Elkstone Lakeside Condominiums
Rezoning, Density Transfer and Initial Architecture and Site Review
Sterling Snow, LLC (“Owner”) is the owner of the Declarant Rights and the development rights in the Expansion Area of Lot 600A as shown on the plat recorded at Reception Number 418711 (“Expansion Area”) and as shown in Figure 1. The Expansion Area is a part of the Elkstone Condominium Community (“Elkstone”). The Declarant Rights allow for the Owner to develop the Expansion Area per the declaration for Elkstone as amended (“Declaration”). The Expansion Area is shown in Figure 1.

Elkstone currently includes 29 built condominium units in three duplex buildings; one detached single-family condo building; and 21 multi-family condominium units and one employee apartment in the Elkstone 21 building. The Official Land Use and Density Allocation List confirms that remaining zoned density on Lot 600A in the Expansion Area is four (4) condominium units (12 person equivalents) as summarized in Table 1.

<table>
<thead>
<tr>
<th>Lot</th>
<th>Acreage</th>
<th>Zone District</th>
<th>Zoning Designation</th>
<th>Actual Units</th>
<th>Density Per Unit</th>
<th>Equivalent Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoned Density</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>600A</td>
<td>2.133</td>
<td>Multi-family</td>
<td>Condominium</td>
<td>32</td>
<td>3</td>
<td>96</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Employee Apt.</td>
<td>1</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td>99</td>
</tr>
<tr>
<td>Built Density</td>
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<td></td>
<td>Condominium</td>
<td>28</td>
<td>3</td>
<td>84</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Employee Apt.</td>
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<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td>33</td>
<td></td>
<td>99</td>
</tr>
<tr>
<td>Remaining Density</td>
<td></td>
<td></td>
<td>Condominium</td>
<td>4</td>
<td>3</td>
<td>12</td>
</tr>
</tbody>
</table>

The Project Summary is shown in Table 2. The Owner proposes to develop six (6) condominium units in the Expansion Area that necessitates Rezoning and Density Transfer Process development applications. The Density Transfer consists of moving two (2) condominium units of density from the Density Bank to the Property.

The Owner could alternatively propose to convert the four (4) condominium units into twelve (12) lodge units without a density transfer to the Expansion Area. This conversion and the Owner’s ability to rezone the Property are recognized in the Declaration and supported by the Mountain Village Comprehensive Plan (“Plan”). However, we believe that a six (6) condominium development is a much better fit for the Elkstone community.

**Concurrent Processing**

The Owner requests concurrent approval of a Design Review Process application with the Rezoning Process and Density Transfer Process development applications. The base premise of this request is that if the Town does not approve the rezoning and density transfer, then the Owner intends to build currently-permitted four condominium units within the proposed building footprint. We therefore respectfully request that the Design Review Board consider the following condition for any approval of the Initial Architecture and Site Review:

“Prior to submitting for the Final Review, the Owner shall either (A) obtain Town Council approval for the Rezoning Process and Density Transfer Process development applications; or (B) revise the proposed plans to include only four condominium units.”

Granting this request would allow for the Owner to move forward with the development of the Expansion Area.
Table 2. Project Summary

<table>
<thead>
<tr>
<th>Geography and Zoning Requirements</th>
<th>Existing/Requirement</th>
<th>Proposed (Approx.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 600A Size</td>
<td>2.133 acres</td>
<td>No Change</td>
</tr>
<tr>
<td>Expansion Area Size</td>
<td>22,265 sq. ft. (0.51 acres)</td>
<td>No Change</td>
</tr>
<tr>
<td>Zone District</td>
<td>Multi-family Zone District</td>
<td>No Change</td>
</tr>
<tr>
<td>Proposed Density</td>
<td>4 Condo Units</td>
<td>6 Condo Units</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>48 feet + 5 feet for gabled roofs</td>
<td>50.29’</td>
</tr>
<tr>
<td>Average Building Height</td>
<td>48 feet + 5 feet for gabled roofs</td>
<td>39.79’ (-13.21’)</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>65%</td>
<td>52%</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front - North</td>
<td>None</td>
<td>1’</td>
</tr>
<tr>
<td>Rear - South</td>
<td>16’</td>
<td>17’</td>
</tr>
<tr>
<td>Side - East</td>
<td>16’</td>
<td>250’+</td>
</tr>
<tr>
<td>Side - West</td>
<td>Same as North Setback</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>9 spaces (1.5 spaces per Unit)</td>
<td>9 spaces</td>
</tr>
</tbody>
</table>

Site Context

The Expansion Area is located to the southeast of the Elk Lake and to the west of the Elkstone 21 Condo-miniums, and in the Multi-family Zone District. The site is characterized by a flat-graded bench that currently functions as a turnaround at the end of Elkstone Place. This flat space was graded to provide a construction
staging area for the Elkstone 21 Condominium Project. A temporary slope erosion mitigation system was installed on the Property in 2014 to stabilize slumping slopes and erosion.

The Expansion Area has a low USGS elevation of 9524 on the north side and 9592 on the south side for an overall elevation gain of 68 feet. The slopes within the Expansion Area have a grade of approximately 55% above the flat graded area. The topography on the Expansion Area prior to the Elkstone 21 development (natural grade) had grades of approximately 55%. Most of the trees on the site were removed during the development of Elkstone 21, with the only remaining trees found on the west and south sides of the site and one aspen on the north side.

The Expansion Area showed signs of slope movement after the construction of Elkstone 21 that warranted the Town to require the prior developer to install temporary slope stabilization measures. The temporary stabilization measures consist of soil nails and a mesh shoring system. The proposed development will replace these temporary stabilization measures with permanent retaining, grading and revegetation.

**Building Siting + Design**

The primary factor in siting the building is the necessary area and configuration required for an emergency vehicle turnaround. By identifying “pedestrian” and “vehicular” areas through detailing and use of pavement and landscape materials, we believe we can create an outdoor plaza and “front door” to the building that link common outdoor areas with internal lobbies and circulation.

The building “footprint” is primarily defined by the necessary and efficient configuration of the required indoor parking areas, (1.5 spaces/unit), as well as aligning the building walls with natural grades to minimize the height of retaining walls, while maximizing views to Elk Lake and the mountain ranges beyond from both common areas and condominium units.

By providing a balanced configuration of two units on each floor, we have minimized necessary common areas to a single exit stairway and elevator core on each floor. We believe this unit arrangement maximizes each unit’s value by providing single-level living, (no internal stairs in most units), with 90-degree views, 270-degree day light, and ventilation for the lower level units.

For security purposes, we can “key” the elevator to only open at the specific unit and common areas. While the elevator could be easily located on the south side of the building, which would increase the amount of “salable” area along the north side of the building, we feel it is more beneficial to eliminate common corridors and connect the unit elevators directly to ground floor common areas as opposed to having the primary elevator lobby within the parking garage.

**REZONING**

The proposed rezoning complies with the Rezoning Process Criteria for Decision set forth in CDC Section 17.4.9(C)(3).

**General Conformance with the Mountain Village Comprehensive Plan**

The proposed rezoning and density transfer are in general conformance with the Plan. The Plan’s Future Land Use Plan designates Lot 600A and the Expansion Area as “Multiunit”. The Plan states the following regarding the Multiunit classification:

“Provide higher density condominium development for deed restricted housing, hotbeds, second homes and similar uses.”

The Plan policies for Multiunit development were incorporated into the CDC and the Multi-family Zone
Local Design Inspiration
District. No public benefits are recommended by the Plan for the Expansion Area. Lot 600A has provided the required employee housing in the Elkstone 21 building. Wetlands, steep slopes and infrastructure are addressed in this narrative. Most of the forested tree cover was removed from the Expansion Area by the prior developer when Elkstone 21 was constructed. The proposed new development would require removal of approximately 15 additional trees as shown on the landscaping plan.

**Consistency with Zoning and Land Use Regulations**

The proposed rezoning and density transfer applications are consistent with the Zoning and Land Use Regulations contained in CDC Section 17.3. Multi-family condominium dwellings are permitted uses in the Multi-family Zone District.

The Owner intends to transfer two condominium units to the Expansion Area. Workforce housing has been provided as required by the original Town Zoning with one employee apartment in Elkstone 21. The rezoning does not impact the CDC Platted Open Space requirements. The proposed building height and maximum average height comply with the CDC building height limitations. The site coverage also complies with the Multi-family Zone District with less than 65% site coverage.

**Comprehensive Plan Project Standards**

The proposed rezoning complies with the Comprehensive Plan Project Standards in CDC Section 17.4.12 (H).

*Visual Impacts*

Visual impacts have been minimized and mitigated. The primary views for the existing Elkstone development are not adversely impacted since their view corridors are to the north and the proposed building is located to the west. The home on Lot 235B at 108 Gold Hill Court is located directly to the south of the Expansion Area at what appears to be an elevation of over 9600 feet. The highest proposed roof ridge has an elevation of 9602.08. We reached out to the owner of Lot 235B and obtained permission to survey the as-built elevations of the living spaces and deck that overlook the Expansion Area. We are currently awaiting the results of that survey. Lot 236B at 106 Gold Hill Court has primary views that look directly to the north with the proposed development located northwest of the Expansion Area and well out of the primary direct views.

The Owner is proposing a building that complies with the maximum height allowed in the Multi-family Zone District - and the building height would remain the same even if only four condominium units were developed. The rezoning is not introducing a new use that was not anticipated. Instead, development has been known and contemplated for the Expansion Area since Lot 600A was created, and it has been well documented with the various phases of the Elkstone development.

The permitted building height is mitigated by the natural topography of the site, with two stories built into the hillside. Properties to the south would view two stories above grade and the roof area.

*Scale and Mass*

The scale and mass of the development are appropriate and based on the zoning limitations of the Multi-family Zone District. The scale and mass of the building are minimized and mitigated through significant building articulation in the exterior walls; varying exterior materials; window fenestration; the use of decks at varying levels; varying roof forms and heights; landscaping; and tucking the building into the hillside.

*Environmental and Geotechnical Impacts*

The proposed development is avoiding or mitigating environmental and geotechnical impacts. A Colorado licensed Professional Engineer will design the proposed uphill retaining wall for the development based on a soils report and in consideration of the past geotechnical mitigation work completed in the Expansion Area.
The design will also be completed in accordance with the CDC Steep Slope Regulations. There are no wetlands present in the Expansion Area. Wetlands are present to the north of the Expansion Area around Elk Lake as discussed in this narrative.

**Site Specific Issues**

The proposed development addresses site specific issues. The Elkstone 21 Building foundation drain caused a significant odor problem in the area that was corrected by discharging groundwater beneath the surface of Elk Lake. The proposed development will design its building drain system to ensure that the past smell issue is not repeated for the new building.

The proposed development is also providing an emergency firetruck turnaround that serves the entire Elkstone development. This fire truck turnaround will also provide a vehicular turnaround at the end of Elkstone Place.

**Consistency with Public Health, Safety and Welfare**

The proposed rezoning is consistent with the public health, safety and welfare. The proposed development is designed in accordance with the dimensional limitations of the underlying Multi-family Zone District. The dimensional limitations of the CDC were created to ensure appropriate and compatible development as envisioned by the Plan, the Multi-family Zone District and the CDC. Adequate infrastructure and services are available to the Expansion Area as outlined in this narrative.

**Rezoning Justification**

The proposed rezoning is justified by the Plan with multi-family condominium development envisioned in the Expansion Area. The Town’s rezoning and density transfer policies also recognize the ability to transfer density or convert density on a development site.

**Public Facilities and Services**

The Telluride Fire Protection District will provide fire protection and emergency response services. The Mountain Village Police Department will provide police services. Water and sewer are available from the Town of Mountain Village. Gas and electric services will be provided by Black Hills Energy and SMPA, respectively. The roads within the Elkstone development are privately maintained, including snow plowing and snow removal as needed. Pedestrian access to the gondola is provided by Elkstone Place and a sidewalk system starting at Mountain Village Blvd.

**Project Circulation, Parking, Trash and Deliveries**

The proposed development will be accessed by Elkstone Place from Mountain Village Blvd. An emergency and vehicular turnaround for Elkstone Place will be provided as a part of the project and benefit the entire Elkstone community. Parking will be provided in an underground parking garage accessed off the end of Elkstone Place. A trash and recycling room is designed into the building that is accessed from the emergency turnaround. A loading/unloading parking area is provided to the east of the transformer next to Elkstone 21.

**Compliance with Other Town Regulations**

The proposed development will comply with the requirements of the CDC and any applicable requirements of the Municipal Code.
DENSITY TRANSFER

The proposed development complies with the CDC density transfer policies. The Owner has identified a few options to acquire two (2) condominium units of density from the Density Bank, and intends to enter into a contract to purchase the density prior to the Town Council public hearing on the rezoning. We are requesting that the Town condition any rezoning approval upon the Owner providing proof that two (2) condominium units of density have been transferred to the site from the Density Bank prior to recording the approving ordinance.

The proposal is in compliance with the Density Transfer Process and outlined in CDC Section 17.4.10. The density transfer will meet the density transfer and density bank policies, with condominium units in the Density Bank proposed to be transferred to the site.

DESIGN REVIEW PROCESS - INITIAL REVIEW

The Owner is seeking the approval of a concurrent Design Review Process application. This section documents how the project complies with key design review requirements of the CDC.

Northern Setback

There is no general easement along the northern property line. CDC Section 17.3.14(B) states:

“For lots outside the Village Center Zone District where a general easement does not exist and lots where the general easement has been vacated, the review authority may require the establishment of a building setback as determined by the DRB at the time of review of a development application.”

We are proposing a minimal setback of approximately one (1) foot on the northern property line for several reasons. The main reason for the proposed setback is to reduce impacts to steep slopes on the site since pushing the building back would cause more site impacts in an area that has already seen some past soil movement prior to the temporary stabilization. We are also attempting to mitigate visual impacts for the home on Lot 235B. A reduced setback is also justified based on the proximity to the Elk Lake open space and the forested buffer along the pond. The Elkstone development also contains relatively small six (6) foot setbacks to this same property line.

Design Variation

The project architect is proposing to use acrylic coated Galvalume metal shingles for the roofing material as shown on Sheets A2.01 through A2.03. The Galvalume metal shingles are proposed on the northern and southern gables while standing seam metal roofing is proposed on the eastern and western gables with the exception of a few roof small shed forms on the east elevation. The Galvalume roofing represents 48% of the overall roofing materials. Galvalume is a zinc/aluminum coated steel roofing product that is electronically etched into the steel similar to a galvanizing process.

Galvalume metal shingles are not a specifically identified roofing material in CDC Section 17.5.6(C)(3) and therefore may require approval pursuant to the Design Variation Process. Galvalume is a zinc coated product and zinc roofing is a permitted roofing material. CDC Section 17.4.11(E)(5)(a) states that the DRB may approve a Design Variation Process request if the following criteria are met, with our comments shown in italics:

i. The design variation is compatible with the design context of the surrounding area. We believe the proposed roofing is compatible with the design context of the surrounding area. We are proposing a metal shingle that is comparable to smaller shake shingles found on the older Elkstone buildings that is also
compatible with roofing on the Elkstone Building and surrounding developments. We believe the metal shingle looks much better than synthetic wood shingles and provides a nice change to break up the rusted and rustic patina of the area.

ii. The design variation is consistent with the town design theme. The proposed roofing material is consistent with the Mountain Village Design Theme. The proposed material has been shown to hold up well over time in high alpine conditions. The roofing material has gray color with texturing and shadows that will provide relief. The roofing material will allow roof materials to evolve in the town while still providing the desired high alpine feel and design. The proposed color will better blend into the forested backdrop of the town than will rusted metal.

iii. The strict application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project. Strict application of the CDC limitations would prevent the use of Galvalume metal shingles. The project architect designed the roof to be an important element of the overall design, with metal shingles replicating smaller cedar shake shingles and a more contemporary appearance, and standing seam metal roofing predominating the overall roof design.

iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives. The design variation is the minimum needed to allow for the use of Galvalume roofing shingles.

v. The design variation is consistent with purpose and intent of the Design Regulations. The design variation is consistent with the purposes of the Design Regulations because it will promote good civic design and development and create and preserve an attractive and functional community.

vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood. We believe the design variation will have a positive impact on the surrounding neighborhood through introduction of a unique material and roof design that complements neighboring architecture.

vii. The proposed design variation meets all applicable Town regulations and standards. The proposed variation meets the requirements of the CDC, including but not limited to the Building Regulations.

viii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future while respecting the design context of the neighborhood surrounding a site. Galvalume roofing was selected because it recalls cedar shake shingles that are no longer allowed and interprets it to our modern time with a classic roof pattern that is similar in appearance to cedar shingles. The overall roof design will achieve optical relief through the use of standing seam zinc metal roofing on the eastern and western facades and Galvalume roofing on the northern and southern facades.

Steep Slopes

The Property contains steep slopes that are 30% or greater. Section 17.6.1(C)(2)(a) of the Community Development Code CDC states that:

“Building and development shall be located off slopes that are thirty percent (30%) or greater to the extent practical.

i. In evaluating practicable alternatives, the Town recognizes that is may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations.”

It is not practicable to avoid all steep slope areas because the Expansion Area contains large areas of slopes that are 30% or greater, when the flat bench in the Expansion Area was graded out of the hillside. The current permitted uses and density were placed on Lot 600A with knowledge of the steep slopes. The impact to
steep slopes is unchanged from current zoning because the Owner intends to build the same building footprint for a four-unit condominium or twelve-unit lodge project if the Town does not approve the rezoning request for six (6) units.

CDC Section 17.6.1(C)(2)(c) states the review authority will only allow for steep slope disturbance if the following criteria are met, with our comments shown in italics:

i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan. The proposed steep slope disturbance is envisioned by the Plan. The Future Land Use Map envisions the Expansion Area for Multi-family development.

ii. The proposed disturbance is minimized to the extent practical. A large cut across the Expansion Area was made during the development of Elkstone 21 to create a flat bench for staging construction materials and equipment. Thus, significant site disturbance to the steep slopes has occurred. The proposed building in the Expansion Area will provide a permanent slope stabilization measure. Soil disturbance in undisturbed areas will be minimized to the extent practical.

iii. A Colorado professional engineer or geologist has provided:
   (a) A soils report or, for a subdivision, a geologic report; or
   (b) An engineered civil plan for the lot, including grading and drainage plans.

And the proposal provides mitigation for the steep slope development in accordance with the engineered plans. A Colorado PE has designed the proposed grading plans. A Colorado PE will design the uphill retaining wall based on a site-specific soil analysis and the temporary stabilization plan prior to submitting for a building permit for development.

General Easement

We are also requesting the use of the southern general easement for soil nailing that will be a minimum of approximately 15 feet below grade. Soil nailing is not a permitted use in the general easement. CDC Section 17.3.14(F) states, with our comments shown in italics:

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

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot. There is no practicable engineering alternative for soil nailing that avoids the general easement. The soil nailing is approximately 15 feet below grade and will not impact the ability of the Town to use the general easement for utilities or allowed surface uses.

2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams. The soil nailing is needed to stabilize the uphill slopes and construct a retaining wall to allow for development. The soil nailing is needed even if the Owner builds four condominium units so adding two condominium units does not increase the need for soil nailing in the general easement.

3. No unreasonable negative impacts result to the surrounding properties. The soil nailing is below grade and will therefore cause no adverse impacts to surrounding development.

4. The general easement setback or other setback will be revegetated and landscaped in a natural state. The surface of the general easement will not be impacted.
5. The Public Works Department has approved the permanent above-grade and below-grade improvements. *We will be reaching out to the Public Works Director in the coming weeks to discuss the proposed soil nailing.*

6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town. *The Owner will enter into an encroachment agreement with the Town; however, a revocable agreement would be impractical due to the need to permanently stabilize the slopes in the Expansion Area.*

7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts. *The below-grade soil nailing does not require mitigation.*

**Exterior Material, Roof Design and Retaining Wall Design**

The Elkstone Lakeside Condominium development is designed with the following exterior materials:

<table>
<thead>
<tr>
<th>Exterior Material</th>
<th>Area</th>
<th>Percent of Total Facade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telluride Gold Stone</td>
<td>5,947 sq. ft.</td>
<td>36%</td>
</tr>
<tr>
<td>8” Horizontal Wood Cedar Siding/Fascia</td>
<td>3,785 sq. ft.</td>
<td>23%</td>
</tr>
<tr>
<td>Metal Zinc Panels</td>
<td>648 sq. ft.</td>
<td>4%</td>
</tr>
<tr>
<td>Corrugated Metal Siding</td>
<td>766 sq. ft.</td>
<td>5%</td>
</tr>
<tr>
<td>Steel Beam/Mech Grate</td>
<td>759 sq. ft.</td>
<td>5%</td>
</tr>
<tr>
<td>Glazing</td>
<td>4,456 sq. ft.</td>
<td>27%</td>
</tr>
<tr>
<td>Total Material</td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

Roofing is proposed to be a combination of red zinc standing seam and Galvalume metal shingles as shown on the elevations. All above grade exterior retaining walls are proposed to be faced with Telluride Gold Stone.

The proposed roof design provides “...a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets...” as required by the Design Regulations.

**Wetlands**

Grading for the development is proposed 25 feet from the Elk Lake Wetlands. The development therefore is not subject to the CDC Wetland Regulations. Final plans will include a robust water quality protection plan.

**Driveway Access Retaining Walls**

CDC Section 17.6.6(B)(7)(a)-(b), Driveway Standards states:

a. The maximum retaining wall height shall be five feet (5’), with a minimum “step” in between walls of four feet (4’) to allow for landscaping to soften the walls.

b. Retaining walls shall be setback from driveways at least five (5) feet, where practicable, to allow proper room for drainage, snow plowing and snow storage.

The driveway access emergency turnaround has been designed with a maximum five (5) foot tall wall as shown on the site plan.
TOWN OF MOUNTAIN VILLAGE
ELKSTONE 21
SAN MIGUEL COUNTY, COLORADO

General Notes:

All materials and workmanship shall be in accordance with the Project Manual and the Town of Mountain Village Ordinance 2013-8. The requirements in the construction specifications or design standards conflict the more stringent requirement shall apply.

The contractor is responsible for obtaining all required permits prior to the commencement of any work on the project. The San Miguel County Special Construction Permit is required for all work in the public right-of-way.

The contractor shall be responsible for notifying the Town of any problems in conforming to the approved plan for any element of the proposed improvements prior to the construction.

The engineer shall be responsible during construction activities to resolve construction problems due to changed conditions or design errors encountered by the contractor during construction. The engineer shall check the plans and specifications and shall authorize the contractor to proceed. In the event that the plans and specifications require any revisions, the approval of the Town of Mountain Village shall be obtained in writing. Any revisions to the construction plans shall be approved in writing. Utility locations shown in the plans are for guidance purposes only. The contractor shall coordinate with the Town of Mountain Village prior to final acceptance of work.

The contractor shall provide a copy of "AS BUILT" plans to the Town of Mountain Village prior to final acceptance of work.

The site will be surveyed to the Public Works Director or his representative at least 24 hours prior to the commencement of construction.

The contractor shall review all Survey Monument disturbed during construction within 60 days of project completion.

The contractor shall be fully and completely responsible for conditions at and adjacent to the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuous and not be limited to normal working hours.

The duty of the Town to conduct construction review of the contractor's performance is not intended to include review of the adequacy of the contractor's safety measures to, on, or near the construction site.

Field conditions may vary that require changes to the drawings. If such conditions are encountered, standard engineering practices shall be followed.

Topographic and Boundary Survey Data for this project provided by Foley Associates, Inc.

Sheet List Table

<table>
<thead>
<tr>
<th>Sheet Title</th>
<th>Sheet Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>COVER SHEET</td>
<td>C 001</td>
</tr>
<tr>
<td>SITE PLAN</td>
<td>C 100</td>
</tr>
<tr>
<td>UTILITY PLAN</td>
<td>C 101</td>
</tr>
<tr>
<td>GRADING PLAN</td>
<td>C 102</td>
</tr>
<tr>
<td>FIRE TRUCK ACCESS</td>
<td>EX-1</td>
</tr>
</tbody>
</table>

Schematic

Town of Mountain Village Approval

"All work shall be constructed in Town of Mountain Village Standards. This Plan shall be held strictly and found to be in general compliance with these standards. The plans, specifications, and documents of this project are the responsibility of the professional engineer whose stamp and signature appear herein."

DATE: ____________________

PUBLIC WORKS DIRECTOR

Utility Notes:

In his possession at all times one (1) signed copy of plans and specifications which have been approved by the Town of Mountain Village's Public Works Department.

The contractor shall inform the Town's representative 24 hours in advance when trench will be ready for inspection. The Town of Mountain Village shall provide a geotechnical testing laboratory to perform all required tests at the Town's expense. The Contractor shall be responsible for and shall pay all costs in conjunction with testing for work or materials found defective or unsatisfactory and all costs by time charges from the tester due to the contractor's failure to give, pay, or fill on schedule for any reason except by action of the Owner's Representative.

The contractor shall conduct trenches by open cut, and conform to sheeting, shoring, and bracing requirements of regulatory agency or couping authority.

The contractor shall stockpile suitable material for backfilling a minimum of 6 feet away from trench banks. Remove and waste excavated material not suitable or not required for backfilling.

The contractor shall provide and maintain dewatering equipment, as necessary, to ensure that all work be performed under desirable conditions.

The contractor shall conduct trenches to provide adequate working space and pipe clearance for proper installation and testing. Stanch width at the top of the pipe shall not exceed 18 inches plus pipe width.

All pipelines and appurtenances shall be installed with a minimum of 6 feet of cover from final grade to top of pipe.

Date of Submittal: 02/14/2019
TOWN OF MOUNTAIN VILLAGE
ELKSTONE 21
GRADING PLAN

EXISTING STORM DRAIN TO POND
EXISTING RETAINING WALL TO REMAIN
SCUPPERS IN WALL TO DRAIN PATIO AREA (TYP)
PROPERTY LINE
EXISTING TREE VARIOUS SIZES (TYP)
EXISTING STORM DRAIN TO POND

APPROX. EXISTING STORM DRAIN
CURB INLET
EDGE OF PAVEMENT

SCHEMATIC
20 10 5 0 10

REVISIONS:
Russell Planning & Engineering, Inc.
Drawn:
Drafted:
Checked:
Date of Submittal

CALL 811 TWO WORKING DAYS BEFORE YOU DIG

Plotted: 2/14/2019 10:15 AM  Plot Style: HALF.STB  Plotted By: MARISA ORTIZ

MO
MO
TM
TM

File Name: R:\Current Projects\Land Projects 3\Elkstone 21\ACAD\Level 3 Production Dwgs\GRADING PLAN Plotted: 2/14/2019 10:15 AM  Plot Style: HALF.STB  Plotted By: MARISA ORTIZ

4 OF 4
NOTE: FIRE TRUCK MAY UTILIZE THE TURNAROUND EAST OF THE SITE.
PROJECT SUMMARY
Lot Size = 0.51 Acres (22,265 sf)
Current Zoning = Multi Family
Required Parking Spaces = 9
Proposed Parking Spots = 8 Standard and 1 Accessible
Maximum Lot Coverage = 65% (14,472 sf)
Proposed Lot Coverage = 52% (11,527 sf)

SYMBOL LEGEND

LARGE EVERGREEN TREE
MEDIUM EVERGREEN TREE
DECIDUOUS TREE
ORNAMENTAL TREE
LARGE SHRUB
MEDIUM SHRUB
LOW SHRUB
SMALL SHRUB
ORNAMENTAL SHRUB
CLIMBING VINE
PERENNIALS
EXISTING TREE DEMO
EXISTING TREE TO REMOVAL
BOLLARD LIGHT
LIGHT OF SIGN

SITE PLAN
SCALE: 1" = 10'-0"
## Maximum Average Roof Height Calculations

<table>
<thead>
<tr>
<th>Roof Point #</th>
<th>Roof Elevation</th>
<th>Natural Grade Elevation Below Roof Point</th>
<th>Roof Height (feet) Above Natural Grade</th>
<th>Proposed Grade Elevation Below</th>
<th>Calculated Roof Height (feet) Above Proposed Grade</th>
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**Average Height (Max. 45’):** 39.70

*Over Regional Natural Grade*