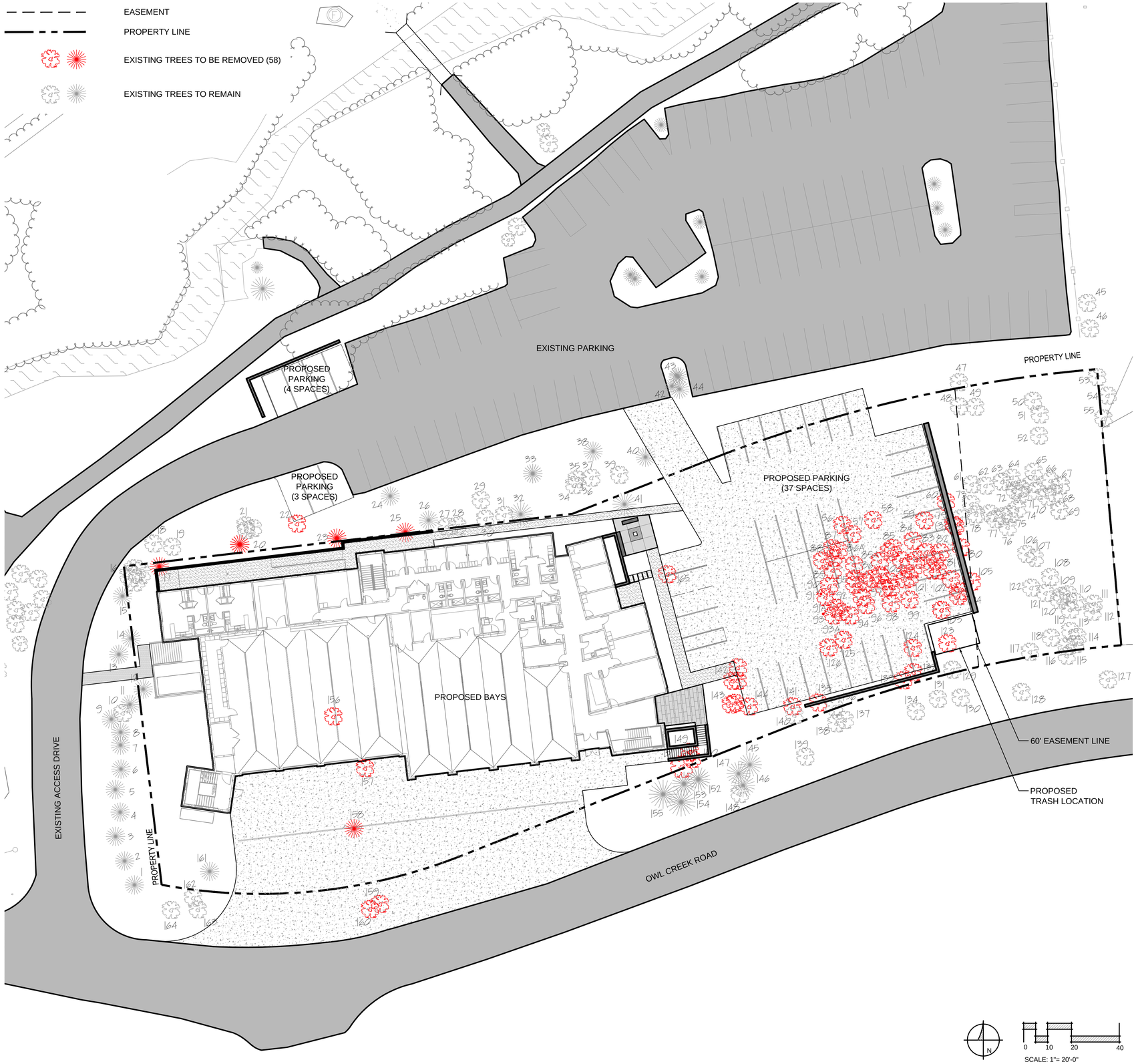
LEGEND:

EASEMENT

PROPERTY LINE

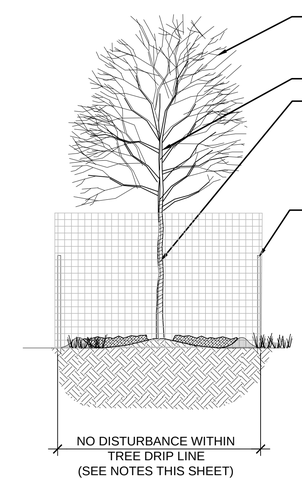
EXISTING TREES TO BE REMOVED (58)

EXISTING TREES TO REMAIN



NOTES:

1. CODE- SIZED TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON THIS PLAN.
2. CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREE SHOWN AS 'TO REMAIN' IS TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES.
3. TREE REMOVAL PERMIT DOCUMENT TO BE ON FILE AT PITKIN COUNTY AND MUST BE AVAILABLE FOR INSPECTION AT THE PROJECT SITE.
4. ENGAGE A CERTIFIED ARBORIST TO ROOT PRUNE ANY TREE TO REMAIN THAT WILL HAVE EXCAVATION WORK WITHIN THE TREE'S DRIP LINE. ROOT PRUNING IS TO BE PER PITKIN COUNTY STANDARDS AND THE SPECIFICATIONS FOR TEMPORARY TREE PROTECTION.
5. VEGETATION PROTECTION FENCE SHALL BE ERECTED AT THE DRIP LINE OF EACH INDIVIDUAL TREE OR GROUPINGS OF TREES ON SITE. NO EXCAVATION, STORAGE, OF MATERIALS, STORAGE OF CONSTRUCTION BACKFILL, STORAGE OF EQUIPMENT, FOOT OR VEHICLE TRAFFIC ALLOWED WITHIN THE DRIP LINE OF ANY TREE ON SITE.
6. ALL EXCAVATIONS WITHIN THE DRIP ZONE WILL BE REQUIRED TO BE VERTICAL EXCAVATION ONLY WITH NO OVER-DIGGING. EXCAVATIONS WILL BE SOIL STABILIZED IN A MANNER THAT PREVENTS OVER EXCAVATION OF THE SITE.
7. ALL ROOTS SHALL BE CUT PRIOR TO FULL EXCAVATION USING A CLEAN, SHARP PRUNING SAW. ALL ROOTS WILL BE CUT FLUSH WITH THE EXPOSED SOIL LINE.
8. SIX INCHES OF MULCH ARE REQUIRED TO BE PLACED WITHIN THE ZONE OF VEGETATION PROTECTION. THE MULCH SHALL BE MAINTAINED AT A LEVEL OF 6" DURING THE ENTIRE PROJECT.
9. IRRIGATION OF TREES IS REQUIRED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. THE CONTRACTOR WILL SUPPLY WATER TO THE TREES AT A RATE WHICH IS APPROPRIATE FOR PROPER HEALTH. ADDITIONAL WATERING WILL TAKE PLACE ALONG THE EDGE OF THE ROOT CUTTINGS. THE CONTRACTOR WILL BE REQUIRED TO PLACE A BURLAP PROTECTION COVER OVER THE CUT ROOTS. THE CONTRACTOR WILL IRRIGATE THE BURLAP WITH AN APPROPRIATE AMOUNT OF WATER IN ORDER TO KEEP THE BURLAP MOIST.



PRUNE DAMAGED OR DEAD WOOD AS DIRECTED BY LANDSCAPE ARCHITECT

DO NOT CUT LEADER

WRAP ENTIRE SURFACE OF TRUNK UP TO SECOND BRANCH WITH TWO LAYER CREPE TREE WRAP SECURED AT TOP AND BOTTOM & TWO FOOT INTERVALS

PROTECTION FENCING TO BE PROVIDED AND MAINTAINED AT TREE DRIP LINE. FINAL MAY BE PLASTIC CONSTRUCTION FENCING OR WELDED WIRE FABRIC.

NOTES:
1. MULCH SHOULD BE 4" DEEP.
2. ADDITIONAL PROTECTION OUTSIDE AT TREE DRIP LINE MAY BE REQUIRED (EXAMPLE: 12" OF MULCH).
3. TREES MAY BE FENCED IN GROUPS.

TYPICAL TREE PROTECTION FENCING AT DRIP LINE SECTION

NOT TO SCALE

TREE TABLE

Surveyed by Sopris

TREE #	SPECIES	DIAMETER (IN.)
17	CONIFER	NA
20	CONIFER	NA
22	DECIDUOUS	NA
23	CONIFER	NA
25	CONIFER	NA
56	DECIDUOUS	NA
57	DECIDUOUS	NA
58	DECIDUOUS	NA
79 (2)	DECIDUOUS	NA
80	DECIDUOUS	NA
81	DECIDUOUS	NA
82	DECIDUOUS	NA
83	DECIDUOUS	NA
84	DECIDUOUS	NA
85	DECIDUOUS	NA
85A	DECIDUOUS	NA
86	DECIDUOUS	NA
86A	DECIDUOUS	NA
87	DECIDUOUS	NA
88	DECIDUOUS	NA
89	DECIDUOUS	NA
90	DECIDUOUS	NA
91	DECIDUOUS	NA
91A	DECIDUOUS	NA
92	DECIDUOUS	NA
93	DECIDUOUS	NA
93A	DECIDUOUS	NA
94	DECIDUOUS	NA
95	DECIDUOUS	NA
96	DECIDUOUS	NA
97	DECIDUOUS	NA
98	DECIDUOUS	NA

TREE #	SPECIES	DIAMETER (IN.)
99	DECIDUOUS	NA
100	DECIDUOUS	NA
101	DECIDUOUS	NA
102	DECIDUOUS	NA
103	DECIDUOUS	NA
104	DECIDUOUS	NA
105	DECIDUOUS	NA
123	DECIDUOUS	NA
124	DECIDUOUS	NA
125	DECIDUOUS	NA
126	DECIDUOUS	NA
132	DECIDUOUS	NA
133	DECIDUOUS	NA
135	DECIDUOUS	NA
141	DECIDUOUS	NA
142 (3)	DECIDUOUS	NA
143 (2)	DECIDUOUS	NA
144	DECIDUOUS	NA
149	DECIDUOUS	NA
150	DECIDUOUS	NA
151	DECIDUOUS	NA
156	DECIDUOUS	NA
157	DECIDUOUS	NA
158	CONIFER	NA
159	DECIDUOUS	NA
160	DECIDUOUS	NA

TOTAL CALIPER FOR MITIGATION (IN)	TBD

DHM DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

311 Main Street, Suite 102
Carbondale, CO 81623 | 970.963.6520

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Snowmass Fire Station 71

5275 OWL CREEK ROAD
SNOWMASS VILLAGE, COLORAD

PROJECT NO. 14200.00
ISSUE: 01.06.17

JOB DESCRIPTION:
P&Z SUBMITTAL

SHEET TITLE:
TREE REMOVAL PLAN

SHEET NUMBER:
TR.01

FILE NAME
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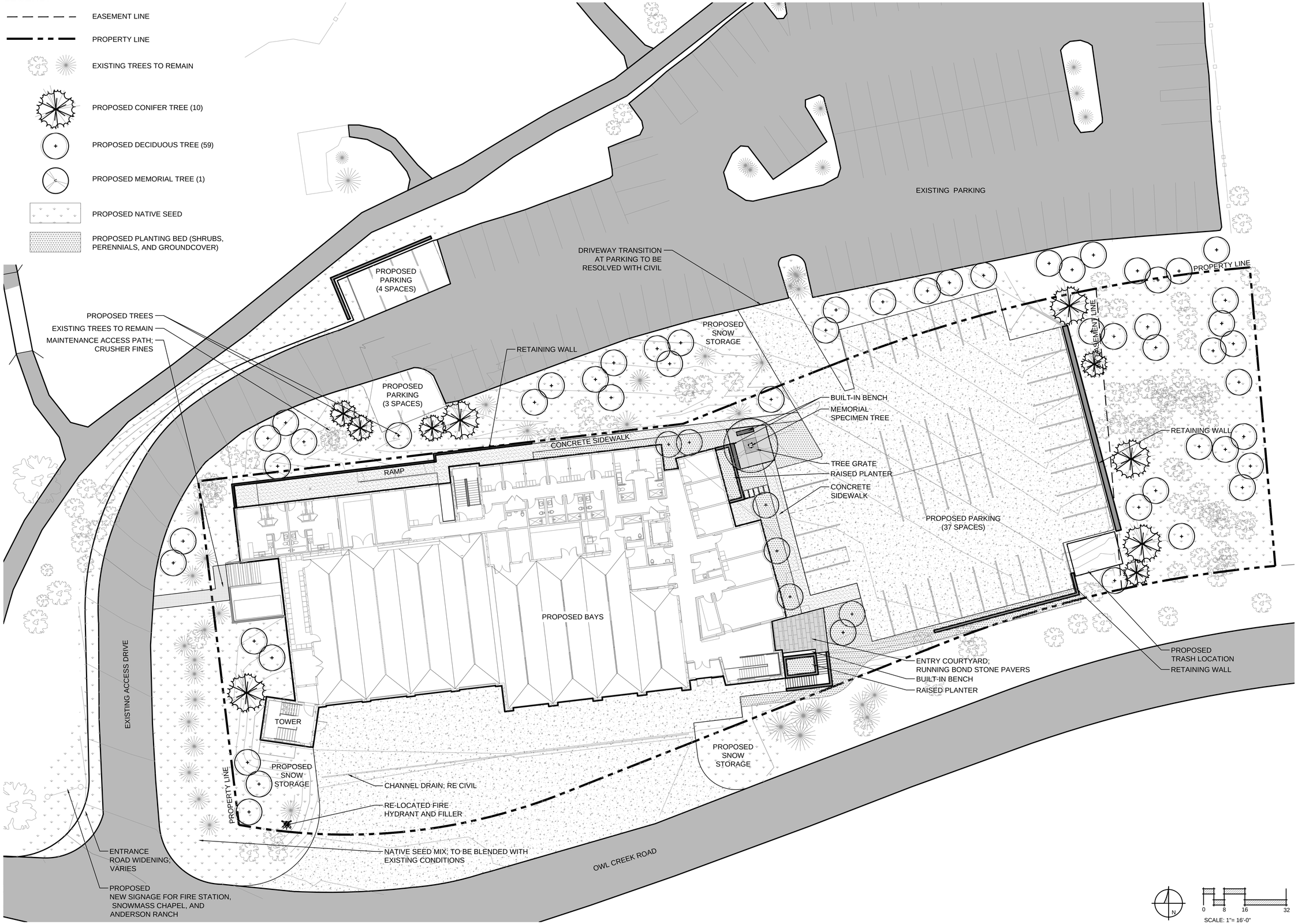
Jan 06, 2017 - 8:53am
XREFS
xx_site improvements X:\Projects\Snowmass Fire Station 71\05 - SD\3D CADD\Xref\xx_site improvements.dwg
IMAGES

LEGEND:

- EASEMENT LINE
- PROPERTY LINE
- EXISTING TREES TO REMAIN
- PROPOSED CONIFER TREE (10)
- PROPOSED DECIDUOUS TREE (59)
- PROPOSED MEMORIAL TREE (1)
- PROPOSED NATIVE SEED
- PROPOSED PLANTING BED (SHRUBS, PERENNIALS, AND GROUNDCOVER)



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5275 OWL CREEK ROAD
SNOWMASS VILLAGE, COLORAD

PROJECT NO. 14200.00
ISSUE: 01.06.17

JOB DESCRIPTION:
P&Z SUBMITTAL

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER:
L-1.0

FILE NAME
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Jon Ok, 2017 - 8:56am

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x: Existing Utilities\Snowmass Fire Station 71\05 - SD\00 CAD\Xrefs\Existing Utilities.dwg

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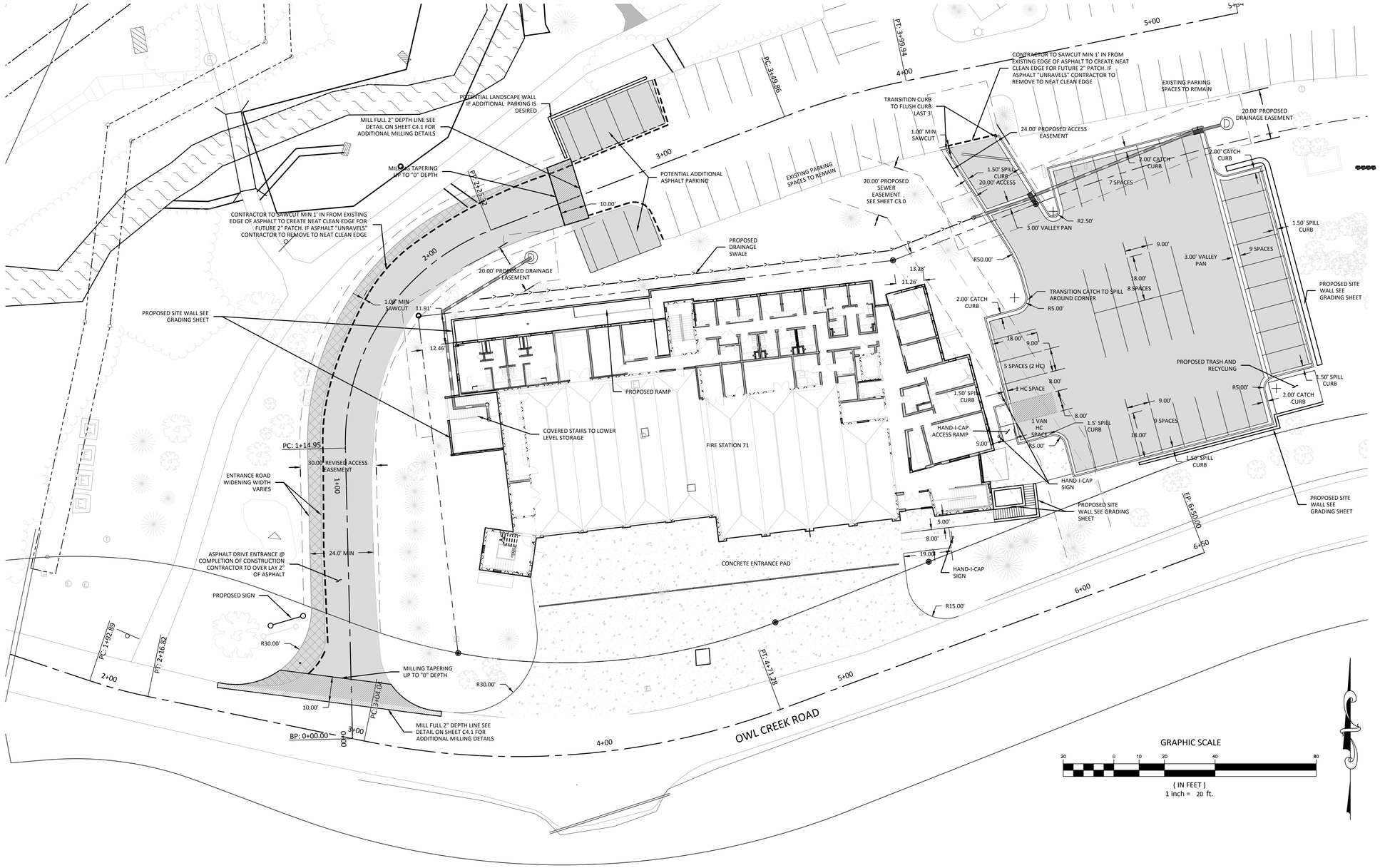


PROPOSED LEGEND

- PROPOSED CONTOUR
- PROPOSED CONTOUR INTERVAL
- PROPOSED 8" WATER MAIN
- PROPOSED 12" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED 12" SANITARY SEWER MAIN
- PROPOSED ELEC, TELE, CABLE, GAS
- PROPOSED ELEC, TELE, CABLE
- PROPOSED GAS
- PROPOSED TELEPHONE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED CABLE
- PROPOSED FIBER OPTIC
- PROPOSED IRRIGATION PIPE
- PROPOSED SWALE OR DITCH
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SEDIMENT CONTROL LOG
- PROPOSED SILT FENCE
- PROPOSED SAWCUT LINE (LOD)
- 10 YEAR HGL LINE (PROFILE)
- 10 YEAREGL LINE (PROFILE)
- 100 YEAR HGL LINE (PROFILE)
- 100 YEAR EGL LINE (PROFILE)
- EXISTING SURFACE (PROFILE)
- FINISHED GRADE (PROFILE)
- PROPOSED INLET PROTECTION
- PROPOSED STABILIZED PARKING AREA
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED TELEPHONE MANHOLE
- PROPOSED UTILITY MANHOLE
- PROPOSED GUY WIRE
- PROPOSED POWER POLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CURB STOP
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED TELEPHONE PEDESTAL
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET
- PROPOSED FLOW ARROW
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED ASPHALT WIDENING

EXISTING LEGEND

- EXISTING CONTOUR
- EXISTING CONTOUR INTERVAL
- EXISTING 8" WATER MAIN
- EXISTING 8" SANITARY SEWER MAIN
- EXISTING ELEC, TELE, CABLE, GAS
- EXISTING ELEC, TELE, CABLE
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING CABLE
- EXISTING FIBER OPTIC
- EXISTING IRRIGATION PIPE
- EXISTING SWALE OR DITCH
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING SETBACK (XX')
- EXISTING ZONE OF INFLUENCE
- EXISTING TOP OF SLOPE
- EXISTING WIRE FENCE
- EXISTING ROCK WALL
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING SEWER CLEANOUT
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET
- EXISTING FLOW ARROW
- EXISTING DRAINAGE BASIN

SHEET LEGEND

C1.0	SITE PLAN
C1.1	EXISTING CONDITIONS
C1.2	SITE DEMOLITION
C2.0	GRADING AND EROSION CONTROL PLAN
C3.0	UTILITY PLAN
C4.0	SITE DETAILS
C4.1	SITE & EROSION CONTROL DETAILS

811 Know what's below. Call before you dig.

CALL 2~BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

1/4/2017 - PROJECT# - G:\2016\16028\CIVIL\Civil DWGs\PLOT\16028-Site.dwg

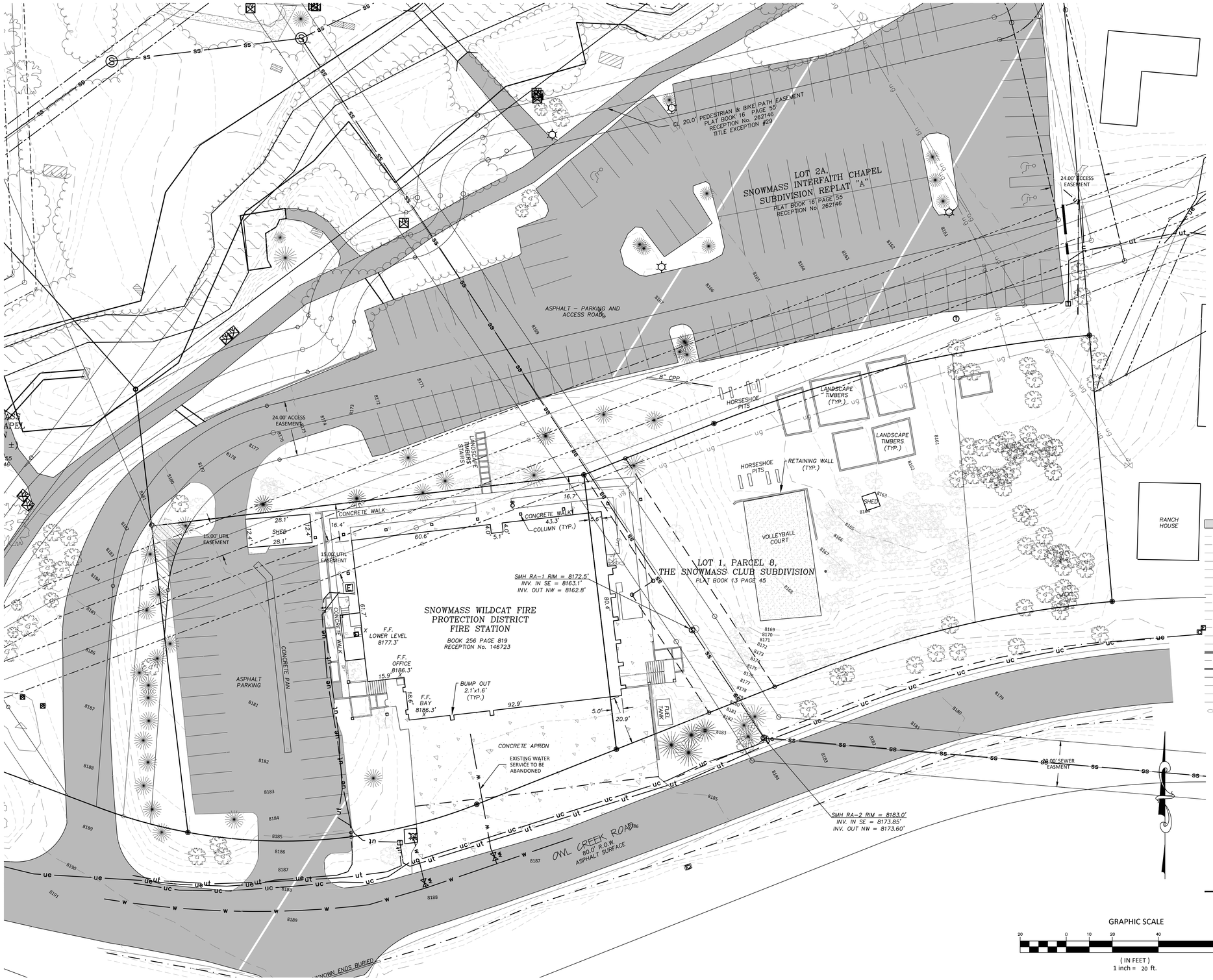
NO.	REVISION	BY	DATE

	INITIALS	DATE
DESIGNED BY		
DRAWN BY		
CHECKED BY		

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970) 704-0313

STATION 71
TOWN OF SNOWMASS VILLAGE, COLORADO
SITE PLAN
PLANNING SUBMISSION

DATE:	01-06-2017
JOB NO.	16028
SHEET	C1.0



EXISTING LEGEND

- EXISTING ASPHALT
- EXISTING CONTOUR
- EXISTING CONTOUR INTERVAL
- EXISTING 8" WATER MAIN
- EXISTING 8" SANITARY SEWER MAIN
- EXISTING ELEC, TELE, CABLE, GAS
- EXISTING ELEC, TELE, CABLE
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
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- EXISTING ZONE OF INFLUENCE
- EXISTING TOP OF SLOPE
- EXISTING WIRE FENCE
- EXISTING ROCK WALL
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- EXISTING SEWER MANHOLE
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- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING SEWER CLEANOUT
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET
- EXISTING FLOW ARROW
- EXISTING DRAINAGE BASIN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

811
Know what's below.
Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

	INITIALS	DATE
DESIGNED BY		
DRAWN BY		
CHECKED BY		

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

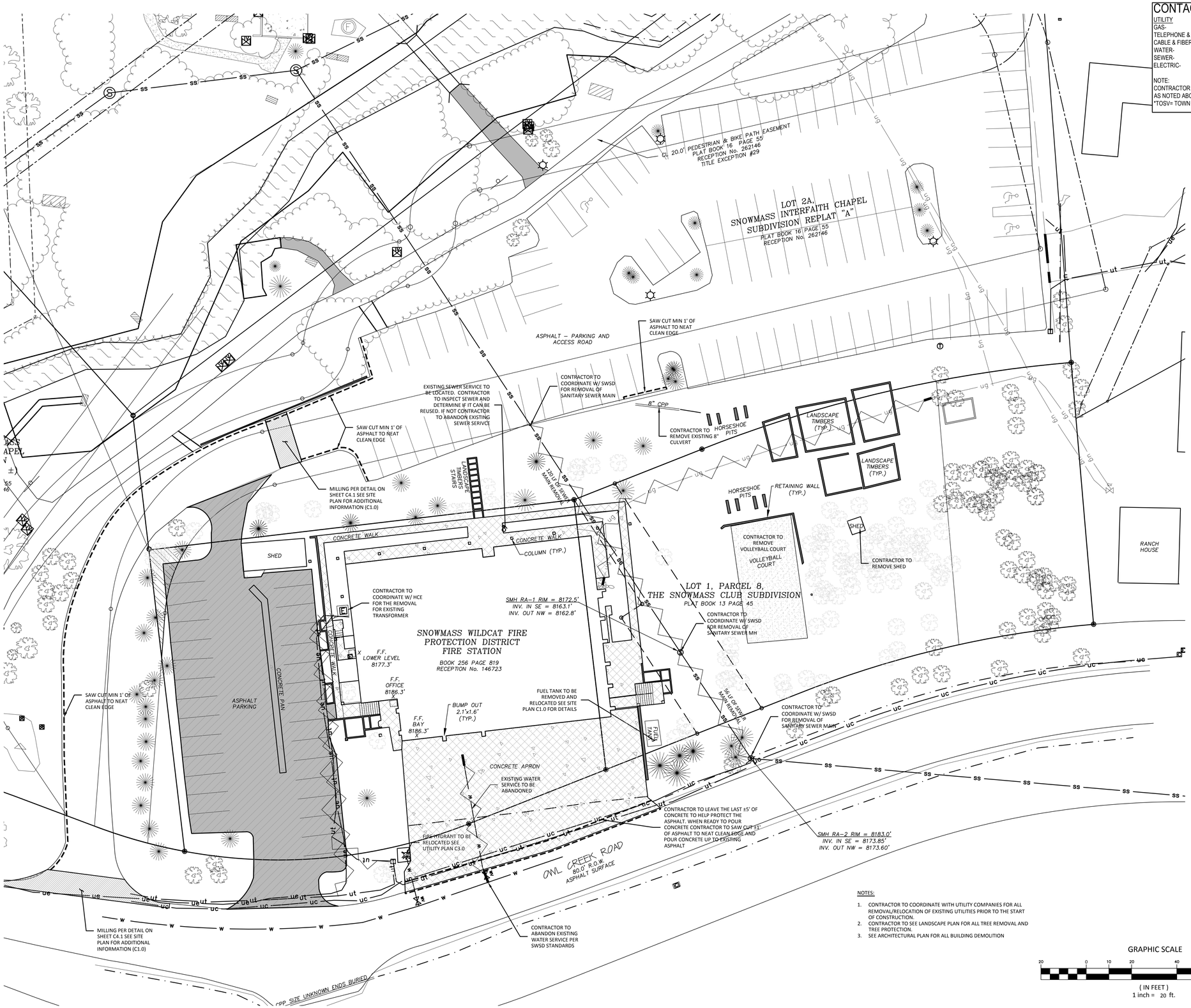
NO.	REVISION	BY	DATE

STATION 71
TOWN OF SNOWMASS VILLAGE, COLORADO

EXISTING CONDITIONS

PLANNING SUBMISSION

DATE:	01-06-2016
JOB NO.	16028
SHEET	C1.1



CONTACTS:

UTILITY

GAS-	BLACK HILLS ENERGY:	MATT RAPER	970-928-0407
TELEPHONE & FIBER OPTIC-	CENTURY LINK:	JASON SHARPE	970-384-8290
CABLE & FIBER OPTIC-	COMCAST:	MICHAEL JOHNSON	970-930-4713
WATER-	SWSD:	KIT HAMBY	970-923-2056
SEWER-	SWSD:	KIT HAMBY	970-923-2056
ELECTRIC-	HOLY CROSS:	ALLAN GOAD	970-947-5433

NOTE:
CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES, APPROPRIATE TOWN PERSONNEL AND ENGINEER AS NOTED ABOVE, PRIOR TO DEMOLITION WORK.
*TOSV= TOWN OF SNOWMASS VILLAGE

DEMOLITION LEGEND

- DEMO CONCRETE
- DEMO ASPHALT
- DEMO WALLS AND LANDSCAPE PLANTERS
- DEMO UTILITIES

EXISTING LEGEND

- EXISTING CONTOUR
- EXISTING CONTOUR INTERVAL
- EXISTING 8" WATER MAIN
- EXISTING 8" SANITARY SEWER MAIN
- EXISTING ELEC, TELE, CABLE, GAS
- EXISTING ELEC, TELE, CABLE
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
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- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY MANHOLE
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- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
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- EXISTING GAS METER
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- EXISTING ELECTRIC METER
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- EXISTING CATV PEDESTAL
- EXISTING SEWER CLEANOUT
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET
- EXISTING FLOW ARROW
- EXISTING DRAINAGE BASIN

NOTES:

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR ALL REMOVAL/RELOCATION OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR TO SEE LANDSCAPE PLAN FOR ALL TREE REMOVAL AND TREE PROTECTION.
3. SEE ARCHITECTURAL PLAN FOR ALL BUILDING DEMOLITION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call before you dig.
CALL 2–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

NO.	REVISION	BY	DATE

	INITIALS	DATE
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DRAWN BY		
CHECKED BY		

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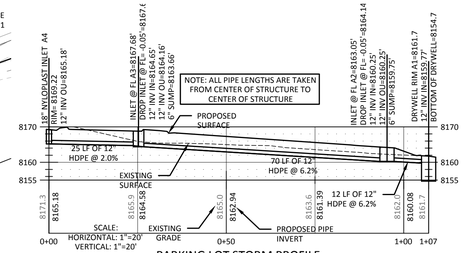
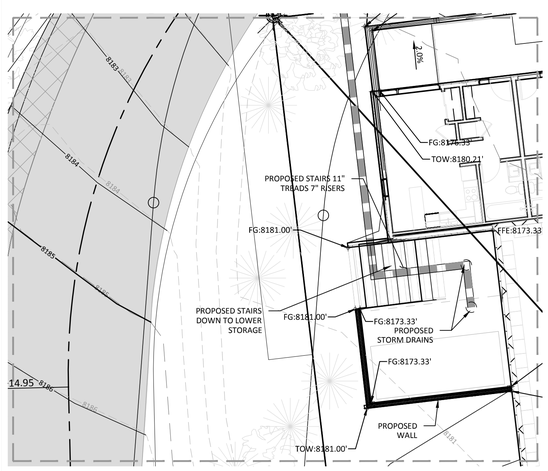
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

STATION 71
TOWN OF SNOWMASS VILLAGE, COLORADO
SITE DEMOLITION
PLANNING SUBMISSION

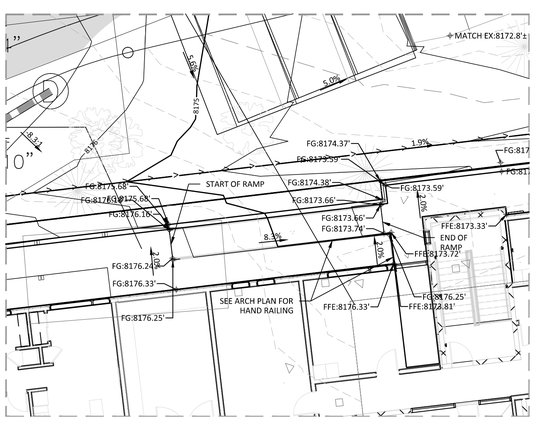
DATE:	01-06-2017
JOB NO.	16028
SHEET	C1.2



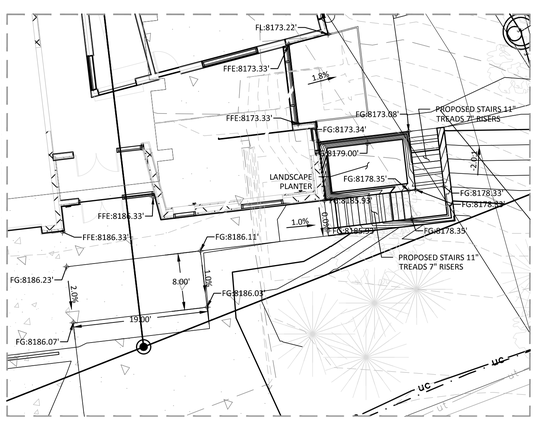
PARKING LOT STORM PROFILE



WEST SIDE OF BUILDING RAMP BLOW UP (10 SCALE)



NORTH SIDE OF BUILDING RAMP BLOW UP (10 SCALE)



EAST SIDE STAIRS BLOW UP (10 SCALE)

PROPOSED LEGEND

- PROPOSED CONTOUR
- PROPOSED CONTOUR INTERVAL
- PROPOSED 8" WATER MAIN
- PROPOSED 12" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED 12" SANITARY SEWER MAIN
- PROPOSED ELEC, TELE, CABLE, GAS
- PROPOSED ELEC, TELE, CABLE
- PROPOSED GAS
- PROPOSED TELEPHONE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED CABLE
- PROPOSED FIBER OPTIC
- PROPOSED IRRIGATION PIPE
- PROPOSED SWALE OR DITCH
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED SEDIMENT CONTROL LOG
- PROPOSED SILT FENCE
- PROPOSED SAWCUT LINE (LOD)
- 10 YEAR HGL LINE (PROFILE)
- 10 YEAREGL LINE (PROFILE)
- 100 YEAR HGL LINE (PROFILE)
- 100 YEAR EGL LINE (PROFILE)
- EXISTING SURFACE (PROFILE)
- FINISHED GRADE (PROFILE)
- PROPOSED VEHICLE TRACKING
- PROPOSED STABILIZED PARKING AREA
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED TELEPHONE MANHOLE
- PROPOSED UTILITY MANHOLE
- PROPOSED GUY WIRE
- PROPOSED POWER POLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CURB STOP
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED TELEPHONE PEDESTAL
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET
- PROPOSED FLOW ARROW
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED ASPHALT WIDENING

SPOT ELEVATION LEGEND

BOW = BOTTOM OF WALL
EOA = EDGE OF ASPHALT
EX = EXISTING GRADE
FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
FL = FLOW LINE
HP = HIGH POINT
LP = LOW POINT
MATCH EX = MATCH EXISTING
RIM = RIM ELEVATION
TBC = TOP BACK OF CURB
TOC = TOP OF CONCRETE

DRAINAGE DIRECTION/SLOPE 2.0%

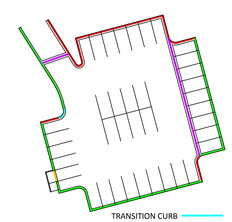
SPOT ELEVATION XXX:XXX.XX'

EXAMPLE: TOP OF CONCRETE @ 7900.00' = TOC:7900.00'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



TRANSITION CURB
VALLEY PAN
FLUSH CURB
SPILL CURB
CATCH CURB

CURB LEGEND
SCALE: 1"=50'

EXISTING LEGEND

- EXISTING CONTOUR
- EXISTING CONTOUR INTERVAL
- EXISTING 8" WATER MAIN
- EXISTING 8" SANITARY SEWER MAIN
- EXISTING ELEC, TELE, CABLE, GAS
- EXISTING ELEC, TELE, CABLE
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING CABLE
- EXISTING FIBER OPTIC
- EXISTING IRRIGATION PIPE
- EXISTING SWALE OR DITCH
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING SETBACK (XX')
- EXISTING ZONE OF INFLUENCE
- EXISTING TOP OF SLOPE
- EXISTING WIRE FENCE
- EXISTING ROCK WALL
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING SEWER CLEANOUT
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET
- EXISTING FLOW ARROW
- EXISTING DRAINAGE BASIN

811 Know what's below. Call before you dig.

CALL 2~BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

1/4/2017 - PROJECT# - G:\2016\16028\CIVIL\Civil DWGs\PLOT\16028-Grd.dwg

NO.	REVISION	DATE	INITIALS

DESIGNED BY
DRAWN BY
CHECKED BY

BY	DATE

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970) 704-0313

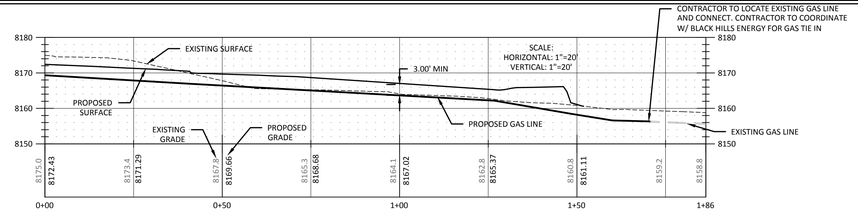
STATION 71
TOWN OF SNOWMASS VILLAGE, COLORADO
GRADING AND EROSION CONTROL PLAN
PLANNING SUBMISSION

DATE:	01-06-2017
JOB NO.	16028
SHEET	C2.0

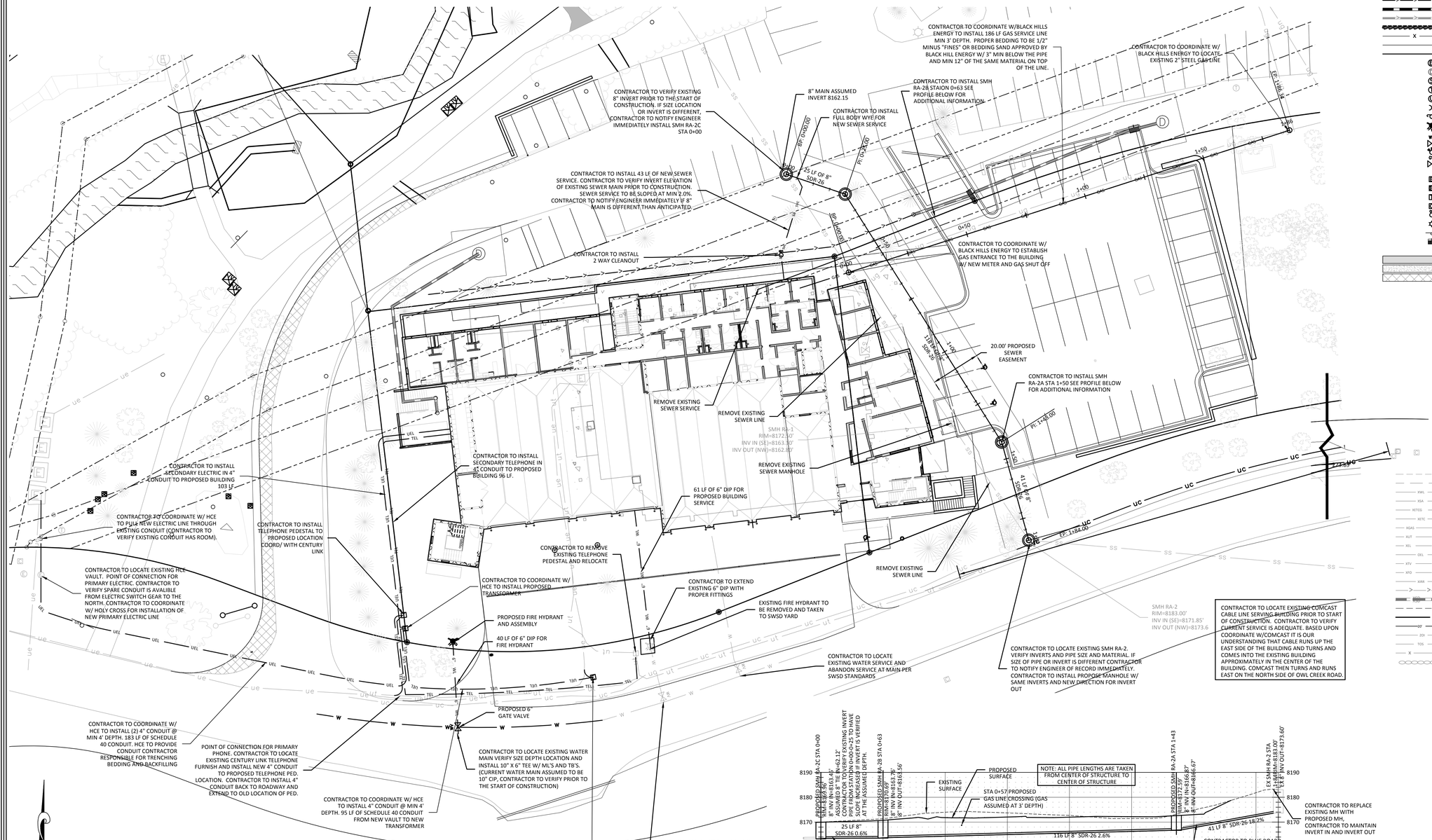
CONTACTS:

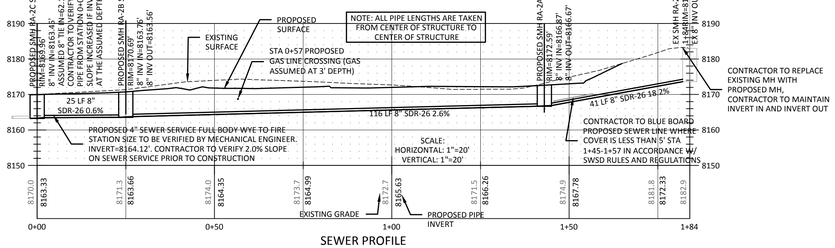
UTILITY			
GAS-	BLACK HILLS ENERGY:	MATT RAPER	970-928-0408
TELEPHONE & FIBER OPTIC-	CENTURY LINK:	JASON SHARPE	970-384-8290
CABLE & FIBER OPTIC-	COMCAST:	MICHAEL JOHNSON	970-930-4713
WATER-	SWSD:	KIT HAMBY	970-923-2056
SEWER-	SWSD:	KIT HAMBY	970-923-2056
ELECTRIC-	HOLY CROSS:	ALLAN GOAD	970-947-5433

NOTE:
CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES, APPROPRIATE TOWN PERSONNEL AND ENGINEER AS NOTED ABOVE, PRIOR TO DEMOLITION WORK.
*TOSV= TOWN OF SNOWMASS VILLAGE



GAS LINE PROFILE





SEWER PROFILE

PROPOSED LEGEND

- PROPOSED CONTOUR
- 7900 PROPOSED CONTOUR INTERVAL
- 8" WL / 8" WL PROPOSED 8" WATER MAIN
- 12" WL / 12" WL PROPOSED 12" WATER MAIN
- 8" SA / 8" SA PROPOSED 8" SANITARY SEWER MAIN
- 12" SA / 12" SA PROPOSED 12" SANITARY SEWER MAIN
- ETCG / ETCG PROPOSED ELEC, TELE, CABLE, GAS
- ETC / ETC PROPOSED ELEC, TELE, CABLE
- GAS / GAS PROPOSED GAS
- TEL / TEL PROPOSED TELEPHONE
- UEL / UEL PROPOSED UNDERGROUND ELECTRIC
- OEL / OEL PROPOSED OVERHEAD ELECTRIC
- UTV / UTV PROPOSED CABLE
- FO / FO PROPOSED FIBER OPTIC
- IRR / IRR PROPOSED IRRIGATION PIPE
- PROPOSED SWALE OR DITCH
- PROPOSED STORM SEWER
- PROPOSED UNDERDRAIN
- PROPOSED RETAINING WALL
- X PROPOSED FENCE
- EXISTING SURFACE (PROFILE)
- FINISHED GRADE (PROFILE)
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED TELEPHONE MANHOLE
- PROPOSED UTILITY MANHOLE
- PROPOSED GUY WIRE
- PROPOSED POWER POLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CURB STOP
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED TELEPHONE PEDESTAL
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED ASPHALT WIDENING

EXISTING LEGEND

- EXISTING CONTOUR
- 7900 EXISTING CONTOUR INTERVAL
- XWL / XWL EXISTING 8" WATER MAIN
- XSA / XSA EXISTING 8" SANITARY SEWER MAIN
- XETCG / XETCG EXISTING ELEC, TELE, CABLE, GAS
- XETC / XETC EXISTING ELEC, TELE, CABLE
- XGAS / XGAS EXISTING GAS
- XUT / XUT EXISTING TELEPHONE
- XEL / XEL EXISTING UNDERGROUND ELECTRIC
- OEL / OEL EXISTING OVERHEAD ELECTRIC
- XTV / XTV EXISTING CABLE
- XFO / XFO EXISTING FIBER OPTIC
- XIRR / XIRR EXISTING IRRIGATION PIPE
- EXISTING SWALE OR DITCH
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- 22 / 25R EXISTING SETBACK (XX)
- 20X / 20X EXISTING ZONE OF INFLUENCE
- TOS / TOS EXISTING TOP OF SLOPE
- X / X EXISTING WIRE FENCE
- EXISTING ROCK WALL
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING SEWER CLEANOUT
- EXISTING LIGHT POLE
- EXISTING SIGN

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1/4/2017 - PROJECT# - G:\2016\16028\CIVIL\Civil DWGs\PLOT\16028-Util.dwg

REVISION	NO.	BY	DATE

	INITIALS	DATE
DESIGNED BY		
DRAWN BY		
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SOPRIS ENGINEERING, LLC.
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STATION 71
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DATE:	01-06-2017
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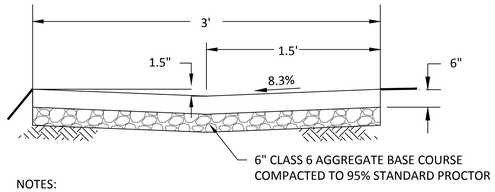
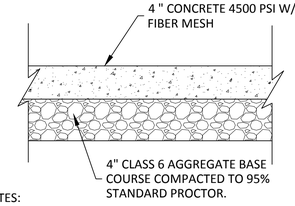


NOTES:
1) STRIP ALL TOPSOIL AND ORGANICS, SCARIFY AND RECOMPACT SUBGRDE A MINIMUM OF 8" DEPTH TO 95% STANDARD PROCTOR.
2) CONCRETE: CDOT APPROVED CLASS P CONCRETE
(MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS)

1 3' VALLEY PAN
N.T.S.



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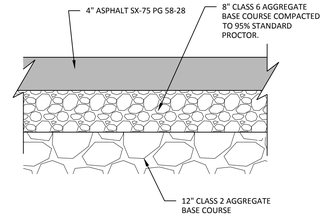
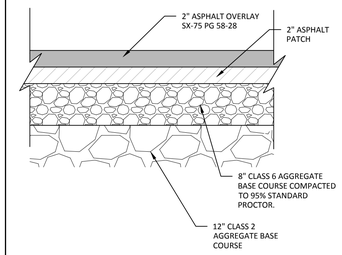
2) CONCRETE: CDOT APPROVED CLASS P CONCRETE
(MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS)

2 CONCRETE SIDEWALK (NO TRAFFIC LOADING)
N.T.S.



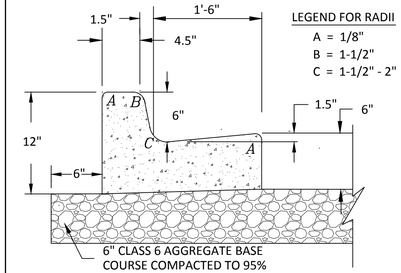
NOTE: STRIP ALL TOPSOIL AND ORGANICS, SCARIFY AND RECOMPACT SUBGRDE A MINIMUM OF 8" DEPTH TO 95% STANDARD PROCTOR.

3 ASPHALT PARKING LOT SECTION
N.T.S.



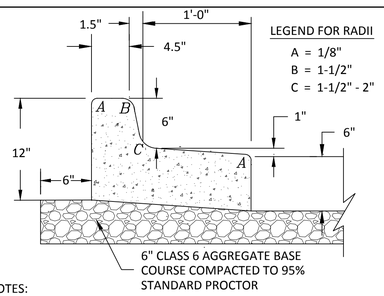
NOTE: STRIP ALL TOPSOIL AND ORGANICS, SCARIFY AND RECOMPACT SUBGRDE A MINIMUM OF 8" DEPTH TO 95% STANDARD PROCTOR.

4 ASPHALT ROAD WIDENING SECTION
N.T.S.



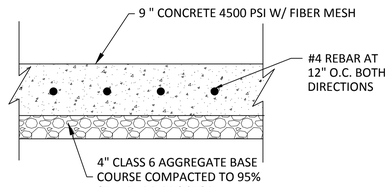
NOTES:
1) STRIP ALL TOPSOIL AND ORGANICS, SCARIFY AND RECOMPACT SUBGRDE A MINIMUM OF 8" DEPTH TO 95% STANDARD PROCTOR.
2) CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS W/ FIBER MESH

5 STANDARD CATCH CURB
N.T.S.



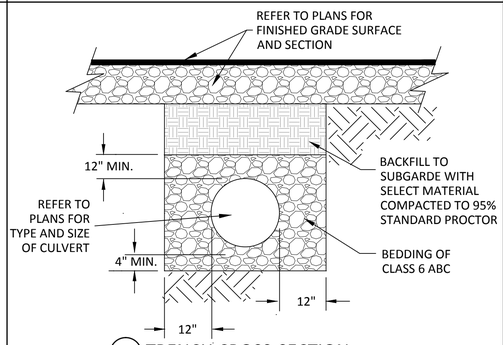
NOTES:
1) STRIP ALL TOPSOIL AND ORGANICS, SCARIFY AND RECOMPACT SUBGRDE A MINIMUM OF 8" DEPTH TO 95% STANDARD PROCTOR.
2) CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS W/ FIBER MESH

6 18" SPILL CURB
N.T.S.



NOTES:
1) STRIP ALL TOPSOIL AND ORGANICS, SCARIFY AND RECOMPACT SUBGRDE A MINIMUM OF 8" DEPTH TO 95% STANDARD PROCTOR.
2) CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS W/ FIBER MESH

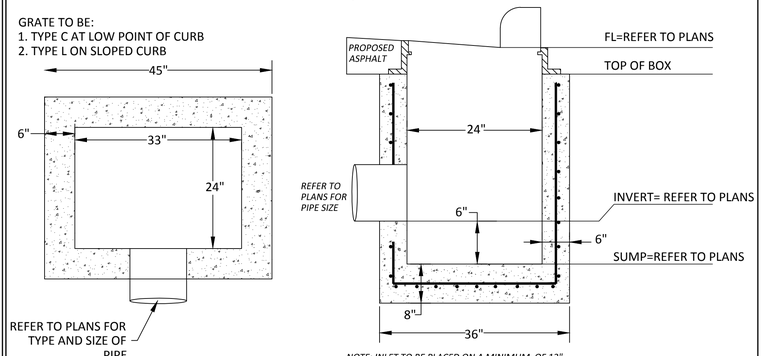
7 CONCRETE FIRE TRUCK ACCESS
N.T.S.



8 TRENCH CROSS-SECTION FOR CULVERTS

CURB INLET FRAME TO BE NEENAH R-3246 OR APPROVED EQUAL.

GRATE TO BE:
1. TYPE C AT LOW POINT OF CURB
2. TYPE L ON SLOPED CURB

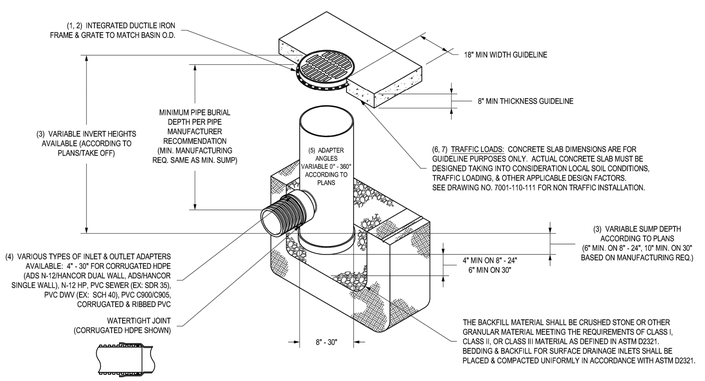


NOTE: INLET TO BE PLACED ON A MINIMUM OF 12"
¾" SCREENED ROCK COMPACTED TO 95% STANDARD PROCTOR.

NOTES:
1. CONCRETE MUST CURE TO 4000 PSI STRENGTH IN 14 CONSECUTIVE DAYS
2. STEEL REINFORCEMENT: - #4 RE-BAR FOR FLOOR SLAB AT 8" CENTERS IN TWO HORIZONTAL DIRECTIONS (X AND Y)
- #4 RE-BAR AT 9" CENTERS INSTALLED HORIZONTALLY AND VERTICALLY FOR WALLS

10 INLET DETAIL
N.T.S.

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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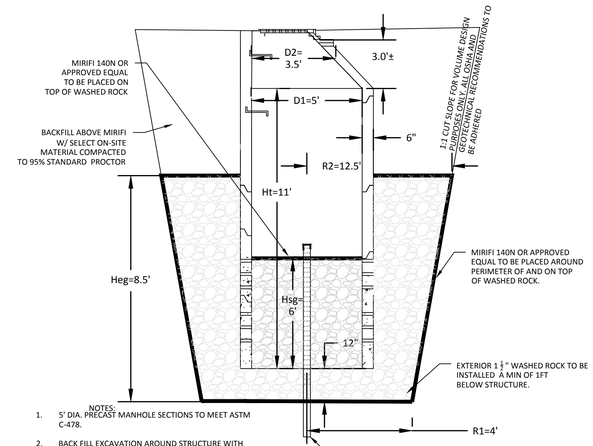
DRAWN BY	EBC	MATERIAL	
DATE	1-23-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE DRAIN BASIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-144 REV H

11 NYLOPLAST INLET DETAIL
N.T.S.



NOTES:
1. 5' DIA. PRECAST MANHOLE SECTIONS TO MEET ASTM C-478.
2. BACK FILL EXCAVATION AROUND STRUCTURE WITH CONSOLIDATED 1-1/2" WASHED ROCK, TO TOP OF PERFORATED SECTIONS.
3. CAP STANDPIPE WITH 1/2 INCH SCREEN AND BAND CLAMP.
4. PERFORATED MH SECTION TO EXTEND 4 FT. MINIMUM INTO PERVIOUS ALLUVIUM.
5. PLACE 1-1/2" WASHED ROCK INSIDE OF STRUCTURE TO TOP OF PERFORATED SECTION OR TO A MAXIMUM DISTANCE FROM THE RIM TO THE TOP OF THE STONE OF 6-FEET.

12 DRYWELL DETAIL
N.T.S.

1/4/2017 - PROJECT# - G:\2016\16028\CIVIL\Civil DWGs\PLOT\16028-DT.dwg

NO.	REVISION	BY	DATE

	INITIALS	DATE
DESIGNED BY		
DRAWN BY		
CHECKED BY		

SOPRIS ENGINEERING, LLC.
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502 MAIN STREET
CARBONDALE, CO 81623
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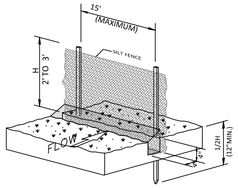
STATION 71
TOWN OF SNOWMASS VILLAGE, COLORADO

SITE DETAILS

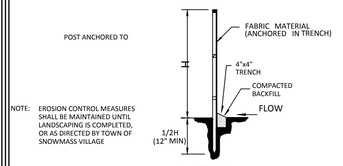
PLANNING SUBMISSION

DATE:	01-06-2016
JOB NO.	16028
SHEET	C4.0



SILT FENCE INSTALLATION

-NTS-



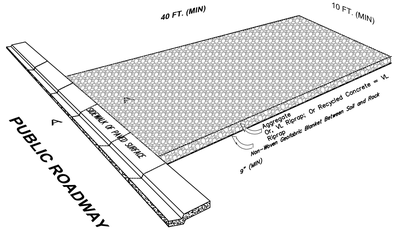
NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY TOWN OF SNOWMASS VILLAGE

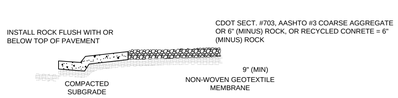
SECTION

-NTS-

SCL SILT FENCE DETAIL

(NOT TO SCALE)



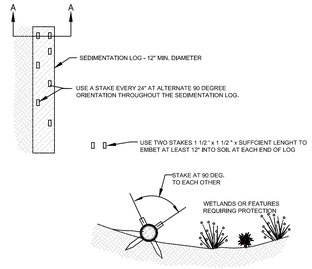


SECTION A-A

-NTS-

VTC VEHICLE TRACKING PAD

(NOT TO SCALE)



SECTION A - A

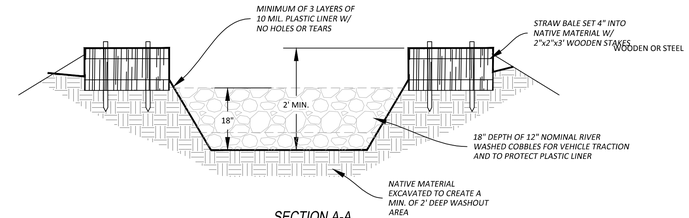
SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE SHEET C7.0 FOR: LOCATION OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOGS SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2-INCHES.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT & MAKE REPAIRS OR CLEANOUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM DEPTH IS WITHIN $\frac{1}{2}$ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION, ONCE PROPER VEGETATION HAS BEEN ESTABLISHED, IF ANY DISTURBED AREA EXISTS AFTER REMOVAL IT SHALL BE COVERED WITH TOPSOIL AND REVEGETATED/STABILIZED IN A MANNER APPROVED BY THE TOWN OF SNOWMASS VILLAGE.

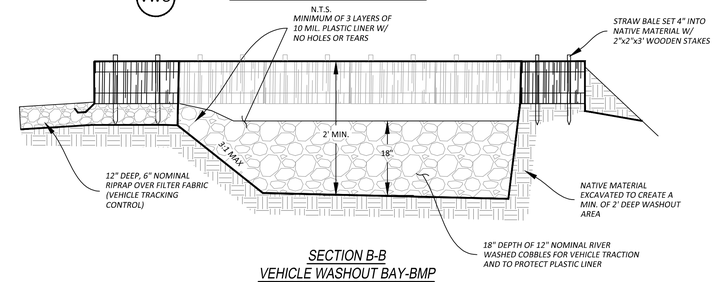
SCL SEDIMENT CONTROL LOG



SECTION A-A
VEHICLE WASHOUT BAY- BMP #2

VWO

N.T.S.

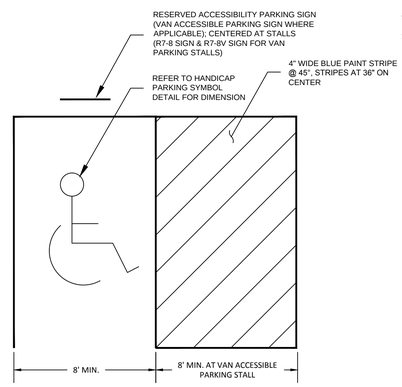


SECTION B-B
VEHICLE WASHOUT BAY-BMP

N.T.S.

VEHICLE WASHOUT BAY NOTES:

1. CONTRACTOR CAN PURCHASE PRE CONSTRUCTED CONCRETE WASHOUT OR CONSTRUCT ONE PER DETAILS STANDARDS
2. DETAIL ILLUSTRATED IS ONLY AN EXAMPLE OF AN ON-SITE CONSTRUCTED CONCRETE WASHOUT. CONTRACTOR MAY ISSUE AN EQUAL ALTERNATIVE METHOD EITHER SELF INSTALLED OR A PREFABRICATED CONTAINER; BUT THE ALTERNATIVE METHOD MUST BE APPROVED BY THE CITY.
3. LOCATION OF WASHOUT MAY CHANGE THROUGHOUT THE CONSTRUCTION PERIOD TO ACCOMMODATE CONSTRUCTION ACTIVITY.
4. WASH WATER SHOULD NEVER BE PLACED IN A PIT THAT IS CONNECTED TO THE STORM DRAIN SYSTEM OR THAT DRAINS TO NEARBY WATERWAYS.
5. CHECK ALL WASHOUT FACILITIES DAILY TO DETERMINE IF THEY HAVE BEEN FILLED TO 75 PERCENT CAPACITY, WHICH IS WHEN MATERIALS NEED TO BE REMOVED. BOTH ABOVE- AND BELOW- GROUND SELF-INSTALLED WASHOUTS SHOULD BE INSPECTED DAILY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. PREFABRICATED WASHOUT CONTAINERS SHOULD BE INSPECTED DAILY AS WELL TO ENSURE THE CONTAINER IS NOT LEAKING OR NEARING 75 PERCENT CAPACITY. INSPECTORS SHOULD ALSO NOTE WHETHER THE FACILITIES ARE BEING USED REGULARLY; IF DRIVERS HAVE WASHED OUT THEIR CHUTES OR HOPPERS IN OTHER LOCATIONS, YOU MAY NEED TO PROVIDE MORE EDUCATION, INSTALL ADDITIONAL SIGNAGE, OR PLACE ADDITIONAL WASHOUTS IN MORE CONVENIENT LOCATIONS.
6. VEHICLE WASHOUTS ARE DESIGNED TO PROMOTE EVAPORATION WHERE FEASIBLE. HOWEVER, IF STORED LIQUIDS HAVE NOT EVAPORATED AND THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THEM IN AN APPROVED MANNER - CHECK WITH THE LOCAL SANITARY SEWER AUTHORITY TO DETERMINE IF THERE ARE SPECIAL DISPOSAL REQUIREMENTS FOR CONCRETE WASH WATER. REMOVE LIQUIDS OR COVER THE STRUCTURES BEFORE PREDICTED RAINSTORMS TO PREVENT OVERFLOWS. COMPANIES THAT OFFER PREFABRICATED AND WATERTIGHT WASHOUT CONTAINERS GENERALLY OFFER A VACUUM SERVICE TO REMOVE THE LIQUID MATERIAL.
7. CONTRACTOR MUST REMOVE HARDENED SOLIDS WHOLE OR MAY CHOOSE TO BREAK THEM UP AND REUSE THE SOLIDS ONSITE OR HAUL THEM AWAY FOR RECYCLING - CRUSHED CONCRETE MAY BE USED AS AGGREGATE FOR ROADBEDS AND OTHER BUILDING APPLICATIONS.
8. CONTRACTOR MUST MAINTAIN CONCRETE WASHOUT AT ITS EXPECTED OPERATING STANDARDS IN ORDER TO ENSURE EXPECTED PERFORMANCE. THIS TEMPORARY STRUCTURE MUST BE INSPECTED FOR SIGNS OF WEAKENING OR DAMAGE AND MAKE ANY NECESSARY REPAIRS. LINE THE STRUCTURE WITH NEW PLASTIC THAT IS FREE OF HOLES OR TEARS. IT IS VERY IMPORTANT THAT NEW PLASTIC IS USED AFTER EVERY CLEANING BECAUSE PUMPS AND CONCRETE REMOVAL EQUIPMENT CAN DAMAGE THE EXISTING LINER.
9. ADDING SOLVENTS, FLOCCULENTS OR ACID TO WASHWATER IS PROHIBITED.
10. THIS TEMPORARY STRUCTURE MUST BE REMOVED AND DISPOSED OFF, AND THE SITE MUST BE RESTORED TO THE EXISTING CONDITION INCLUDING REVEGETATION.

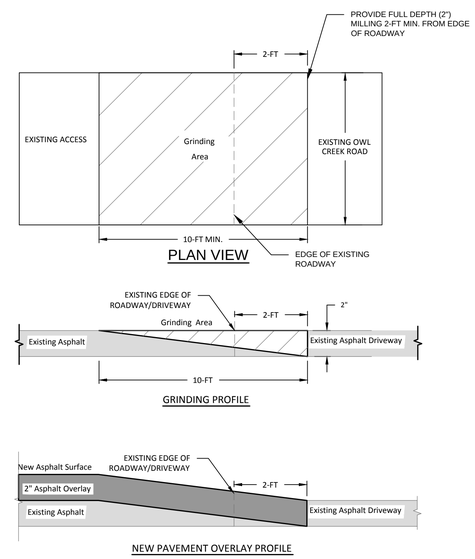


HANDICAP PARKING SYMBOL

NO SCALE

TYPICAL HANDICAP PARKING STRIPING DETAIL

SCALE: N.T.S.



PLAN VIEW

GRINDING PROFILE

NEW PAVEMENT OVERLAY PROFILE

10-FT WIDE 2" MILLING @ EXISTING ACCESS

SCALE: N.T.S.

1/4/2017 - PROJECT# - G:\2016\16028\CIVIL\Civil DWGs\PLOT\16028-DT.dwg

NO.	REVISION	BY	DATE

	INITIALS	DATE
DESIGNED BY		
DRAWN BY		
CHECKED BY		

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0211
FAX: (970) 704-0313

STATION 71
TOWN OF SNOWMASS VILLAGE, COLORADO

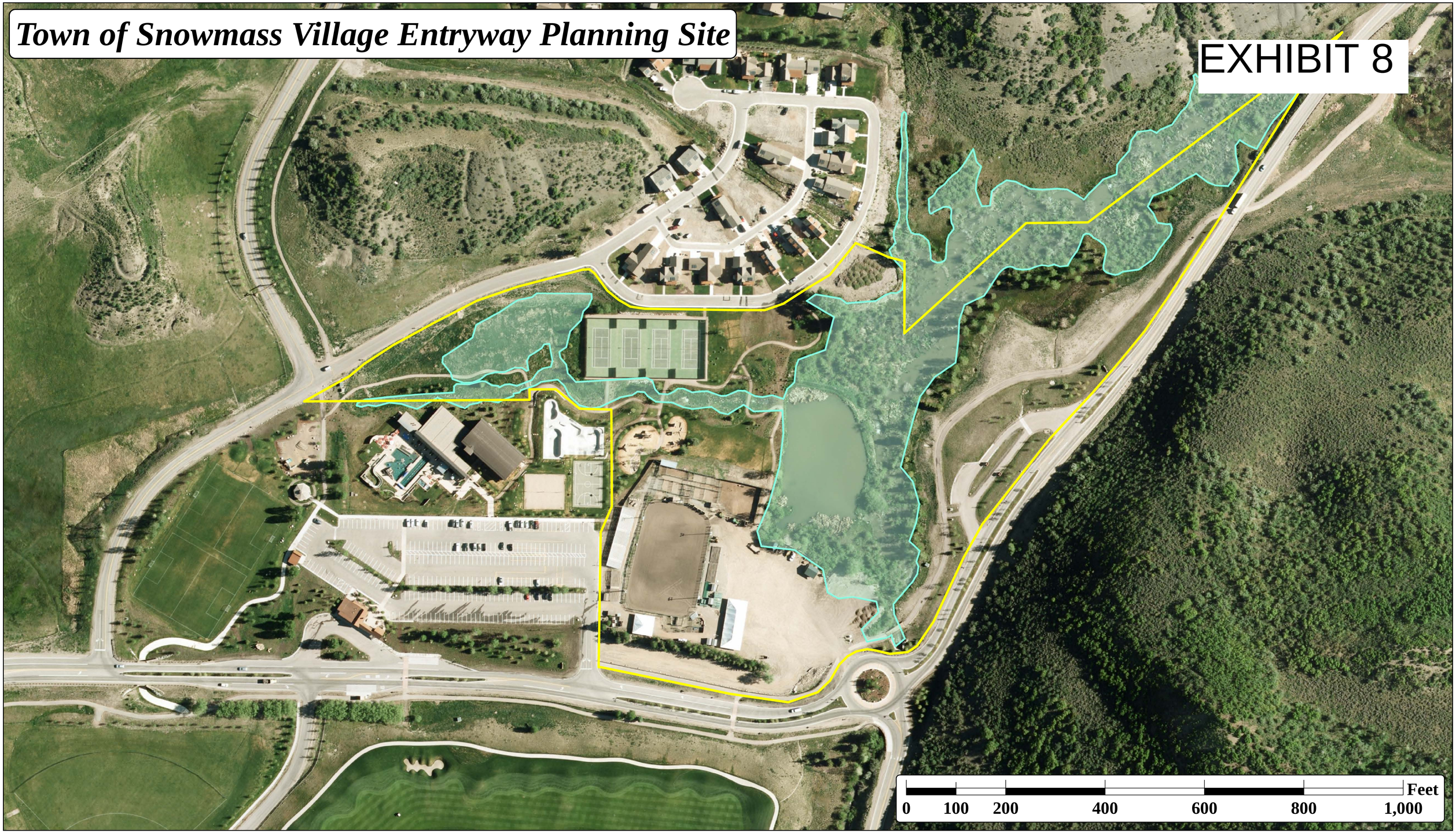
SITE & EROSION CONTROL DETAILS

PLANNING SUBMISSION

DATE:	01-06-2017
JOB NO.	16028
SHEET	C4.1

Town of Snowmass Village Entryway Planning Site

EXHIBIT 8



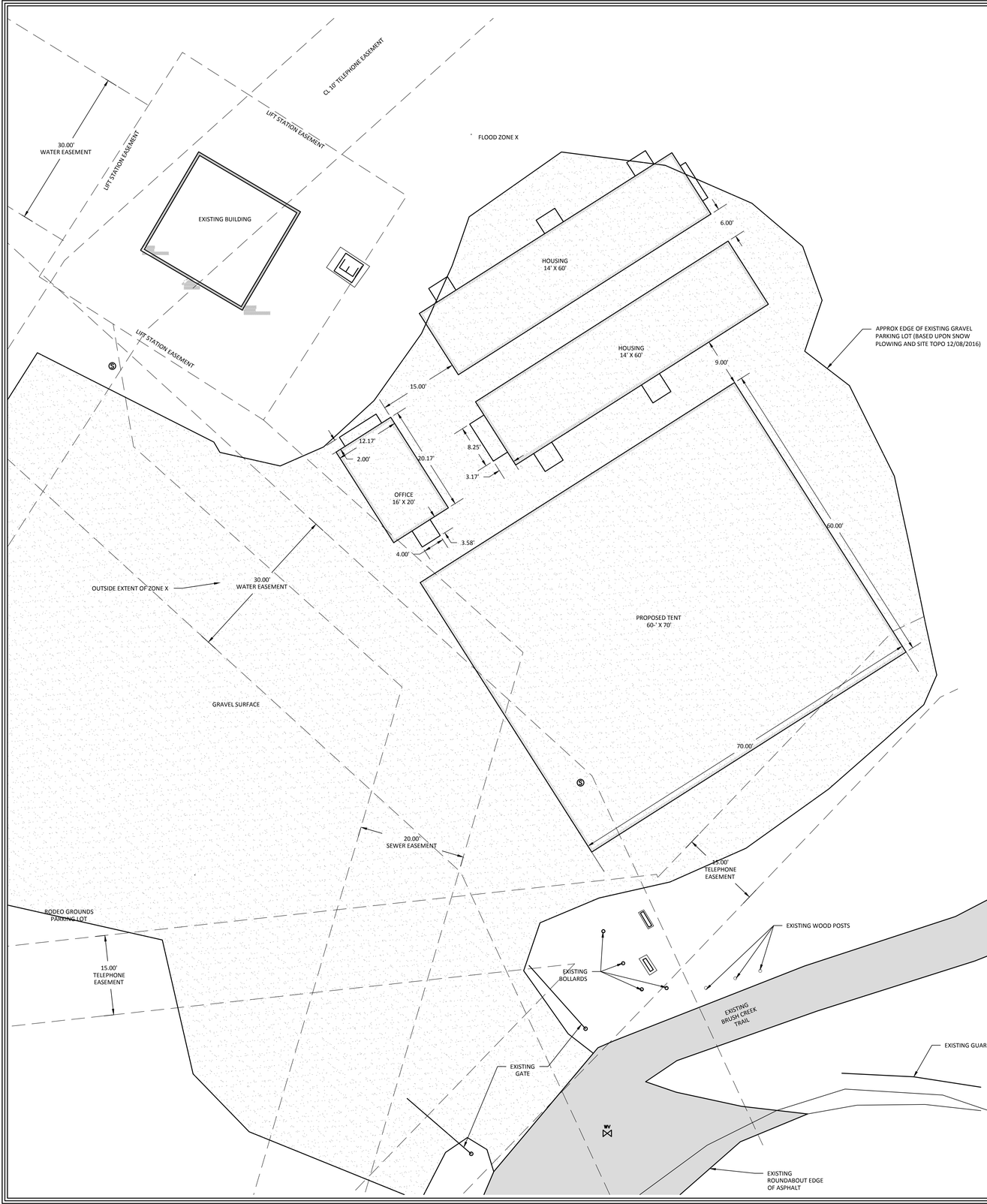
The Town of SNOWMASS Village

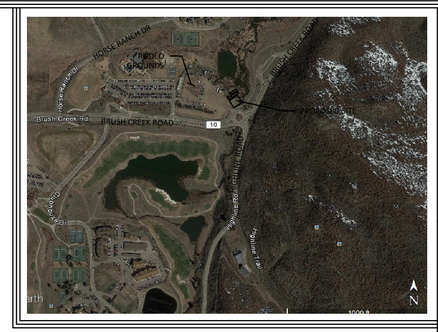
Legend

Entryway Parcel - 19.66 Acres

Entryway Wetlands - 8.31 Acres

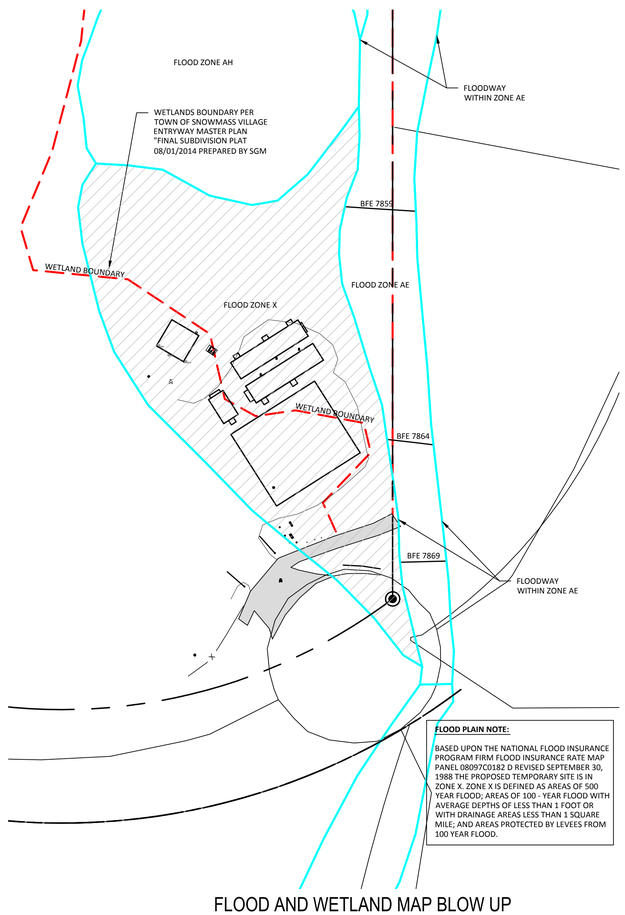
μ





KEY MAP

SCALE: 1"=500'



FLOOD PLAIN NOTE:

BASED UPON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP PANEL 08097C0182 D REVISED SEPTEMBER 30, 1988 THE PROPOSED TEMPORARY SITE IS IN ZONE X. ZONE X IS DEFINED AS AREAS OF 500 YEAR FLOOD; AREAS OF 100 - YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.

FLOOD AND WETLAND MAP BLOW UP

SCALE: 1"=50'

SHEET LEGEND:

C1.0.....SITE PLAN
C2.0.....GRADING AND EROSION CONTROL PLAN
C3.0.....UTILITY PLAN

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

811 Know what's below. Call before you dig.

CALL 2–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

	INITIALS	DATE
DESIGNED BY		
DRAWN BY		
CHECKED BY		

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

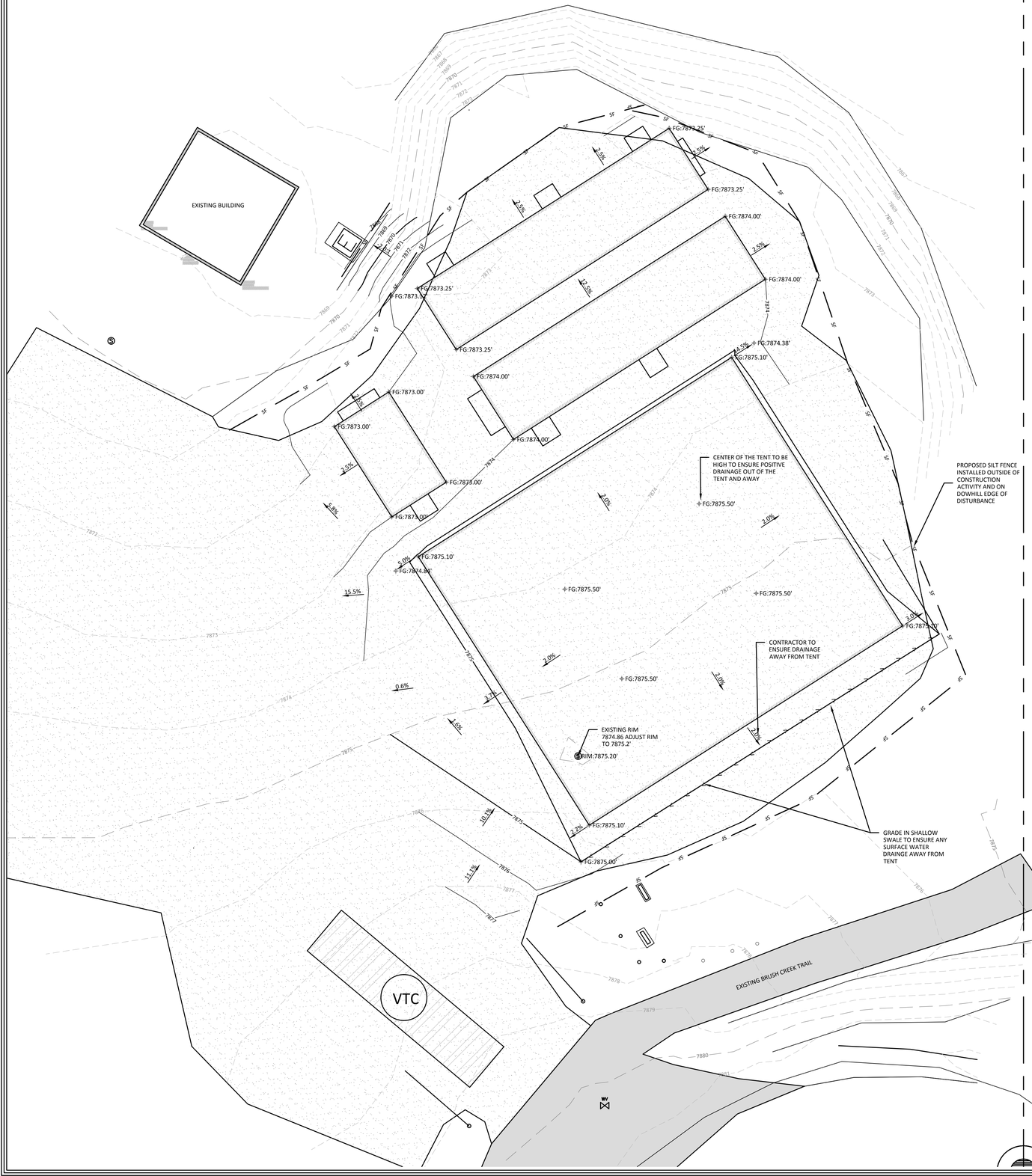
NO.	REVISION	BY	DATE

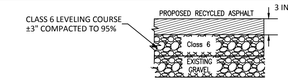
FIRE STATION 71 TEMPORARY SITE
TOWN OF SNOWMASS VILLAGE, COLORADO

SITE LAYOUT

PLANNING SUBMISSION

DATE:	01-12-2017
JOB NO.	16028.02
SHEET	C1.0





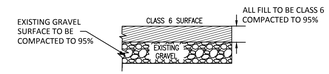
TYPICAL RECYCLED ASPHALT SECTION

*SECTION APPLY FOR UNDER TENT

N.T.S.

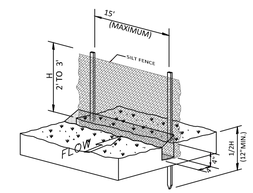
NOTES:

1. SCARIFY AND RECOMPACT SUBGRADE
2. ALL FILL TO BE BROUGHT UP AS CLASS 6 OR APPROVED EQUAL



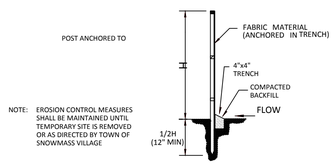
TYPICAL SITE PREP SECTION

N.T.S.



SILT FENCE INSTALLATION

-NTS-



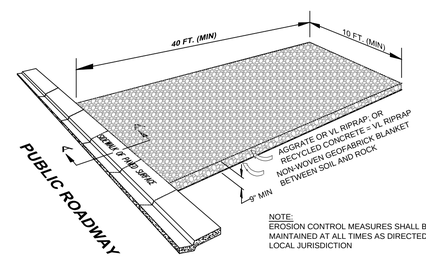
NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL TEMPORARY SITE IS REMOVED OR AS DIRECTED BY TOWN OF SNOWMASS VILLAGE

SECTION

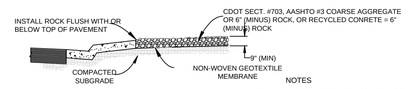
-NTS-

SILT FENCE DETAIL

(NOT TO SCALE)



NOTE:
EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE LOCAL JURISDICTION



SECTION A-A

-NTS-

NOTES

1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.
3. ALIGNMENT OF CONSTRUCTION ACCESS SHALL PROVIDE A MINIMUM LENGTH OF 40-FT MEASURED FROM THE CENTERLINE.

VTC

VEHICLE TRACKING PAD

(NOT TO SCALE)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

811

Know what's **below.**
Call before you dig.

CALL 2~BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

	INITIALS	DATE
DESIGNED BY		
DRAWN BY		
CHECKED BY		

NO.	REVISION	BY	DATE

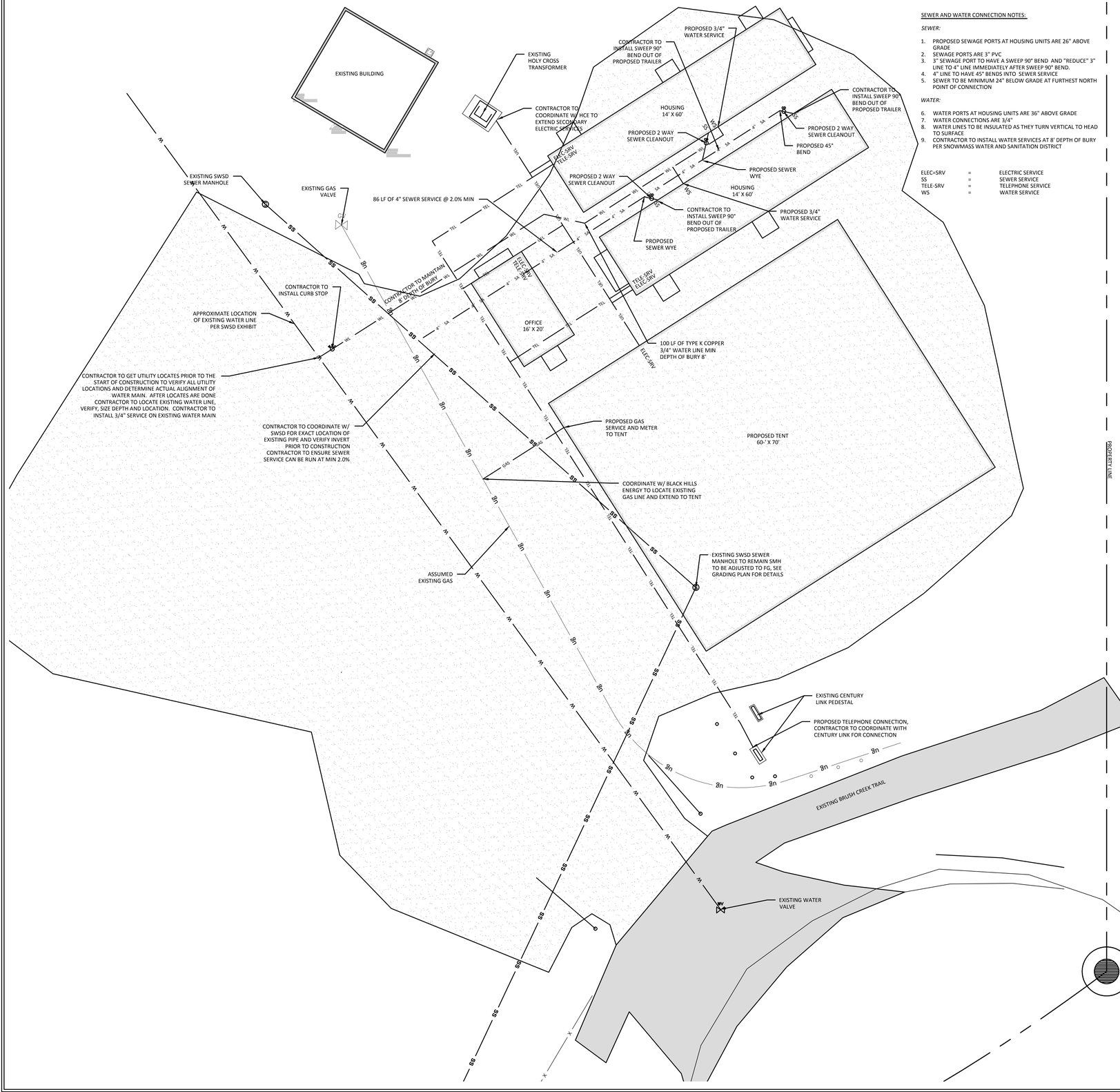
SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

FIRE STATION 71 TEMPORARY SITE
TOWN OF SNOWMASS VILLAGE, COLORADO

GRADING AND EROSION CONTROL PLAN

PLANNING SUBMISSION

DATE:	01-12-2017
JOB NO.	16028.02
SHEET	C2.0



SEWER AND WATER CONNECTION NOTES:

SEWER:

1. PROPOSED SEWAGE PORTS AT HOUSING UNITS ARE 26" ABOVE GRADE
2. SEWAGE PORTS ARE 3" PVC
3. 3" SEWAGE PORT TO HAVE A SWEEP 90° BEND AND "REDUCE" 3" LINE TO 4" LINE IMMEDIATELY AFTER SWEEP 90° BEND.
4. 4" LINE TO HAVE 45° BENDS INTO SEWER SERVICE
5. SEWER TO BE MINIMUM 24" BELOW GRADE AT FURTHEST NORTH POINT OF CONNECTION

WATER:

6. WATER PORTS AT HOUSING UNITS ARE 36" ABOVE GRADE
7. WATER CONNECTIONS ARE 3/4"
8. WATER LINES TO BE INSULATED AS THEY TURN VERTICAL TO HEAD TO SURFACE
9. CONTRACTOR TO INSTALL WATER SERVICES AT 8' DEPTH OF BURY PER SNOWMASS WATER AND SANITATION DISTRICT

ELEC-SRV	=	ELECTRIC SERVICE
SS	=	SEWER SERVICE
TELE-SRV	=	TELEPHONE SERVICE
WS	=	WATER SERVICE

CONTACTS:

UTILITY

GAS-	BLACK HILLS ENERGY:	TODD ELLSWORTH	970-928-0408
TELEPHONE & FIBER OPTIC-	CENTURY LINK:	JASON SHARPE	970-384-8290
CABLE & FIBER OPTIC-	COMCAST:	MICHAEL JOHNSON	970-930-4713
WATER-	SWSD:	KIT HAMBY	970-923-2056
SEWER-	SWSD:	KIT HAMBY	970-923-2056
ELECTRIC-	HOLY CROSS:	ALLAN GOAD	970-947-5433

NOTE:
CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES, APPROPRIATE TOWN PERSONNEL AND ENGINEER AS NOTED ABOVE, PRIOR TO DEMOLITION WORK.
*TOSV= TOWN OF SNOWMASS VILLAGE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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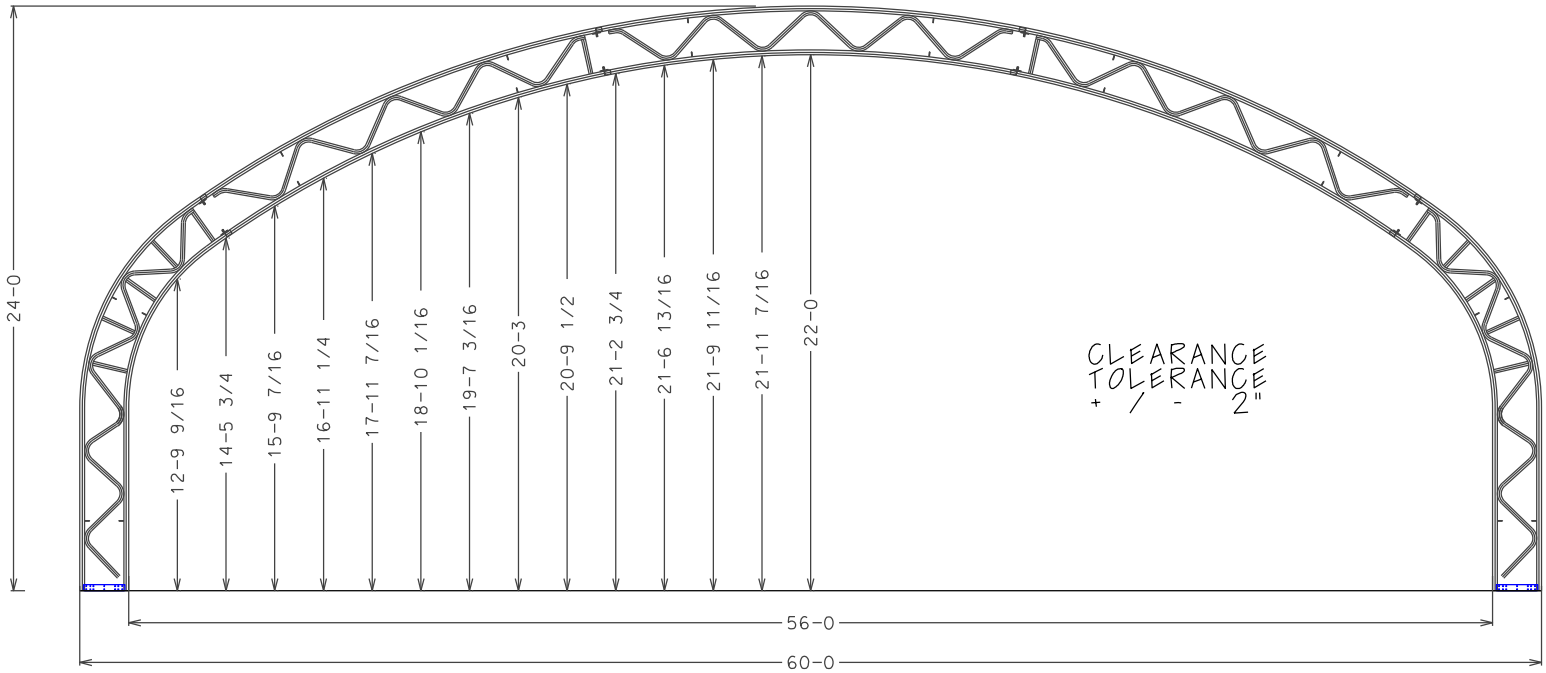
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

FIRE STATION 71 TEMPORARY SITE
TOWN OF SNOWMASS VILLAGE, COLORADO

UTILITY PLAN

PLANNING SUBMISSION

DATE:	01-12-2017
JOB NO.	16028.02
SHEET	C3.0



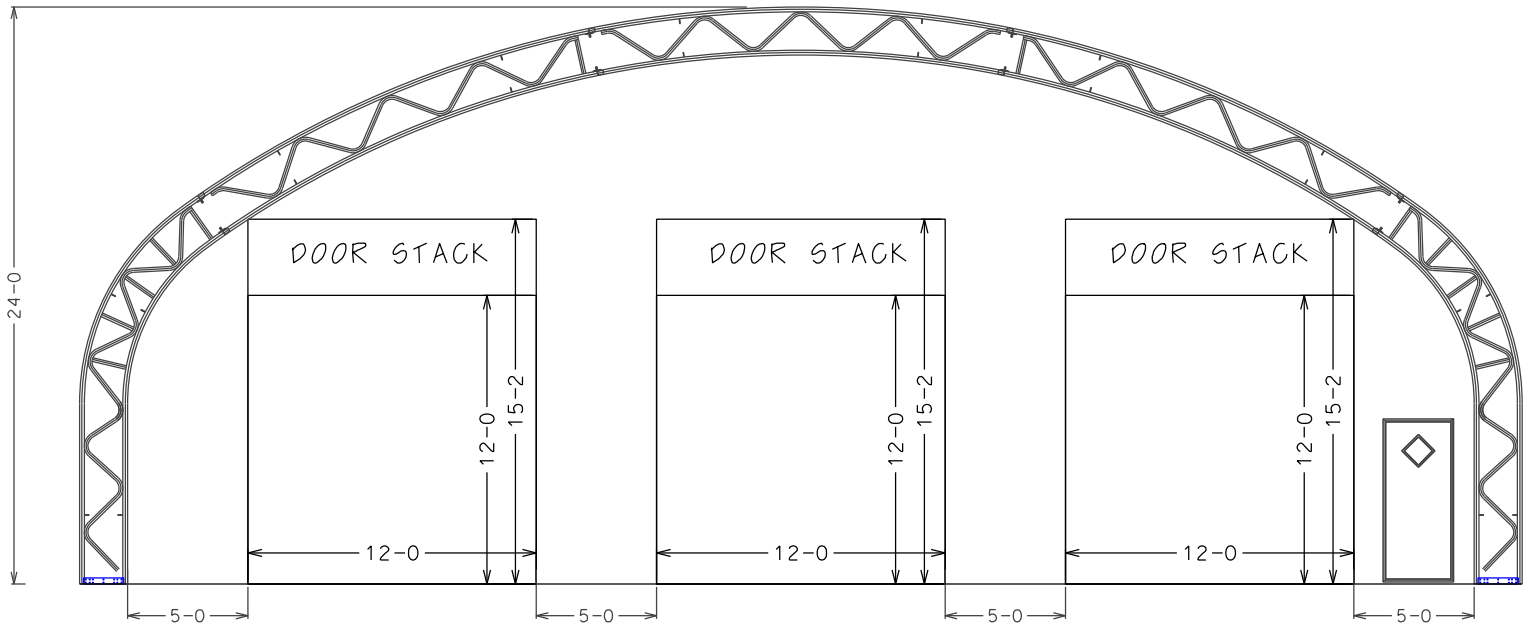
CLEARANCE DIMENSIONS ARE FROM THE CENTER OUTWARD EVERY 3'-0"

TRUSS DIMENSION

DRAWN BY: J. CURTIS	NEWLAND PROJECT RESOURCES	BIGTOP MANUFACTURING
DATE: 12-21-16		
VIEW:		
REQUESTED BY:		
ENGINEER:	60X70X24	
	*ALL INFORMATION IS PROPERTY OF BIG TOP MANUFACTURING	

3255 N. US 19
PERRY, FLORIDA 32347
PHONE 1-800-277-8677
FAX (850)584-7713
E-MAIL:
sales@bigtopshelters.com

FORWARD END: INSIDE VIEW



DRAWN BY:	J. CURTIS
DATE:	12-21-16
VIEW:	
REQUESTED BY:	
ENGINEER:	

NEWLAND PROJECT RESOURCES

60X70X24

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BIGTOP MANUFACTURING

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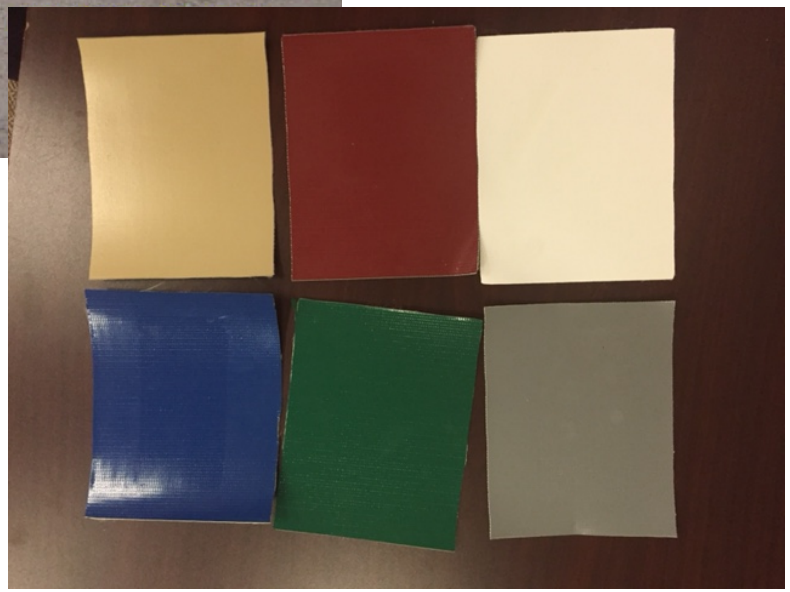
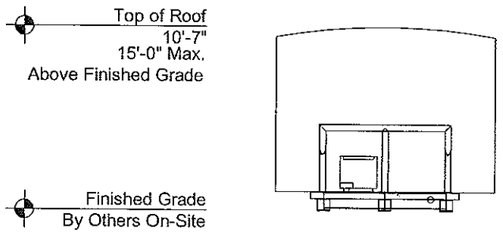
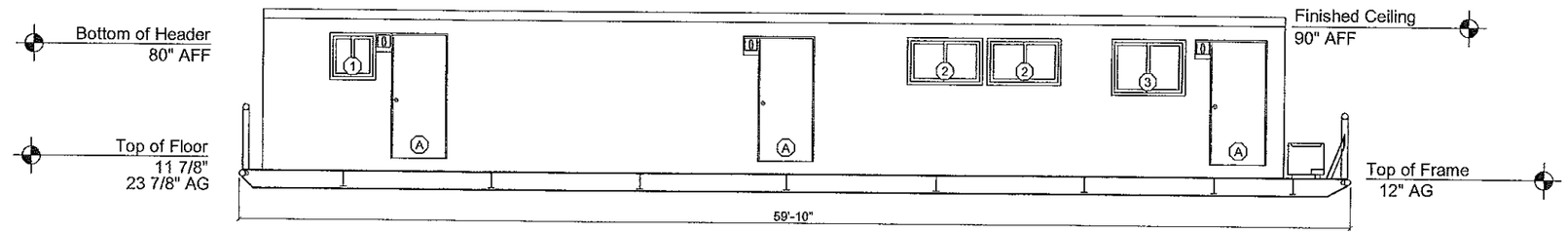
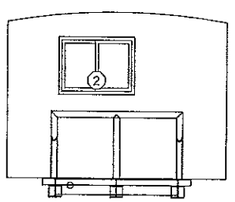




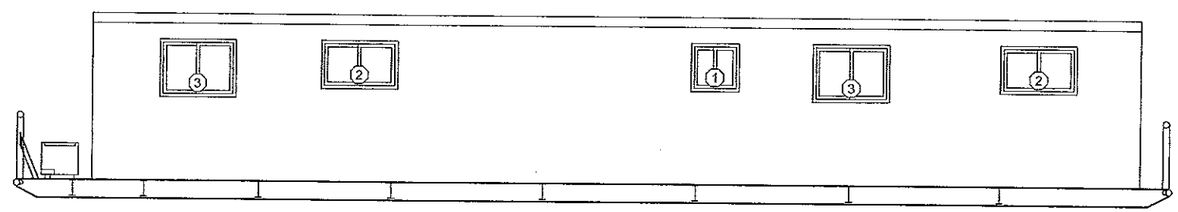
FRONT ELEVATION
SCALE: 1/8" = 1'-0"
A/2



LEFT ELEVATION
SCALE: 1/8" = 1'-0"
C/2



REAR ELEVATION
SCALE: 1/8" = 1'-0"
B/2



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
D/2

COLORADO LICENSED
JAMES DeLONG CHAMPLIN
41444
PROFESSIONAL ENGINEER
21 July 2009

WINDOW SCHEDULE			DOOR SCHEDULE		
Mark		Description	Mark		Description
1	2829	28" x 29" Horizontal Slider	A	3680	36" x 80" Insulated Steel
2	4628	46" x 28-1/2" Horizontal Slider			
3	4834	48" x 34-1/2" Horizontal Slider			

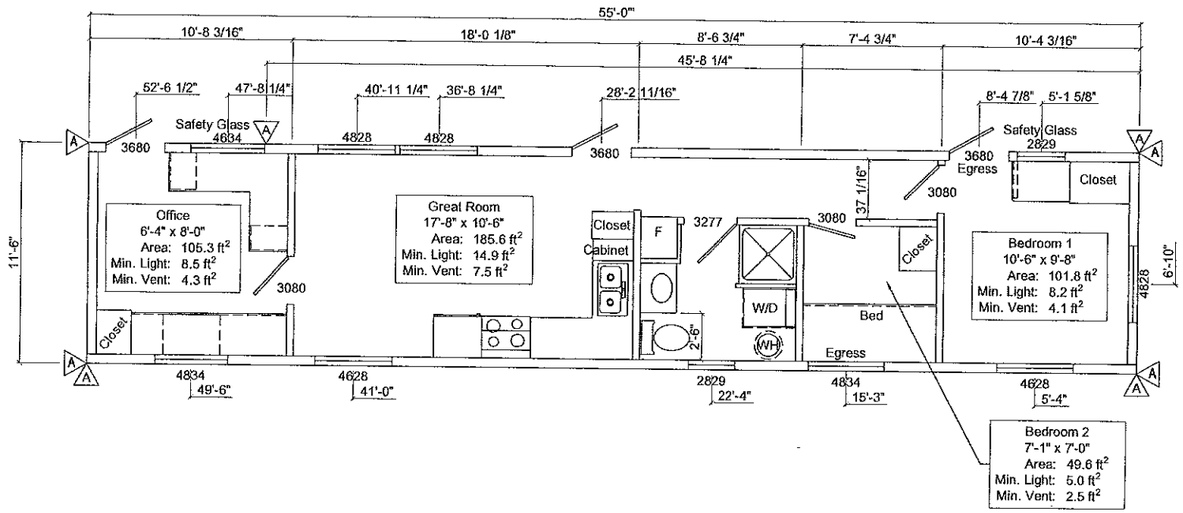
ATTIC VENTILATION
Soffit, ridge, and or gable vents shall be installed to provide a total net free ventilating area not less than 1/150 of the area of the space being ventilated except that reduction of the total area to 1/300 is permitted when a vapor barrier (less than 1 perm) is installed on the warm-in-winter side of the ceiling. Vents shall be positioned to provide cross ventilation with at least 50% and not more than 80% of the vent area provided at least 3 feet above the eave.

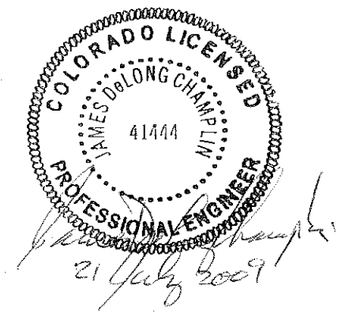
SITE INSTALLED ITEMS
Steps, rails, and decks are to be designed by others and built on-site in accordance with local codes and subject to approval by the local authority having jurisdiction.

HEIGHT ABOVE FINISHED GRADE
Height above finished grade shall be established by a site-specific foundation design or by the local authority having jurisdiction.

REVISIONS:	SCALE: 1/8"=1'-0"	APPROVED BY:	STALLION OILFIELD SERVICES Riverton, Wyoming 82501	TITLE: ELEVATIONS	JOB NO: SOS112408-12
	DATE: 01/02/09	DRAWN BY: CMC		MODEL: 11-6x55 TE2B-2	DRAWING NO: 2 of 8

0205.2340 2008-03-30





GENERAL
1. All glazing within 24" arc of doors, whose bottom edge is less than 60" above the floor, and all glazing in door shall be safety glazed, tempered or acrylic plastic sheet.
2. Minimum corridor width shall not be less than 36".
3. Exterior windows and sliding doors shall be labeled as conforming to AAMA/WDMA/CSA101/I.S.2/A440.
4. Windows in buildings located in windborne debris regions shall be protected in accordance with Section 301.2.1.2 of the residential code.

DOOR SCHEDULE

Mark	Description	Header	Jack Studs	Jamb Studs
3080	30" x 80" Hollow Core	(2) 2x6 #2 Doug Fir	1	1
3277	32" x 77" Hollow Core	(2) 2x6 #2 Doug Fir	1	1
A 3680	36" x 80" Insulated Steel	(3) 2x6 #2 Doug Fir On Edge	1	1

WINDOW SCHEDULE

Mark	Description	Glazed Area	Vent Area	Header	Jack Studs	Jamb Studs
1 2829	28" x 29" Horizontal Slider	5.7 ft²	2.9 ft²	(3) 2x6 #2 Doug Fir Laid Flat	1	1
2 4628	46" x 28-1/2" Horizontal Slider	9.2 ft²	4.6 ft²	(3) 2x6 #2 Doug Fir On Edge	1	1
3 4834	48" x 34-1/2" Horizontal Slider	11 ft²	5.5 ft²	(3) 2x6 #2 Doug Fir On Edge	1	1

SHEARWALL SCHEDULE

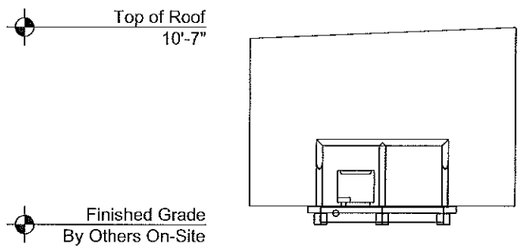
Mark	Sheathing	Fastening	Framing	Holdown
A	3/8" Structural Sheathing, One Side, Blocked	0.131" x 2.5" nails 6/12 (edge/field)	2x6 Doug Fir @ 16" oc	(1) Simpson MSTC48B3 (2) 2x6 SPF Studs

SHEARWALL CONSTRUCTION
1. Stagger all fasteners spaced 2" oc, or less, in multiple rows with the rows staggered not less than 1.5" apart.
2. Truss(es) shall be placed over each interior shearwall and the truss(es) shall be sheathed in the same manner as the wall below.
3. Alternate holdown of equal or greater capacity may be substituted for holdowns specified.
4. Holdowns to be installed in accordance with manufacturer's installation instructions.
5. Where holdowns are to be installed on-site, finish material shall be omitted over access panel and locations shall be marked
6. Where shearwalls are not specified, such as along sidewalls, the perforated shearwall method provides adequate bracing using standard sheathing and fastening.

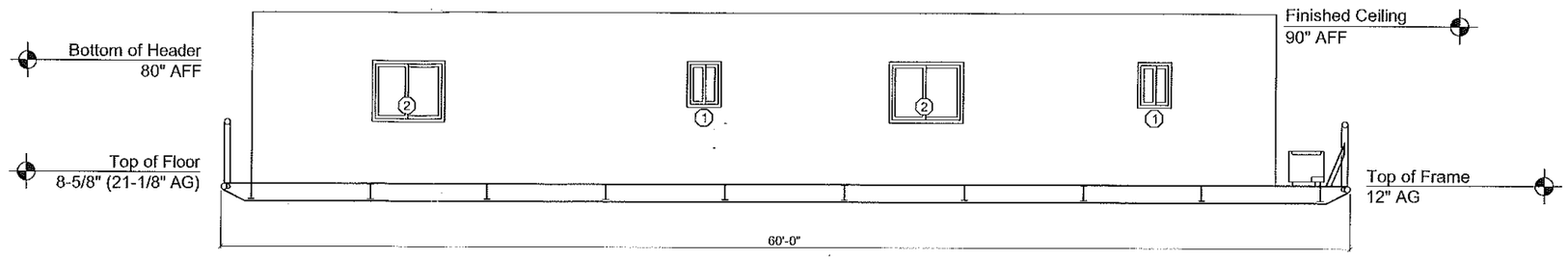
REVISIONS:	SCALE: 1/8"=1'-0"	APPROVED BY:	TITLE: FLOOR PLAN	JOB NO: SOS112408-12
	DATE: 01/02/09	DRAWN BY: CMC	MODEL: 12-6x55 TE2B	DRAWING NO: 3 of 8

STALLION OILFIELD SERVICES
Riverton, Wyoming 82501

TetonBuildings
Designed for Living - Built to Last
DANGER
HIGH VOLTAGE



FRONT ELEVATION
SCALE: 1/8" = 1'-0"
A 2

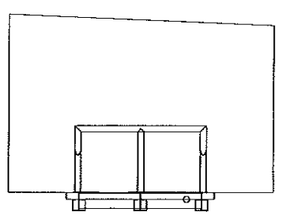


LEFT ELEVATION
SCALE: 1/8" = 1'-0"
C 2

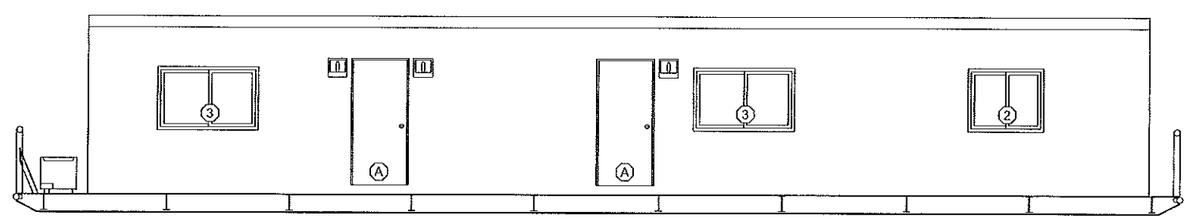
STATE OF COLORADO
DIVISION OF HOUSING

FEB 27 2009

APPROVED



REAR ELEVATION
SCALE: 1/8" = 1'-0"
B 2



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
D 2

COLORADO LICENSED
JAMES DeLONG CHAMPLIN
41444
PROFESSIONAL ENGINEER

10 Feb 2009

WINDOW SCHEDULE		DOOR SCHEDULE	
Mark	Description	Mark	Description
1	22" x 30" Horizontal Slider	A	36" x 80" Insulated Steel
2	48" x 40" Horizontal Slider		
3	64" x 40" Horizontal Slider		

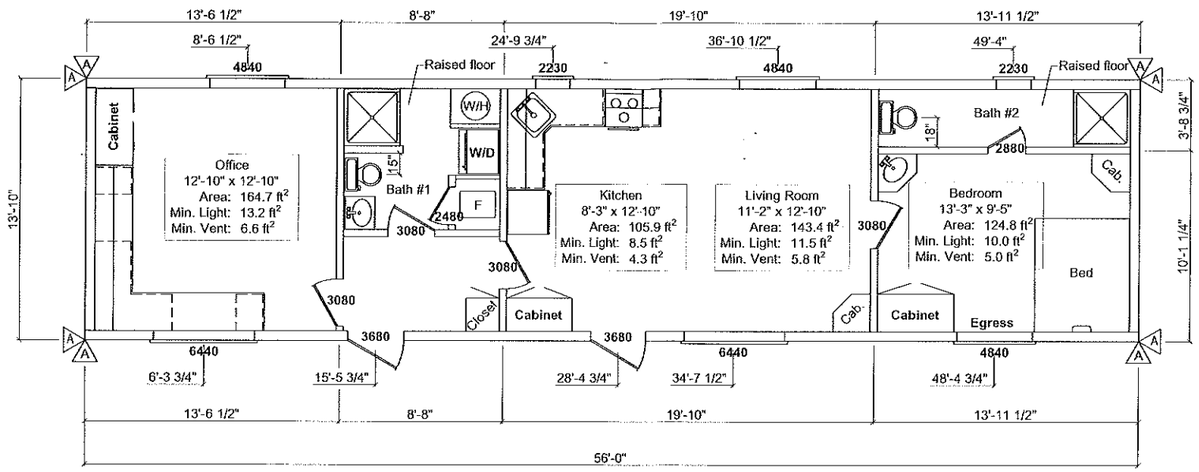
ATTIC VENTILATION
Soffit, ridge, and or gable vents shall be installed to provide a total net free ventilating area not less than 1/150 of the area of the space being ventilated except that reduction of the total area to 1/300 is permitted when a vapor barrier (less than 1 perm) is installed on the warm-in-winter side of the ceiling. Vents shall be positioned to provide cross ventilation with at least 50% and not more than 80% of the vent area provided at least 3 feet above the eave.

SITE INSTALLED ITEMS
Steps, rails, and decks are to be designed by others and built on-site in accordance with local codes and subject to approval by the local authority having jurisdiction.

HEIGHT ABOVE FINISHED GRADE
Height above finished grade shall be established by a site-specific foundation design or by the local authority having jurisdiction.

0205.2340 2008-03-30

REVISIONS:	SCALE: 1/8"=1'-0"	APPROVED BY:	STALLION OILFIELD SERVICES Riverton, Wyoming 82501	TITLE: ELEVATIONS	JOB NO: SOS112408-14
	DATE: 11/26/2008	DRAWN BY: R. KNOWLES		MODEL: 14x56 TR1B	DRAWING NO: 2 of 8



STATE OF COLORADO
DIVISION OF HOUSING

FEB 27 2009

APPROVED

COLORADO LICENSED
JAMES DeLONG CHAMPLIN
41444
PROFESSIONAL ENGINEER
10 Feb 2009

GENERAL
1. All glazing within 24" arc of doors, whose bottom edge is less than 60" above the floor, and all glazing in door shall be safety glazed, tempered or acrylic plastic sheet.
2. Minimum corridor width shall not be less than 36".
3. Exterior windows and sliding doors shall be labeled as conforming to AAMA/WDMA/CSA101/I.S.2/A440.
4. Windows in buildings located in windborne debris regions shall be protected in accordance with Section 301.2.1.2 of the residential code.

DOOR SCHEDULE

Mark	Size	Description	Header	Jack Studs	Jamb Studs
2480	24" x 80"	Hollow Core	(2) 2x4 #2 SPF	1	1
2880	28" x 80"	Hollow Core	(2) 2x4 #2 SPF	1	1
3080	30" x 80"	Hollow Core	(2) 2x4 #2 SPF	1	1
3680	36"x 80"	Insulated Steel	(3) 2x4 #2 SPF	1	1

WINDOW SCHEDULE

Mark	Size	Description	Glazed Area	Vent Area	Header	Jack Studs	Jamb Studs
2230	22" x 30"	Horizontal Slider	3.89 ft²	1.95 ft²	(2) 2x6 #2 SPF	1	1
4840	48" x 40"	Horizontal Slider	13.34 ft²	6.77 ft²	(2) 2x6 #2 SPF	1	1
6440	64" x 40"	Horizontal Slider	16.37 ft²	8.19 ft²	(3) 2x6 #2 SPF	1	1

SHEARWALL SCHEDULE

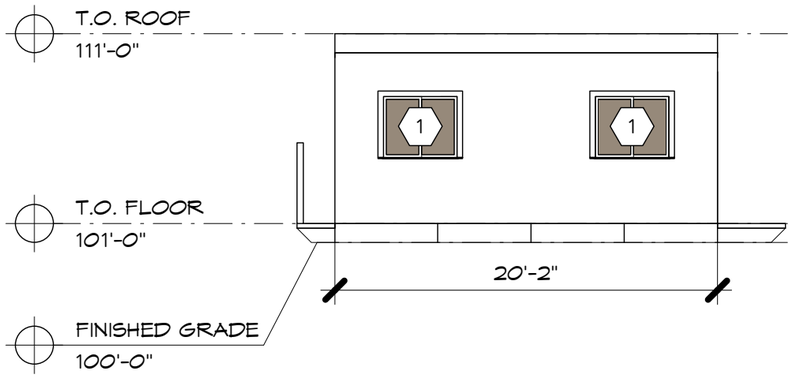
Mark	Sheathing	Fastening	Framing	Holdown
A	7/16" Structural Sheathing, One Side, Blocked	0.131" x 2.5" nails 6/12 (edge/field)	2x6 SPF @ 16" oc	(1) Simpson MSTC48B3 (2) 2x6 SPF Studs

SHEARWALL CONSTRUCTION
1. Stagger all fasteners spaced 2" oc, or less, in multiple rows with the rows staggered not less than 1.5" apart.
2. Truss(es) shall be placed over each interior shearwall and the truss(es) shall be sheathed in the same manner as the wall below.
3. Alternate holdown of equal or greater capacity may be substituted for holdowns specified.
4. Holdowns to be installed in accordance with manufacturer's installation instructions.
5. Where holdowns are to be installed on-site, finish material shall be omitted over access panel and locations shall be marked
6. Where shearwalls are not specified, such as along sidewalls, the perforated shearwall method provides adequate bracing using standard sheathing and fastening.

REVISIONS:	SCALE: 1/8"=1'-0"	APPROVED BY:	TITLE: FLOOR PLAN	JOB NO: SOS112408-14
	DATE: 11/26/2008	DRAWN BY: R. KNOWLES	MODEL: 14x56 TR1B	DRAWING NO: 3 of 8

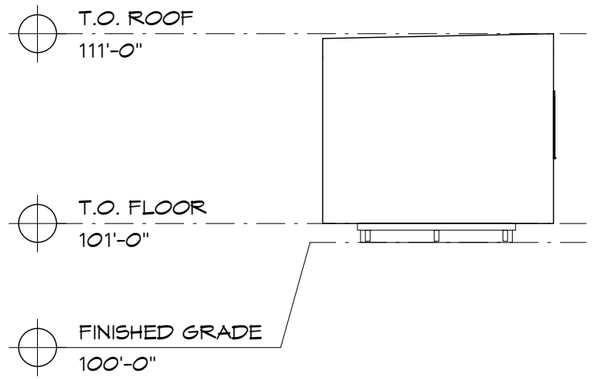
STALLION OILFIELD SERVICES
Riverton, Wyoming 82501

Stallion



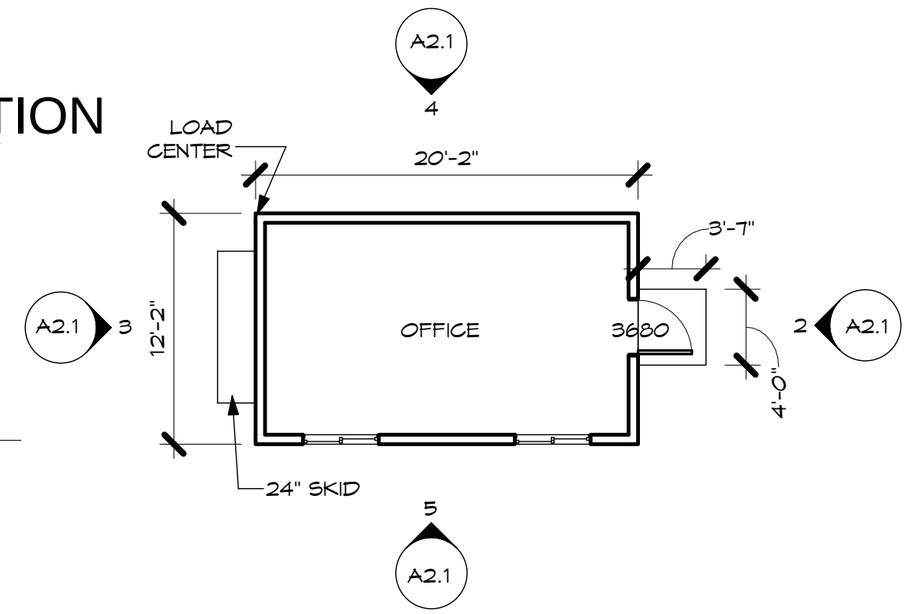
5 RIGHT ELEVATION

1/8" = 1'-0"



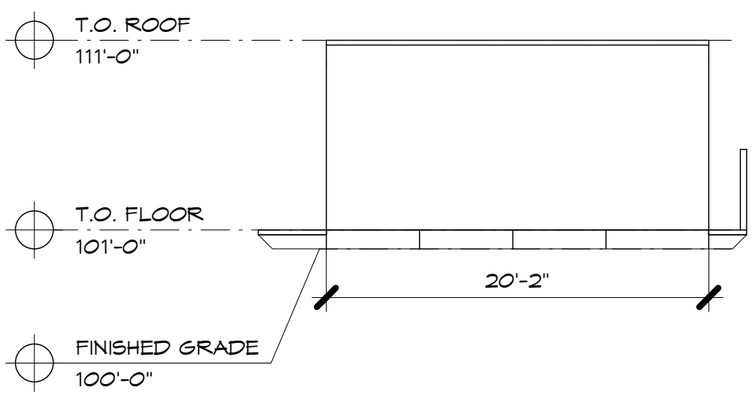
3 BACK ELEVATION

1/8" = 1'-0"



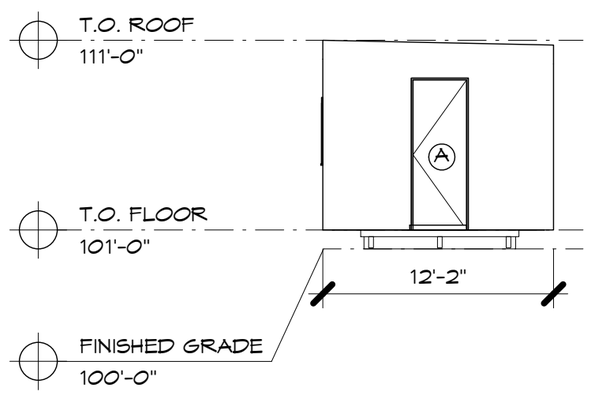
1 FLOOR PLAN

1/8" = 1'-0"



4 LEFT ELEVATION

1/8" = 1'-0"



2 FRONT ELEVATION

1/8" = 1'-0"

WINDOW SCHEDULE				
WINDOW				OPERATION
NUMBER	SIZE		HEAD HEIGHT	
	WIDTH	HEIGHT		
1	4'-0"	3'-4"	6'-9"	Slider with Trim
Grand total: 2				

DOOR SCHEDULE			
DOOR			REMARKS
NUMBER	WIDTH	HEIGHT	
A	3'-0"	8'-0"	INSULATED STEEL
Grand total: 1			

CHARLES CUNNIFFE ARCHITECTS

cunniffe.com

610 EAST HYMAN AVE.
ASPEN, CO 81611
TEL: 970.925.5590
FAX: 970.920.4557

STATION 71 | TEMPORARY SITE

RODEO LOT
SNOWMASS VILLAGE, CO

A2.1

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EXHIBIT 9

SNOWMASS WILDCAT FIRE PROTECTION DISTRICT

STATION 71, SNOWMASS VILLAGE COLORADO

REDEVELOPMENT SITE

Construction Management Plan 1-12-17

Attached are logistics plans for the Snowmass Wildcat Fire protection District Station 71. Construction start is planned for April 1st, 2017 and continuing for 16 months. Major considerations and phasing for the construction of Station 71 are as follows:

1. No Construction Parking in Anderson Ranch/Chapel parking lot.
2. Minimal construction traffic on the assess road to the Anderson Ranch/Chapel parking lot. We are planning on some temporary roads to allow access to the site from Owl Creek Road for as long as possible. There will be no formal entrance to the Station 71 new parking lot until as late as possible in the construction sequence. Anticipated permanent opening of this entrance to facilitate construction Oct. 2016.
3. Phase 1 of the project is all the work that can be done before we are forced to access the site from Anderson Ranch/Chapel Parking lot.
4. Phase 2a is the opening of access from the Anderson Ranch/Chapel Parking lot, anticipated October of 2017.
5. Phase 2b is the improvements to the access road to the Anderson Ranch/Chapel Parking lot and is anticipated to start in the spring of 2018.
6. Site surrounded by 6’ chain link fencing covered with a forest green mesh fabric.
7. Understood that the Anderson Ranch/Chapel lot is full on Sundays. Minimal or no construction on Sundays. Building Department approval required to do any work on Sundays.
8. No work on any national holiday.
9. Construction parking to be on site as conditions allow. Overflow parking is anticipated to be at Rec. Center parking lot or the Rodeo grounds, with Snowmass Village approval.
10. Anderson Ranch/Chapel to advise of any special events that could be impacted by construction. FCI to work with our neighbors to mitigate to their satifaction.

IMPROVEMENT SURVEY PLAT/EXISTING CONDITIONS MAP OF:

SNOWMASS WILDCAT FIRE PROTECTION DISTRICT PROPERTIES

A PARCEL OF LAND SITUATED IN A PORTION OF TRACT 38

WITHIN THE NE¼ OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6th P.M.

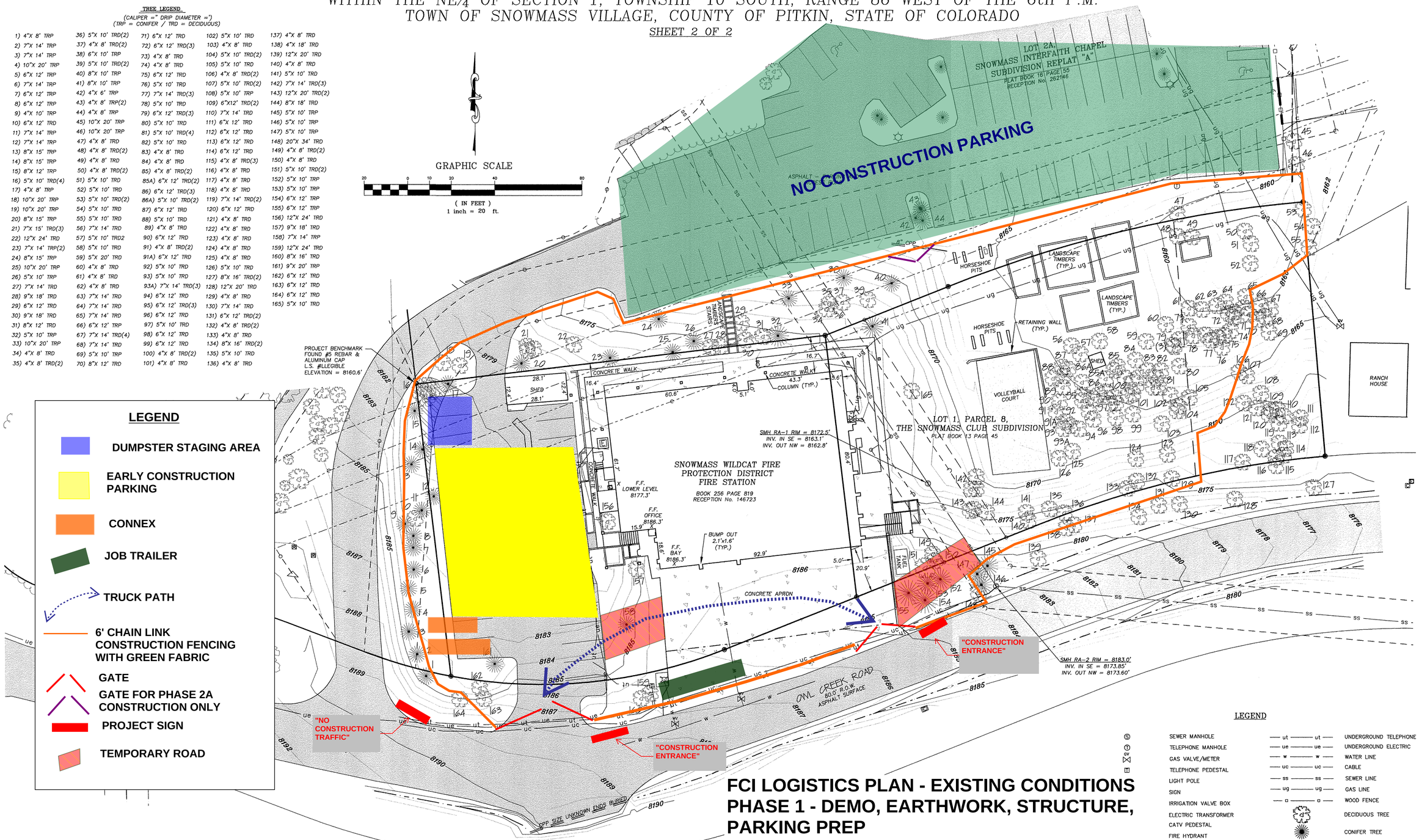
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO

SHEET 2 OF 2

TREE LEGEND

(CALIPER =" DRIP DIAMETER =")
(TRP = CONIFER / TRD = DECIDUOUS)

1) 4"X 8' TRP	36) 5"X 10' TRD(2)	71) 6"X 12' TRD	102) 5"X 10' TRD	137) 4"X 8' TRD
2) 7"X 14' TRP	37) 4"X 8' TRD(2)	72) 6"X 12' TRD(3)	103) 4"X 8' TRD	138) 4"X 18' TRD
3) 7"X 14' TRP	38) 6"X 10' TRP	73) 4"X 8' TRD	104) 5"X 10' TRD(2)	139) 12"X 20' TRD
4) 10"X 20' TRP	39) 5"X 10' TRD(2)	74) 4"X 8' TRD	105) 5"X 10' TRD	140) 4"X 8' TRD
5) 6"X 12' TRP	40) 8"X 10' TRP	75) 6"X 12' TRD	106) 4"X 8' TRD(2)	141) 5"X 10' TRD
6) 7"X 14' TRP	41) 8"X 10' TRP	76) 5"X 10' TRD	107) 5"X 10' TRD(2)	142) 7"X 14' TRD(3)
7) 6"X 12' TRP	42) 4"X 6' TRP	77) 7"X 14' TRD(3)	108) 5"X 10' TRP	143) 12"X 20' TRD(2)
8) 6"X 12' TRP	43) 4"X 8' TRP(2)	78) 5"X 10' TRD	109) 6"X12' TRD(2)	144) 8"X 18' TRD
9) 4"X 10' TRP	44) 4"X 8' TRP	79) 6"X 12' TRD(3)	110) 7"X 14' TRD	145) 5"X 10' TRP
10) 6"X 12' TRD	45) 10"X 20' TRP	80) 5"X 10' TRD	111) 6"X 12' TRD	146) 5"X 10' TRP
11) 7"X 14' TRP	46) 10"X 20' TRP	81) 5"X 10' TRD(4)	112) 6"X 12' TRD	147) 5"X 10' TRP
12) 7"X 14' TRP	47) 4"X 8' TRD	82) 5"X 10' TRD	113) 6"X 12' TRD	148) 20"X 34' TRD
13) 8"X 15' TRP	48) 4"X 8' TRD(2)	83) 4"X 8' TRD	114) 6"X 12' TRD	149) 4"X 8' TRD(2)
14) 8"X 15' TRP	49) 4"X 8' TRD	84) 4"X 8' TRD	115) 4"X 8' TRD(3)	150) 4"X 8' TRD
15) 8"X 12' TRP	50) 4"X 8' TRD(2)	85) 4"X 8' TRD(2)	116) 4"X 8' TRD	151) 5"X 10' TRD(2)
16) 5"X 10' TRD(4)	51) 5"X 10' TRD	85A) 6"X 12' TRD(2)	117) 4"X 8' TRD	152) 5"X 10' TRP
17) 4"X 8' TRP	52) 5"X 10' TRD	86) 6"X 12' TRD(3)	118) 4"X 8' TRD	153) 5"X 10' TRP
18) 10"X 20' TRP	53) 5"X 10' TRD(2)	86A) 5"X 10' TRD(2)	119) 7"X 14' TRD(2)	154) 6"X 12' TRP
19) 10"X 20' TRP	54) 5"X 10' TRD	87) 6"X 12' TRD	120) 6"X 12' TRD	155) 6"X 12' TRP
20) 8"X 15' TRP	55) 5"X 10' TRD	88) 5"X 10' TRD	121) 4"X 8' TRD	156) 12"X 24' TRD
21) 7"X 15' TRD(3)	56) 7"X 14' TRD	89) 4"X 8' TRD	122) 4"X 8' TRD	157) 9"X 18' TRD
22) 12"X 24' TRD	57) 5"X 10' TRD2	90) 6"X 12' TRD	123) 4"X 8' TRD	158) 7"X 14' TRP
23) 7"X 14' TRP(2)	58) 5"X 10' TRD	91) 4"X 8' TRD(2)	124) 4"X 8' TRD	159) 12"X 24' TRD
24) 8"X 15' TRP	59) 5"X 20' TRD	91A) 6"X 12' TRD	125) 4"X 8' TRD	160) 8"X 16' TRD
25) 10"X 20' TRP	60) 4"X 8' TRD	92) 5"X 10' TRD	126) 5"X 10' TRD	161) 9"X 20' TRP
26) 5"X 10' TRP	61) 4"X 8' TRD	93) 5"X 10' TRD	127) 8"X 16' TRD(2)	162) 6"X 12' TRD
27) 7"X 14' TRD	62) 4"X 8' TRD	93A) 7"X 14' TRD(3)	128) 12"X 20' TRD	163) 6"X 12' TRD
28) 9"X 18' TRD	63) 7"X 14' TRD	94) 6"X 12' TRD	129) 4"X 8' TRD	164) 6"X 12' TRD
29) 6"X 12' TRD	64) 7"X 14' TRD	95) 6"X 12' TRD(3)	130) 7"X 14' TRD	165) 5"X 10' TRD
30) 9"X 18' TRD	65) 7"X 14' TRD	96) 6"X 12' TRD	131) 6"X 12' TRD(2)	
31) 8"X 12' TRD	66) 6"X 12' TRP	97) 5"X 10' TRD	132) 4"X 8' TRD(2)	
32) 5"X 10' TRP	67) 7"X 14' TRD(4)	98) 6"X 12' TRD	133) 4"X 8' TRD	
33) 10"X 20' TRP	68) 7"X 14' TRD	99) 6"X 12' TRD	134) 8"X 16' TRD(2)	
34) 4"X 8' TRD	69) 5"X 10' TRP	100) 4"X 8' TRD(2)	135) 5"X 10' TRD	
35) 4"X 8' TRD(2)	70) 8"X 12' TRD	101) 4"X 8' TRD	136) 4"X 8' TRD	



LEGEND

SEWER MANHOLE	ut	UNDERGROUND TELEPHONE
TELEPHONE MANHOLE	ue	UNDERGROUND ELECTRIC
GAS VALVE/METER	w	WATER LINE
TELEPHONE PEDESTAL	uc	CABLE
LIGHT POLE	ss	SEWER LINE
SIGN	ug	GAS LINE
IRRIGATION VALVE BOX	o	WOOD FENCE
ELECTRIC TRANSFORMER		DECIDUOUS TREE
CATV PEDESTAL		CONIFER TREE
FIRE HYDRANT		EDGE OF VEGETATION
WATER VALVE		

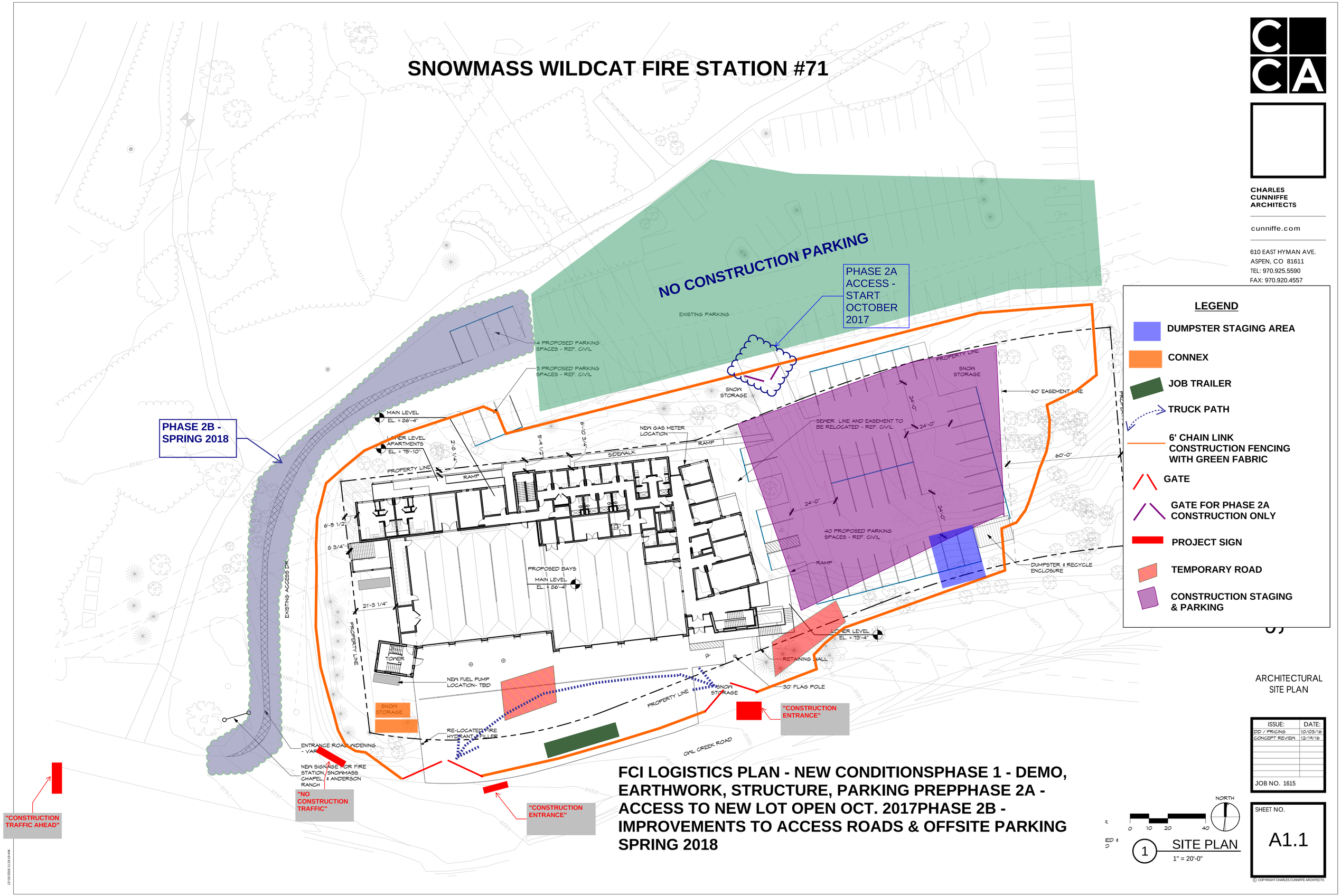
FCI LOGISTICS PLAN - EXISTING CONDITIONS PHASE 1 - DEMO, EARTHWORK, STRUCTURE, PARKING PREP

SOPRIS ENGINEERING – LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

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 CERTIFICATION SHOWN HEREON.

29068 07-22-09 29068EX-COND

SNOWMASS WILDCAT FIRE STATION #71



FCI LOGISTICS PLAN - NEW CONDITIONSPHASE 1 - DEMO, EARTHWORK, STRUCTURE, PARKING PREPPHASE 2A - ACCESS TO NEW LOT OPEN OCT. 2017PHASE 2B - IMPROVEMENTS TO ACCESS ROADS & OFFSITE PARKING SPRING 2018

CHARLES CUNNIFFE ARCHITECTS

cunniffe.com

610 EAST HYMAN AVE.
ASPEN, CO 81611
TEL: 970.925.5590
FAX: 970.920.4557

LEGEND

- DUMPSTER STAGING AREA
- CONNEX
- JOB TRAILER
- TRUCK PATH
- 6' CHAIN LINK CONSTRUCTION FENCING WITH GREEN FABRIC
- GATE
- GATE FOR PHASE 2A CONSTRUCTION ONLY
- PROJECT SIGN
- TEMPORARY ROAD
- CONSTRUCTION STAGING & PARKING

ARCHITECTURAL SITE PLAN

ISSUE:	DATE:
DD / PRICING	10/03/16
CONCEPT REVIEW	12/19/16

JOB NO. 1615

NORTH

0 10 20 40

1 SITE PLAN
1" = 20'-0"

SHEET NO.
A1.1

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12/30/2016 11:24:19 AM

SNOWMASS WILDCAT FIRE PROTECTION DISTRICT

STATION 71, SNOWMASS VILLAGE COLORADO

INTERIM STATION SITE

Construction Management Plan Draft 1/12/17

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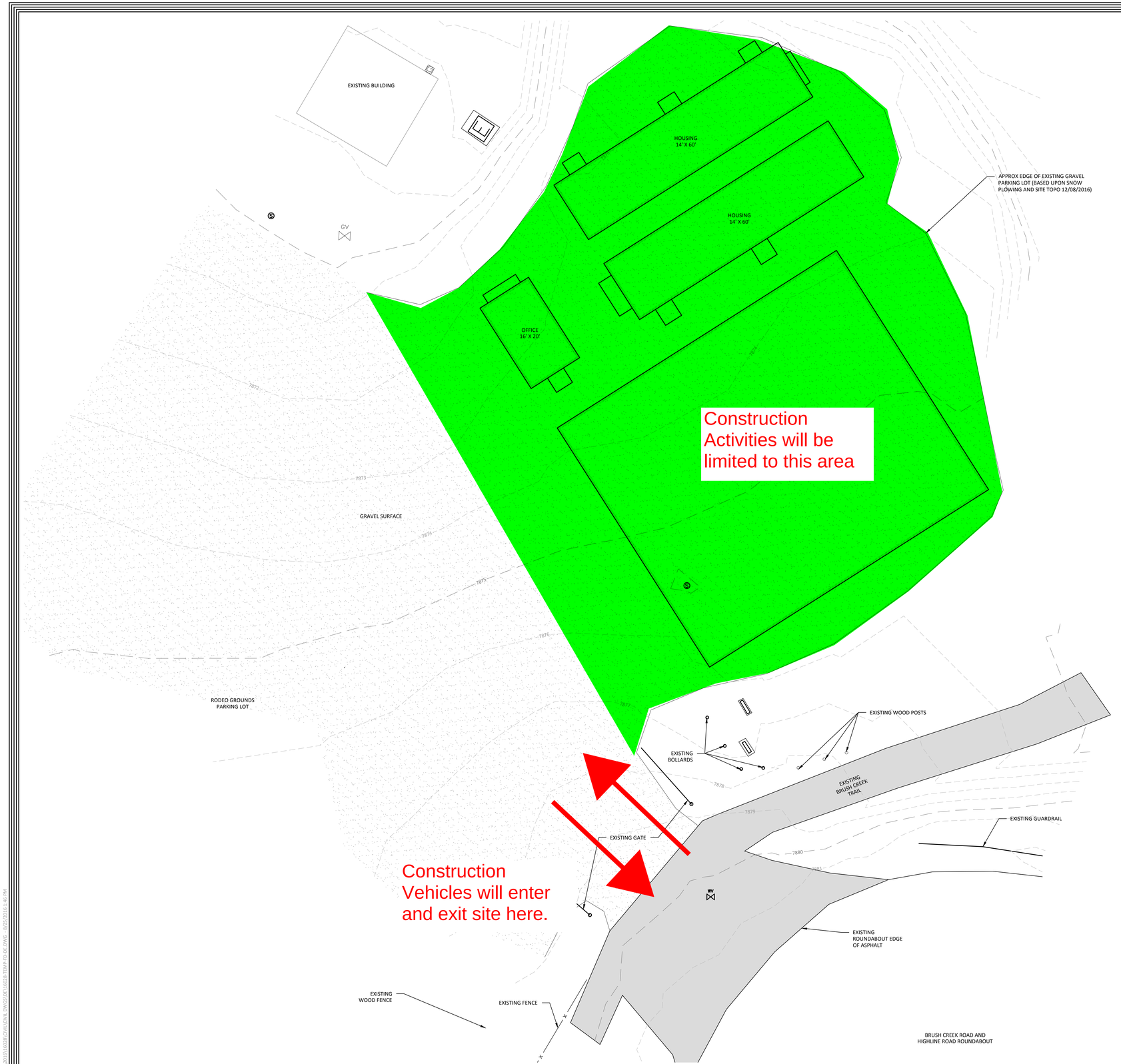
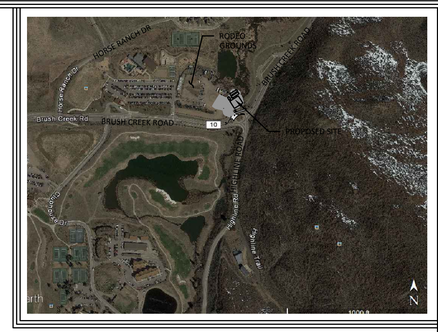
10. Anderson Ranch/Chapel to advise of any special events that could be impacted by construction. FCI to work with our neighbors to mitigate any adverse effect.
11. SWFPD commits to participating in any efforts to coordinate construction activities with other projects occurring in the Village.





KEY MAP

SCALE: 1"=500'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

811 Know what's below. Call before you dig.

CALL 2~BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

NO.	REVISION	BY	DATE

	INITIALS	DATE
DESIGNED BY		
DRAWN BY		
CHECKED BY		

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

FIRE STATION 71 TEMPORARY SITE
TOWN OF SNOWMASS VILLAGE, COLORADO

SITE LAYOUT

PLANNING SUBMISSION

DATE:	01-06-2017
JOB NO.	16028.02
SHEET	C1.0

G:\2016\16028\DWG\LYOW, DWGS\SHEETS\16028-TEMP-PLOT.DWG - JAN 25,2016 1:46 PM

EXHIBIT 10

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Sweetness
BALLOON
Festival