

NARRATIVE
SKETCH SPUD REVIEW
LOTS 161CR, 67, 69R-2, 71R and OS-3Y

DESIGN REVIEW BOARD

APPLICANT: MERRIMAC FORT PARTNERS, LLC

SUBJECT PROPERTY: LOT 161C-R

LOTS 67, 69R-2, 71R, OS-3Y

CURRENT ZONE DISTRICT: VILLAGE CENTER

CURRENT OPEN SPACE CLASSIFICATION: VILLAGE CENTER OPEN SPACE

CURRENT OWNERSHIP: LOT 161C-R: CO LOT 161C-R MOUNTAIN VILLAGE, LLC

LOTS 67, 69R-2, 71R, OS-3Y: TSG SKI & GOLF COMPANY, LLC

AGENCY AUTHORIZATION:

CO LOT 161C-R MOUNTAIN VILLAGE, LLC AGENCY AUTHORIZATION CONTAINED IN APPLICATION FORM

TSG SKI & GOLF COMPANY, LLC AGENCY AUTHORIZATION CONTAINED IN APPLICATION FORM

TITLE COMMITMENTS:

LOT 161C-R ATTACHED HERETO AS ***EXHIBIT A***

LOTS 67, 69R-2, 71R and OS-3Y ATTACHED HERETO AS ***EXHIBIT B***

SUMMARY OF PROJECT AND DEVELOPMENT TEAM

CHANGES FOR SKETCH SUBMITTAL:

Eliminated one floor from the South Private Residences building, reducing it to 5 stories on the upslope side and 6 stories on the downslope side. While this isn't the tallest building on the site from a height perspective, we felt given its proximity to the slope and neighbor on Lot 97, reducing this building had more visual impact than reducing the north residence. It is important to keep in mind that while the significant elevation changes in the site result in a higher number of stories on the downslope side, the space is extremely limited due to the back of the building being buried by the mountain.

Eliminated one floor from the north side of the hotel building along the pond. This had a visual impact which allows the building to rise up the natural grade of the site. This reduced the building to 3-4 stories on the uphill side and 6-7 stories on the downhill side reducing verticality and improving the pedestrian experience in the pond plaza area. Much of the downhill side is 5-6 stories along the pond, and only increases at the southern half of the building where La Chamonix and Heritage Crossing act as obstructions for our views while also blocking the view of the downslope side from Heritage Plaza.

Reconfigured top levels of southern hotel building, limiting building to 4-5 stories on the upslope side and 7 stories on the downslope side, matching the Madeline's and Lumiere's levels.

Expanded stone grounded base language by creating vertical stone breaks in the building, which reduced the horizontal runs on the hotel building.

Broke down the massing in the hotel building to create three equivalent massings which provide modulation to the façade.

SITE ANALYSIS

The site is unique in that it is specifically called out in the Comp Plan for a luxury, high-end flagship hotel and residences project, intended to be the signature project for Mountain Village. The site does not sit directly in the core, but rather just outside of the core adjacent to Mountain Village Blvd, the gondola plaza, and the Gorrano Creek corridor. While many of the other parcels within the core and adjacent to existing plazas are designed to built out to the lot line and have minimal grade changes, both Lot 161-CR and the Pond Lots have significant slope changes and are encouraged in the comp plan to create significant open spaces, pedestrian paths and separation from surrounding properties, which create both challenges and opportunities from a design and massing perspective. These open areas allows for significant landscaping buffers, improved view corridors, and more public activation and circulation which have all been included into the site plan, but also reduce the available building footprint hence the additional height permitted in the comp plan. The below chart demonstrates that the number of floors in the applicant's project is consistent with comparable projects in the village core.

Mountain Village Core Comparison by Numer of Stories:

Mountain Village Core Project Levels Comparison in Stories			
	<u>Project</u>	<u>Upslope</u>	<u>Downslope</u>
Proposed Project	Hotel North	4	6-7
	Hotel South	4-5	7
	Resident building North	7	8
	Resident Building South	5	6
Comparable Core Projects	The Peaks Resort & Spa	6	10
	Madeline Hotel	7	7
	Lumier Hotel	5	7
	Inn at Lost Creek	5	6

The site's unique nature is one of the reasons why it is called out in the comprehensive plan with a requirement for coordinated development through a PUD to develop a flagship hotel that will serve as an economic engine for the town and as the site with the highest recommended height limits in the Comp Plan. It is important to note that while the maximum height of 95' occurs in one area of our North Private Residence Building, the vast majority of the site is well below the maximum heights established under the Comprehensive Plan.. Furthermore, the Comprehensive Plan requires much in terms of public benefits and development mandates for this site, including:

- Significantly enhanced riparian corridor with improvements to the wetlands and pond, including bridges and open drainage swales.
- Keep plaza for the project on Parcel F at the same level as the Gondola Plaza.
- Develop an underground garage structure.
- Provide 36 parking spaces for the Ridge residents.
- Provide a significant viewshed for Lot 97 across Parcel F-1
- Increased landscaping and open spaces associated with the enhanced riparian corridor.

There are many requirements to be satisfied while creating a flagship project that will attract a five-star luxury brand. The flagship operator carries with it many of its own construction and design requirements that must be satisfied in order for the brand to accept the project, including significant amenities, lush landscaped areas, increased ceiling heights, larger hotel room sizes with premium views) and these may require certain design criteria that can't be modified in order to satisfy the brand. As such, it is a very challenging balancing act to successfully develop these sites, however our respective teams have vast experience and a proven track record in achieving these goals. Nevertheless, the site is an amazing opportunity to create an iconic piece of architecture that will welcome guests and residents alike as they exit the Gondola into Mountain Village.

DEVELOPER BACKGROUND

Merrimac Fort Partners, LLC (MFP) is currently under contract to purchase lot 161C-R from CO Lot 161CR Mountain Village, LLC and Lots 67, 69R-2, 71R and OS-3Y from TSG Ski & Golf Company, LLC. MFP is a joint venture between Merrimac Ventures, led by Managing Partner Dev Motwani, and Fort Partners, led by entrepreneur Nadim Ashi. Merrimac and Fort are partners on the Four Seasons Fort Lauderdale project and both have extensive track records of highly successful real estate and hospitality development, including the Four Seasons Surf Club, to date one of the most successful Four Seasons properties. Fort also owns the Four Seasons Palm Beach, the Four Seasons Brickell and is working on other Four Seasons projects internationally. Nadim, an accomplished skier, has been traveling to Telluride annually for the past 30 years with his family. Merrimac Ventures is an extremely active real estate development company, specializing in prime resort, mixed use and multi-family development. Merrimac is currently involved in over \$3 billion in real estate development projects, including the 27-acre Miami World Center, one of the largest urban core developments in the United States.

ARCHITECTS

Olson Kundig: Design Architect

Philosophy & Principles

Since the firm's founding more than five decades ago, Olson Kundig has created a body of work that unites culture, nature, art and architecture. We create deliberate and evocative buildings that serve as bridges between people and their environments. We believe the design of great places begins by asking the right questions about a project's context and seeking a balance between the rational and the poetic. Olson Kundig is currently engaged as the architect of record on several projects in Telluride and Mountain Village.

Our ability to create appropriate and high-performance designs in varied cultures and climates across the globe stems from our contextual approach. We believe that all designs should be informed from the very start by research about a site's history, culture, climate and other environmental factors. Through this contextual research, buildings can be integrated thoughtfully with their surroundings, whether urban or rural. In our work, exterior and interior architecture work together cohesively, harmonizing with and taking inspiration from natural features of the site, as well as built and cultural histories.

For us, connecting to place often means collaborating with local craftspeople and artists. These partners help tell the story of the surrounding personal and cultural contexts of our buildings. We frequently work with local fabricators to develop specific building elements, and merge art and architecture to create a seamless spatial experience. The resulting designs possess a quiet, dramatic elegance that is born of collaboration and that inspires with its authenticity.

Mountain Architecture

Olson Kundig has decades of experience designing projects in extreme climates around the world. Our roots in mountain architecture trace to Tom's youth skiing and climbing, then to his formal architectural training and practice in Alaska and Switzerland. We have a deep appreciation for the mountains and that appreciation manifests in how we design, creating spaces that allow you to seek refuge from the cold, connect to the landscape around you and gain prospect views.

Our architecture seeks to highlight the unique qualities of each place. With a long history of working in Telluride we are familiar with its unique Western aesthetic and deeply rooted local community. We understand the opportunities and challenges of designing in Telluride, both from a community and technical standpoint, and will bring a new perspective to redefine and expand on the architecture of the Mountain Village Core.

OZ Architecture: Architect of Record

At OZ Architecture, we create the spaces and places where life happens. With roots from 1964, we value a pioneering spirit of innovation, an attitude of openness, collaboration and community stewardship. Across geographies, disciplines and project types, we design environments that endure time and precede trends. Places that push the boundaries to enhance the human experience and shape the built environment for the better. OZ architecture and its Principal Rob Rydel has a long history of partnership with the Town of Mountain Village and has acted as an advisor to the town for over a decade.

PROJECT VISION

MFP is submitting this Sketch SPUD Application for consideration to construct a five-star luxury branded resort and residences, with associated amenities, attracting an upscale, family-oriented clientele, while providing additional services and amenities to the community. The project will consist of at least 50 traditional hotel rooms, branded Hotel Residences and Private Residences, a luxurious spa and fitness center, meeting facilities, après ski lounge and restaurants. Furthermore, the Project will contain a wetlands riparian corridor walking trail, connecting the Gondola Plaza to the Village Pond Plazas, a publicly accessible plaza adjacent to and level with the Gondola Plaza and an additional stairwell connection from the Project to Gondola Plaza, a bridge and connection from the wetlands walking trail to Le Chamonix, a walking trail that connects Mountain Village Blvd to the enhanced riparian corridor and the pond and a public service parking space for deliveries to our neighbors. Rather than maximizing site coverage and density and overwhelming the site, the buildings have been carefully located to

respect neighboring properties, create open space, view corridors and public areas. The intent is for the buildings to blend into the hillside more naturally. A five-star luxury hotel/resort brand or “flag” will operate and manage the resort and residences in accordance with the goals of the Town’s Comprehensive Plan.

HOTEL AND HOTEL RESIDENCES

The Hotel and Hotel Residences are located adjacent to the Village Pond and behind the Le Chamonix and Heritage Crossing complexes. The Hotel and Hotel Residences consist of a lower, horizontal portion with the façade broken up into two sections: (i) the base and (ii) the upper portion that is further subdivided in plan at the shift in building North and South. The top Hotel Residence penthouses will be set back to minimize their visual impact from the pedestrian level.

Grounded Base:

The building’s lower level has evolved to incorporate a substantially grounded base on the first floor and at finished grade that will comprise 35% of the exterior material. This base would not only be brought up into the upper stories as a vertical element, but also reach out into the landscape to create outdoor seating areas, site walls, and terraces to firmly root the building into the steeply sloping site. It would also create the publicly accessible stairs to the north and south of the site. Windows and doors are recessed back from the face of the base to convey a heavy, thick massing.

Vertical Wood Elements:

All exterior wood will be natural, thermally treated, wood that will both age and silver gracefully and naturally and provide a durable finish that will not deteriorate. New enhanced wood products will be utilized to ensure a long-lasting, high-quality wood façade that will harken back to the vertically oriented wood vernacular structures of the mountain west.

Articulated Entries

To further articulate the heavy, thick massing of the Grounded Base, building entries and key spaces are further recessed into the stone to differentiate key access points to publicly accessible areas. These areas will be rich in craft and artisanal details. Railings and door hardware will be thoughtfully considered and warm and inviting. Lighting will be soft and minimally highlight these areas to signify entry. Doors will be hand crafted and carefully considered with rich warm materials such as bronze and natural wood. A hierarchy of entry levels will differentiate between main lobby entry points and smaller retail and hotel guest access points to create a natural wayfinding that is intuitive and accessible. Accessible routes to from and through the building will be given equal importance to ensure a similar experience for all guests of all abilities.

Articulated Roof Forms

The roof forms have been adjusted with two main goals, while striving to maintain a refined mountain architectural aesthetic. The first goal is to create a composition of multiple forms that emphasize sloped

planes that vertically offset to create a varied and interesting silhouette. The massing of the roof has been broken down into a residential scale with multiple roof lines or varying height. This has been further accentuated from the previous submittal to lower the hotel massing at the north end adjacent to the Westemere one floor and by reducing the South Residential Building by one floor. This articulation provides visual interest as the roof is viewed from any direction and creates an overall massing that steps up with the hillside.

The second goal is that the roof will strive to handle all snow internally. By sloping the roof back towards the building and onto flat sections of roof, the building holds onto the snow and will ensure that all entries, walkways and pedestrian areas shall be protected from ice/snow shedding.

The material of the roof is intended to be a *non-reflective* metal, with a goal of matching similar tones of the surroundings both the natural environment and neighborhood context.

The base will hold all public facing functions of restaurants, meeting rooms and the spa, and will provide much needed energy and activity to the Village Pond and associated plazas. Additionally, we have created retail locations and have activated the riparian corridor with active commercial uses. We have likewise created a public plaza at the north end of the building which ties to the retail and provides a public restroom.

The upper section, which will hold the Hotel and Hotel Residences, will be comprised of a frame that will be made of a more refined material that will be lighter in color and echoes the neighboring building's stucco facades. Screens and balconies will be incorporated into this piece to provide a layered and varied interplay of light and shadow both at night and day.

PRIVATE RESIDENCES

Further up the site, the Private Residences are broken up into two buildings to create separation which will minimize the height on the upslope side and improve view corridors of the surrounding area. Much like the Hotel and Hotel Residences, the façade is broken up into two sections, the base and the upper section with the penthouses set back to minimize visual impact from the ground. The base will be the same material as the Hotel and Hotel Residences, creating a consistent material language that stitches the site and Project together. Similarly, the base will hold all public facing functions of lobby and amenity spaces.

LOBBY

Connecting the two separate program elements will be a single-story Lobby which will serve as a grand arrival point and provide circulation and connection among the Project components. The Lobby will be the jewel box of the Project and will have a distinct architectural expression providing a unique sense of arrival. It will provide the port cochere for the Project and connect out into the auto-court on one side, while providing a dramatic backdrop and view towards the ski slopes as guests arrive above the building. The lobby will be composed largely of stone base with a gabled roof, tipping its hat to the architectural precedents of our neighbors.

LANDSCAPE:

This submission includes 4 conceptual design plans prepared for the landscape architecture-related aspects - site materials, snow management, landscaping, and site lighting.

The final landscape plans intend to comply to the greatest extent possible with the following Code Chapters, at a minimum:

- Chapter 17.5.9 “Landscaping Regulations” for landscaping and irrigation design
- Chapter 17.5.12 “Lighting Regulations” for site lighting design
- Chapter 17.5.13 for “Sign Regulations” for site project identification signage and site wayfinding design
- Chapter 17.5.15 for “Commercial, Ground Level and Plaza Area Design Regulations” for site plaza and patio design
- Chapter 17.6.1 “Environmental Regulations” for fire mitigation and tree preservation/mitigation requirements

The landscape character is intended to blend naturally to the adjacent surroundings using native plant and regional materials and naturally adapted manmade features (e.g., rock outcroppings). Public and private site design will incorporate outdoor living spaces for gathering, socializing, dining, and private retreat that will incorporate space defining elements such as walls, fencing and gates, railings, and planting beds. Preliminary character images of a few hardscape and softscape elements are provided with the plans to convey initial intent however these will be refined through the upcoming processes to ensure alignment with the finishes and textures of the proposed architecture. (Refer to Sheets L1.01 and L1.03 and Sheets L1.05, L1.06 and L1.07)

Arrival to the development will be via three access points – vehicular arrival off Mountain Village Boulevard into an auto court with valet and self-parking into a below-grade garage, and pedestrian-oriented either via the existing Gondola Plaza or pathway connections through the Village Center by the Village Pond or between Le Chamonix and The Residences at Heritage Crossing. Proposed pathways will promote accessibility to greatest extent possible but may also incorporate overlooks, stairs, and ramps with indoor elevators incorporated at each of the Lobbies to further assist with vertical circulation. A snow management plan has been included to define the extents of the proposed snowmelting and manual snow removal areas, including any designated snow storage areas. Due the luxury nature of the development and the proximity to Center Village it is currently anticipated that most of the circulation and gathering areas will be snowmelted. (Refer to Sheet L1.02)

Site lighting design will be provided for the safety and security of the residents, guests, and visitors/patrons. Site lighting will be located at building ingress/egress doors, pedestrian walkways, ramps and stairs, plaza and public areas, signs, address identification or monuments, driveway auto court, and any exterior spas and water features as allowed per Code. Any site lighting associated with exterior amenity areas/outdoor living spaces that falls outside Code allowances will request a design variation. The development **will not** propose any architectural lighting nor landscape uplighting and any proposed exterior lighting will be full cut-off (Dark Sky), high-efficiency, and color temperature-, height-, and illumination level- compliant. Any exterior lighting adjacent to property boundaries or sensitive areas (e.g., wetlands) will comply with the CDC Lighting Design Regulations to avoid glare and light spill over/trespass. (Refer to Sheet L1.04)

Finally, the proposed architecture and amenity spaces have been developed to step with the existing site topography and promote a landscape that blends with the adjacent properties (e.g., more urban interface with Center Village elements vs natural interface with upslope neighbors). The landscape intent is to preserve as much of the upslope vegetation as the development will allow and mitigate any disturbed portions with a revegetation approach that attempts to “restore the forest” through the central amenity zone and along Mountain Boulevard. The proposed revegetation will acknowledge and comply with the Fire Mitigation Regulations to the greatest extent possible.

The Gorrone Creek riparian corridor along the west side of the development contains an existing ditch wetland that has been delineated by Chris Hazen at The Terra Firm, Inc. We have retained Chris to assist our Team with understanding the existing conditions and preparing design recommendations for this corridor. At this time and in order to make informed design decisions for the Gorrone Creek riparian corridor, pond areas and related public access adjacent to the development parcels, Chris will complete a detailed analysis of the upslope/upstream source water regime through May of 2022. The collected source water information will include surface water routing (stream and ditch features), flow volume estimates, water quality characterization and water management opportunities. With a more complete set of background data, the Team will be able to assess the range of wetland/pond enhancement opportunities given the realities of the existing water flow regime in Gorrone Creek. Additional information will be collected regarding the subject reach of Gorrone Creek and the presence or absence of a liner under the creek bottom as this remains unknown and directly influences the decision process for the landscape design.

Functionally, the Team is committed to maintaining the jurisdictional wetland areas (live water and adjacent wetland plant communities) and preserving the values the Gorrone Creek corridor provides to the Mountain Village core. We understand the current condition of the channel to be an afterthought presently and believe that we will be able to enhance the wetland area while integrating the required public access corridor adjacent to the wetland resource. Enhancements can include (but not be limited to) the diversification of the wetland plant community through the corridor and around the pond, eliminating the ad-hoc public access corridors and replacing them with maintained pathways, and increasing channel roughness to generate more dissolved oxygen in the streamflow.

INTEGRATED PARCEL FOR THE PROJECT.

In order to develop the Project and provide a high-quality luxury branded resort and experience, it is necessary to replat Lot 161CR with Lots 67, 69R-2, 71R, OS-3Y into one integrated parcel, Lot 161C-RR, consistent with the Town’s SPUD Regulations and Comprehensive Plan.

This Application includes approximately 0.487 acres of Village Center Open Space (OS-3BR2 and OS-3XRR) owned by the Town of Mountain Village which are incorporated into the replatted development parcel Lot 161C-RR, in order to provide sufficient land area in the vicinity of the wetlands and the Gorrone Creek riparian corridor to achieve the goals and public benefits set forth in the Town’s Comprehensive Plan for Parcel D (Lots 67, 69R-2, 71R, OS-3Y) and Parcel F (Lot 161C-R) to create a public walking trail that emphasizes the natural features of the wetlands, Gorrone Creek and associated riparian corridors connecting the Village Pond and Heritage Plaza. This Village Center Open Space will be used for publicly accessible corridors, plazas and landscaping.

A summary of the current lots, parcels, their acreage, density and zoning is set forth in Table 1.

The Sketch SPUD Plans submitted in this Application provide the internal layout and configuration of the individual units, however, the exact unit counts and internal configurations will continue to be refined as the SPUD Plans progress through the SPUD process. We have included Table 2 as an example of proposed density unit counts and types for the replatted integrated Lot 161C-RR, however, the unit counts and types remain subject to change and further refinement as this SPUD Application moves through the Town process; provided, however, the Applicant shall provide at least 50 “traditional” Hotel Rooms, which will not be individually condominiumized and will remain under common ownership. Additionally, Applicant shall provide at least 35 branded hotel residences (70 lodge units) which shall be restricted to short term occupancy.

Furthermore, it is important to note that the Comprehensive Plan calls for very high densities on these parcels.

- Hotel Keys: 313
- Condos: 41
- Commercial: 11,500 sq ft

The applicant is developing less density in order to minimize the impact of the development on the neighboring community, while still creating the flagship hotel sought by the Comprehensive Plan.

TABLE 1 CURRENT LOTS, PARCELS, ACREAGE AND DENSITY

LOT/PARCEL	ZONING	ACREAGE	CONDOMINIUM UNITS	HOTEL EFFICIENCY UNITS	EMPLOYEE APARTMENT UNITS
161C-R	Village Center	2.84	33	2	
67	Village Center	0.12	14		
69R-2	Village Center	0.23	12		
71R	Village Center	0.17	9		1
OS-3Y	Village Center Open Space	0.587			
OS-3XRR	Village Center Open Space	2.726			
OS-3BR2	Village Center Open Space	1.969			
Total Current Density Units			68 Units	2 Units	1 Unit
Total Current Density Population (211 Persons)			204 Persons (3 persons per unit)	4 Persons (2 persons per unit)	3 Persons (3 persons per unit)

TABLE 2 CONCEPTUAL PROPOSED DENSITY

Project Units	Efficiency Lodge	Lodge Units	Condominiu m Units
50 traditional Hotel Room	50 units		
46 Hotel Residences with lock-off units		92 units	

31 Private Residences			37 units
3,000 Square Feet of Employee Housing			
Density Population (180.25 persons)	25 persons (0.50 persons per unit)	62.25 persons (0.75 persons per unit)	111 persons (3 persons per unit)
50 Efficiency Lodge Units			
83 Lodge Units			
31 Condominium Units			

SPUD APPLICATION COMPONENTS

1. REZONE AND DENSITY TRANSFER. The CDC and the Comp Plan require that parcels included within a SPUD Application be rezoned to the PUD Zone District. A separate Rezone and Density Transfer Application is not required. This Application includes a rezone of the parcels replatted into new Lot 161C-RR (discussed below) from the Village Center Zone District to the PUD Zone District. In addition, this Application proposes to rezone portions of Village Center Open Space to the PUD Zone District and to rezone and transfer both the number and types of density units allocated to the replatted Lot 161C-RR to and from the Town of Mountain Village Density Bank. Table 2 above sets forth conceptual density unit counts and types for the replatted integrated Lot 161C-RR, however, the units counts and types remain subject to change and further refinement as this SPUD Application moves through the Town process; provided, however, the Applicant shall provide at least 50 “traditional” Hotel Rooms. The applicant will provide 3,000 square feet of Employee Housing onsite. The intent is for these to be configured as dormitory units. The one Employee Apartment unit associated with lot 71-R will be converted to dorm and the Town will need to create additional Employee Housing units for the remainder. The configuration of the Employee Units will be determined at Final SPUD. The final density unit counts and types will be achieved by a combination of rezoning of density allocated to the currently platted parcels, transfer of density from the Town’s Density Bank to Lot 161C-RR and transfer of density from the currently platted lots to the Town’s density bank. The density rezone and transfers will be detailed in the Sketch SPUD Application.

2. SUBDIVISION/REPLAT.

A. Replat Lot 161CR, Lot 67, Lot 69R-2 and OS-3Y into one integrated platted lot to be designated as lot 161C-RR.

B. Replat of approximately 0.424 acres of OSP-3XRR and 0.063 acres of OS-3BR, zoned as Village Center Open Space and owned by the Town of Mountain, into proposed replatted Lot 161C-RR in order to provide sufficient area to create a public walking trail connecting Heritage and Village Pond Plazas and enhancement of the Gorrone Creek riparian corridor in accordance with the Comp Plan.

C. Lots 67, 69R-2 and 71 are designated as “Building Footprint Lots” under the CDC. The CDC and Comp Plan recognize the unique classification of Village Center Open Space under the 1999 San Miguel County Settlement Agreement and the 2012 Open Space Agreement between the Town and San Miguel County and does not require “replacement open space” be provided in connection with the rezoning and replatting of Village Center Open Space. CDC Section 17.3.4(H)(6)(a) allows an increase in the area of Building Footprint Lots by 25% as a matter of

right. CDC Section 17.3.4(H)(6)(b) allows an increase in the area of Building Footprint Lots by more than 25% in connection with a PUD application.

D. A Subdivision Application is being submitted in connection with this Sketch PUD Application to be processed concurrently with the SPUD Application.

TOWN OF MOUNTAIN VILLAGE COMPREHENSIVE PLAN

In June 2011, the Town of Mountain Village adopted the “Mountain Village Comprehensive Plan” (“**Comp Plan**”). The Comp Plan is an advisory document that sets forth the *Mountain Village Vision* and a way to achieve the visions through principles, policies and actions. The Comp Plan is “intended to direct – the present and future- physical, social and economic development that occurs within the town and define the public interest and the public policy base for making good decisions.”

In accordance with Colorado law, the Comp Plan is advisory and does not have the force and effect of law. While the Comp Plan itself does not have the force and effect of law, the Comp Plan specifically envisions that the Comp Plan can become part of the Town’s laws by amendments to the Town’s land use regulations. In 2013, the Town adopted the Community Development Code (“**CDC**”), which includes a requirement that certain land use applications must be in “general conformance” with the Comp Plan. As stated in the Comp Plan, when evaluating “general conformance” Town Council and DRB should “evaluate an application against the entirety of the goals, policies and actions contained in the Comp Plan and need not require compliance with every provision contained in the Comp Plan”.

MOUNTAIN VILLAGE CENTER SUBAREA

The parcels included in this SPUD Application are located within the Mountain Village Center Subarea as depicted in the Comp Plan. The Village Center Subarea is intended to be the center of tourist accommodations, activity. The key policies, principles and goals incorporated into the Village Center Subarea are focused primarily on the development of hotbeds, flagship hotels and enhancing pedestrian connections throughout the Village Center. While not defined in the Comp Plan, the CDC defines “Hotbed Development” as development that provides lodging/accommodation type units that are available on a nightly basis for short-term rentals and which may be composed of Lodge Units, Efficiency Lodge Units and Hotel Units.

DEVELOPMENT TABLE

The Comp Plan includes a Development Table (Table 7) that intends to further the goal of providing hotbed development and sets forth various parameters for consideration for designated parcels. Per the Comp Plan, “the Development Table is not intended to set in stone the maximum building height or target density, and the applicant or developer may propose either a different density and/or a different height provided such density and height “fits” on the site per the applicable criteria for decision making for each required development review application.”

In evaluating the Development Table for this SPUD Application, MFP strived to design a project that provides a flagship hotbed development that enhances the economic vibrancy of the Village Center, incorporates the components necessary for a high-quality luxury branded resort, while balancing the physical constraints of the site and respecting and complementing neighboring properties.

The Applicant interprets the target densities for Parcel D and Parcel F in the Development Table as maximum limits. The Applicant has spent a significant amount of time discussing the project layout and unit mix with flagship hotel brands and has proposed a unit mix and project design and layout for this specific property that meets the demanding standards of 5-star luxury hotel brands and meets the primary goal of the Village Center Subarea to provide a flagship hotel/resort. While this Application does not approach the maximum quantity of units envisioned by the Development Table, it does strike a balance between quantity and quality, with quality as the determinative factor in accordance with flagship brand standards. Furthermore, the Applicant has chosen to develop less density on the site in order to reduce the footprint of the site, maximize open space and provide view corridors for its neighbors.

PUBLIC BENEFITS TABLE

The Comp Plan includes a Public Benefits Table (Table 6) that sets forth proposals that emerged from the then sitting Town Council's review of the Comp Plan, but specifically contemplates that future Town Councils may change the proposed public benefits during a specific development review process. The Comp Plan envisions that provisions will be made for the proposed public benefits in connection with a PUD application for a Village Center Subarea Plan parcel listed in the Public Benefits table in connection with the evaluation of the application's "general conformance" with the Comp Plan.

The following table addresses the specific Public Benefits listed in the Comp Plan Public Benefits Table (Table 6) applicable to the parcels included in this SPUD Application (Parcel D and Parcel F) and establishes that the Application is in "general conformance" with the Public Benefits provisions of the Comp Plan. The Comprehensive Plan contemplated that La Chamonix would be redeveloped as part of the SPUD. However, since LaChamonix is already constructed and the Gondola separates Parcel G from the rest of the site, it is not possible to incorporate these parcels into the subject project. However, the developer is providing assistance to both properties as outlined below.

PUBLIC BENEFIT TABLE ITEM #	APPLICANT'S RESPONSE
12. The owner of Parcel F 161-CR in the Mountain Village Center Subarea provides utility, vehicular access, and other needed infrastructure easement through Parcel F 161-CR to Parcel G Gondola Station.	<i>Investigations and studies were conducted which determined that it was not feasible to provide vehicular access to Parcel G through Parcel F. This requirement assumed all parcels would be redeveloped as a single project. Given the Gondola creates a physical barrier to Parcel G, it is not possible to include it as part of the proposed project. The Applicant will provide utility easements for Parcel G.</i>
13. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots and Parcel G Gondola Station to Parcel F Lot 161-CR to facilitate vehicular access at a lower grade, with the goal of keeping the Gondola Plaza at one level grade as it is extended into Parcel F Lot 161-CR.	<i>Parcel D and Parcel F are proposed to be replatted into one integrated parcel, which facilitates vehicular access and continuity of the grade between the Gondola plaza and the project's plaza areas. Furthermore, the project's Après Ski plaza is designed to gradually slope up to create a level and seamless transition onto the Gondola Plaza.</i>
14. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots to Parcel E Le Chamonix to facilitate vehicular access to Parcel E Le Chamonix.	<i>It is necessary to replat Parcel D, Parcel F and adjacent open space into one integrated parcel in order to provide a site that is able to be developed to the standards required by 5-star luxury hotel/resort brands. It would not be feasible to incorporate vehicular access to Le Chamonix from Mountain Village Boulevard. Furthermore, the Applicant has met with representatives from Le Chamonix and has significantly expanded the pedestrian circulation adjacent to Le Chamonix while also incorporating a public service parking space on Mountain Village Blvd adjacent to the public connection to the public pedestrian path to the Pond area to allow Le Chamonix deliveries.</i> •

<p>15. Parcel F Lot 161-CR owner evaluates the technical feasibility of establishing a public loading dock and trash collection facility. If a public loading dock and trash collection facility is feasible, as determined by the town, Parcel F Lot 161-CR owner shall construct such facility and provide necessary delivery/access easements to and from the town's plaza areas.</p>	<p><i>The standards required by 5-star luxury hotel/resort brands would not allow the incorporation of this type of facility into the project as it would negatively impact the standards and quality of experience demanded by luxury brands.</i></p> <p><i>The project includes a trash compactor which provides a benefit to the community by reducing the number of trips through the Village Center to service the project trash removal requirements.</i></p> <p><i>The project incorporates two parking spaces in the underground parking garage which will be conveyed to the Town. The parking spaces will be located near the gondola plaza and will provide parking for Town staff to access and service the gondola terminal. Additionally, the project provides a 600 square foot storage area for the town to store items from Heritage Plaza and is providing public restrooms which will service the northern Pond Plaza.</i></p>
<p>17. Provision of an enhanced riparian area along the west side of Parcel D Pond Lots and Parcel E Le Chamonix, and the east side of Parcel D Pond Lots with additional riparian planting, a footpath, benches and water features, with such stream-lined to the pond to prevent groundwater encroachment in Mountain Village Center. Create more natural creek drainage and a bridge north of Centrum at pond outlet.</p>	<p><i>The project incorporates a public walking trail that extends from Heritage Plaza through the around the eastern face of the Village Pond and a trail connector on the north side of the project which connects the public walking trail to Mountain Village Blvd. The proposed trail and trail improvements, including a bridge, respect and compliment the natural riparian corridor and provide a unique public pedestrian experience within the Village Center. The trail integrates this unique riparian corridor into a unique connection between Heritage and Village Pond plazas. The trail includes a spur that departs the main trail between the Le Chamonix and Heritage buildings providing an additional pedestrian connection to the plaza. The Applicant will evaluate the feasibility of lining Goronno Creek in the Sketch SPUD Review, though early explorations indicate that the Creek is currently lined.</i></p>

SITE SPECIFIC POLICIES.

The Comp Plan provides that development applications that require "general conformance" with the Comp Plan to address site-specific policies for designated parcels. This SPUD Application includes Village Center Subarea Parcel D and Parcel F. The following tables address the site-specific goals for each of Parcel D and Parcel F and establishes that the Application is in "general conformance" with the applicable site-specific policies of the Comp Plan.

PARCEL D (Lots 67, 69R-2, 71R, OS-3Y) SITE SPECIFIC POLICIES

SITE SPECIFIC POLICY

a. Encourage the owner of Parcel D Pond Lots to participate in good faith with the owners of the Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flagship hotel site utilizing the entirety of Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project; (2) development of separate structures on each parcel in line with the development identified for each Parcel as noted in the Development Table, which development pods could be

phased and would be tied together to address necessary and appropriate integrated operation and management requirements, as well as vehicular and pedestrian access, utility extensions, parking, mechanical facilities, loading docks, back of the house space, and similar areas not dedicated to residential or commercial uses and activities (common space). Costs and expenses for designing, constructing and operating common spaces would be fairly allocated between the parcels. The town will cooperate and assist the parcel owners in attempts to create a PUD or development agreement for Parcel D Pond Lots, Parcel E LeChamonix, Parcel F 161-CR and Parcel G Gondola Station that lays the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels consistent with the policies of the Comprehensive Plan, which may involve the use of an independent third-party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station.

RESPONSE: *The Application complies with this policy by proposing to replat Parcel D, Parcel F and adjacent open space into one integrated parcel in order to provide a coordinated development plan that meets the standards required for the development of a 5-star luxury flagship hotel/resort. The Applicant is under contract to purchase both Parcel D and Parcel F which will enable the seamless incorporation of the separate parcels into one integrated development parcel. Furthermore, the Application has met with Le Chamonix and has significantly expanded the pedestrian circulation for Le Chamonix while also incorporating a public service parking space near the project's loading dock to allow Le Chamonix deliveries.*

SITE SPECIFIC POLICY

b. Determine if exchange land should be provided for any town-owned Mountain Village Center open space that is included in a development plan.

RESPONSE: *The Applicant requests the inclusion of approximately 0.487 acres of Village Center Open Space owned by the Town. The boundaries for Parcel D, as depicted on the Village Center Subarea Map in the Comp Plan, specifically includes this open space and is discussed in further detail under Site Specific Policy (C) below. Additionally, the Village Center Open Space will be used for the creation of plazas and landscaping for the public to enjoy.*

SITE SPECIFIC POLICY

c. Only allow for a rezoning of Mountain Village Center open space within Parcel D Pond Lots and conveyance of such open space from the town to the developer of Parcel D Pond Lots if such property provides a coordinated development plan through a PUD or development agreement with Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station.

RESPONSE: *The Applicant is proposing a coordinated development plan that includes the entirety of Parcel D and Parcel F. Parcel D includes Village Center Open Space OS-3Y owned by TSG Ski & Golf, LLC and portions of Village Center Open Space OS-3XX owned by the Town. Village Center Open Space is not included within the acreage requirements for Open Space under the 1999 County Settlement Agreement and accordingly does not require the provision of replacement open space. Incorporation of the designated portions of OS-3XX AND OS-3BR2 owned by the Town will allow the developer to fully integrate the desired public trail connection between Heritage and Village Pond plazas and to enhance the Goronno Creek riparian corridor in accordance with Public Benefit #17 discussed above. Furthermore, the incorporation of the open space allows for the creation of a public plaza on the northwest corner of the project which will connect to the pond plaza and a pedestrian path to Mountain Village Blvd. The project proposes an extensive set of publicly accessible pathways to provide valuable pedestrian circulation corridors. Rezoning of Village Center Open Space is authorized under CDC Section 17.4.3(H).*

SITE SPECIFIC POLICY

d. Determine if the current parking garage entry for Westermere can be legally and structurally used to access the parking for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station; consider positive and negative impacts of such access.

<p>RESPONSE: <i>The Applicant explored this site-specific policy, however, due to the physical constraints of the Westemere parking garage it is not feasible to access the Project through this entry point. Common access would negatively impact the Westemere project and would not provide an arrival point that meets the standards of a 5-star luxury hotel brand.</i></p>
<p>SITE SPECIFIC POLICY</p> <p>c. Determine the best alignment for Gorrone Creek through Parcel D Pond Lots to the pond and design a significantly enhanced landscaped, riparian corridor with a small crushed-gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.</p> <p>RESPONSE: <i>See Public Benefit #17 discussion above. The Applicant will evaluate the proposal to line Gorrone Creek in connection with the Sketch SPUD Application. Early explorations by our Wetlands Expert indicate that Gorrone Creek may currently be lined.</i></p>
<p>SITE SPECIFIC POLICY</p> <p>d. Expand the pond, to the maximum extent possible, to create a recreational and landscaped amenity in Conference Center Plaza and provide a significantly improved amenity. Explore a boardwalk or plaza surface around the pond, the installation of a smalldock, and other pond recreational activities. Line the pond to prevent groundwater intrusion. Design the pond to retain a high-water quality and prevent foul water to the extentpractical.</p> <p>RESPONSE: <i>The developer proposes to work with the Town to improve the Village Pond and associated plazas by contributing design services and financial contributions towards these public improvements.</i></p>
<p>SITE SPECIFIC POLICY</p> <p>e. Create an open drainage swale with a more natural channel from the pond outlet to its current open channel, with a five foot wide pedestrian bridge and an landscape feature that lets the public interact with this creek area.</p> <p>RESPONSE: <i>See Public Benefit #17 discussion above</i></p>
<p>SITE SPECIFIC POLICY</p> <p>f. Explore the creation of a deck area next to the pond for restaurant and entertainment use.</p> <p>RESPONSE: <i>The Project includes active retail space and a public plaza near the Village Pond which will be open to the public and incorporates improvements and landscaping along the eastern edge of the Village Pond. The enhanced riparian corridor has been designed for active pedestrian engagement and experiences, which will provide much needed vibrancy, activity and vitalization of the Village Pond plazas.</i></p>
<p>SITE SPECIFIC POLICY</p> <p>g. Design the building on Parcel D Pond Lots to be integrated into the existing, unfinished wall on Westemere to the extent allowed by town codes and legal agreements.</p> <p>RESPONSE: <i>The landscaping for the Project is intended to provide integration with the Westemere building. Furthermore, the Applicant has created a public pedestrian path between its north face and the Westemere building, allowing for critical pedestrian circulation and connection to Mountain Village Blvd.</i></p>

PARCEL F (Lot 161C-R) SITE SPECIFIC POLICIES

<p>SITE SPECIFIC POLICY</p> <p>a. Site Specific Policy (a) are identical for both Parcel D and Parcel F.</p> <p>RESPONSE: <i>The Application complies with this policy by proposing to replat Parcel D, Parcel F and adjacent open space into one integrated parcel in order to provide a coordinated development plan that meets the</i></p>

standards required for the development of a 5-star luxury flagship hotel/resort. The Applicant is under contract to purchase both Parcel D and Parcel F which will enable the seamless incorporation of the separate parcels into one integrated development parcel and common ownership.

SITE SPECIFIC POLICY

b. Determine the best alignment for Gorrone Creek through Parcel F Lot 161-CR to the pond and design a significantly enhanced landscaped, riparian corridor with a small crushed-gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.

RESPONSE: See Public Benefit #17 discussion above. The Applicant is proposing to create a 10 foot pedestrian walking trail throughout the riparian corridor as opposed to a small crushed-gravel trail. The material for the walking trail will be determined in concert with our wetlands consultant to utilize materials that will not negatively impact the wetlands environment.

SITE SPECIFIC POLICY

c. Strive to keep the Gondola Plaza at the same level as it extends onto the new plaza onto Parcel F Lot 161-CR. Providing access from Parcel D Pond Lots to Parcel F Lot 161-CR by an underground garage may better enable this desired level plaza grade.

RESPONSE: The grades of the plazas within the Project adjacent to Gondola Plaza are level to the grade of the Gondola Plaza. The replatting of Parcel D and Parcel F into one integrated development parcel enables the construction of an underground garage to serve the project.

SITE SPECIFIC POLICY

d. Continue to provide parking and access for the Ridge project as required by legal agreements.

RESPONSE: The Project has incorporated all parking and access facilities for the Ridge project as required under the 2019 Settlement Agreement that encumbers Lot 161C-R.

SITE SPECIFIC POLICY

e. Provide the town ownership of any public areas on Gondola Plaza that extend out onto Parcel F Lot 161-CR through a condominium subdivision.

The Application proposes to provide publicly accessible plazas adjacent to Gondola Plaza and on the northern end of the project where it joins the Pond Plaza as designated in the SPUD Conceptual Plans. The Gondola Plaza is owned by TSG Ski & Golf, LLC. The Town and TMVOA are the beneficiaries of an easement on Gondola Plaza. The developer proposes to provide an easement to the Town on the designated public plazas within the Project, which would be granted by the owners' association for the Project.

SITE SPECIFIC POLICY

f. Provide an easement for a town loading dock and trash facility to serve Mountain Village Center that also provides for multiple points of access to the plaza areas by a coordinated development plan with Parcel D Pond Lots, Parcel E Le Chamonix and Parcel G Gondola Station.

RESPONSE: It is not possible to incorporate this type of facility in the Project. These facilities would generate significant levels of activity and disruption during all hours of the day. It would not be possible to engage a 5-star luxury flagship brand if this type of facility was required to be included within the Project.

SITE SPECIFIC POLICY

g. Strive to provide a significant viewshed for Lot 97 across Parcel F-1 to the extent practical. Development should consider protecting Parcel F-1 from development.

RESPONSE. *The Conceptual SPUD Plans demonstrate the efforts to provide viewsheds for Lot 97. No vertical improvements are proposed for Parcel F1. Parcel F will remain undeveloped so Lot 97 will not be obstructed, creating more open space and further restricting the project's footprint.*

SITE SPECIFIC POLICY

h. Provide any parking and access and other facilities for the Ridge project as may be required by legal agreements.

RESPONSE: *The Project has incorporated all parking and access facilities for the Ridge project as required under the 2019 Settlement Agreement that encumbers Lot 161C-R.*

SPUD CRITERIA AND STANDARDS.

In addition to achieving “general conformance” with the Comp Plan, the CDC sets forth specific criteria and standards for SPUD applications. These criteria and standards have been incorporated into the Conceptual SPUD Plans submitted with this Application and are discussed in further detail below. These criteria and standards will be addressed in further details as the Conceptual SPUD Plans are refined through the SPUD Process.

CDC SECTION 17.4.12.E CRITERIA FOR DECISION

G. Criteria for Decision

The following criteria shall be met for the review authority to approve a rezoning to the PUD Zone District, along with the associated PUD development agreement:

1. The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;

Response: *The PUD generally conforms with the policies, principles and standards set forth in the Comprehensive Plan as discussed in detail above.*

2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards;

Response: *The parcels included in this SPUD Application are located in the Village Center Zone District. This Application complies with the Village Center District standards, except as specifically identified in the requests for variances and/or variations discussed in further detail below.*

3. The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general;

Response: *The replatting of Parcel D and Parcel F into one integrated parcel provides sufficient land area to allow the developer to provide a development plan and project that meets the demanding standards of 5-star luxury hotel brands. The increase in land area allows the project components to be disbursed on the site and provides amenities for the PUD residents and additional amenities that are*

available for use by both the PUD residents and general public such as a spa, restaurants and plaza areas and pedestrian walking trails. While the CDC allows for 100% lot coverage, the developer creatively used height to disburse the buildings on the site to preserve major view corridors and to create light and space as opposed to a single monolithic slab structure allowed under the CDC. The proposed project utilizes height where it is required to preserve significant open space, allowing for extensive open areas on the site. Furthermore, the developer is utilizing a creative approach to the plaza area between the buildings, using a landscaping approach which will bring the fauna and terrain of the surrounding mountain cascading through the plaza, combining rock, water and plant life to create an amazing mountain oasis.

4. The proposed PUD is consistent with and furthers the PUD purposes and intent;

Response: Further detail to be provided in the Sketch SPUD application pursuant to 17.4.12.D.1(b)

5. The PUD meets the PUD general standards;

Response: The project is consistent with the General Standards set forth in CDC Section 17.4.12.I. All fee title owners of the contiguous real property included in the application have provided written consents. The density for the project is greater than 10 units. Density will be transferred from Density Bank Certificates #38 and #42. Landscaping and public spaces are included in the project and create an attractive and welcoming environment for the project, as well as surrounding properties and the Village Center. The project will include sufficient infrastructure to serve the project. In addition, enhanced pedestrian walkways and access through the Village Center plazas are integrated into the project. The project will not be phased.

6. The PUD provides adequate community benefits;

Response: Council determined at conceptual review that adequate community benefits were being provided. These are still being finalized with town staff and town council.

7. Adequate public facilities and services are or will be available to serve the intended land uses;

Response: Adequacy of public facilities and services have been verified with the Town and utility providers.

8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

Response: The proposed PUD dramatically improves pedestrian circulation, creating a wetlands walking trail to connect the Gondola Plaza to the Village Pond Plaza and Mountain Village Blvd. Additionally, it provides an additional stair connection to the Gondola Plaza to ease pedestrian traffic up the existing stairs to the Gondola Plaza from Heritage Plaza and a key wayfinding separation between ski traffic and retail traffic. Lastly, trash and service deliveries will be made to the far northern corner of the project and will be fully enclosed and will include an internal trash compactor.

Traffic Management Plan: When delivery vehicles are approaching the property, they will call to the loading dock personnel. A flagman will be sent to safely stop traffic on the downhill side while the vehicle backs into the loading dock of the facility. This will also be done for trash service pickups, so traffic and pedestrians are protected from backing vehicles.

9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.

Response: The PUD is consistent with the Town's regulations and standards but is seeking the variances and variations identified in this narrative.

CDC SECTION 17.4.12.H COMPREHENSIVE PLAN

H. Comprehensive Plan Project Standards

Each **final** SPUD or MPUD plan shall include specific criteria and requirements to satisfy the following Comprehensive Plan project standards:

1. Visual impacts shall be minimized and mitigated to the extent practical, while also providing the targeted density identified in each subarea plan development table. It is understood that visual impacts will occur with development.

Response: Developer has made every effort to minimize visual impacts. The Applicant eliminated a floor on the northern end of the hotel building, resulting in a structure 4-5 stories on the upslope which is comparable to neighboring properties and significantly less than similar buildings in the core including the Madeline, the Peaks and Lumier. This project will be an iconic architectural structure; however, the west building is comparable in mass and scale to the neighboring properties in the Village Center on the upslope portion of the site, while the grade causes the downslope portion of the sight to be slightly taller. However, this additional height is mitigated by increased setbacks from the neighbors and significant landscaping buffers, allowing for a smooth transition between structures. The extreme grade conditions cause a similar condition in the residential buildings, however, we minimized the upslope impacts to our neighbors by pulling the building completely out of parcel F1 to preserve the viewshed and by creating separation between the buildings, allowing significant view corridors. Furthermore, the Developer reduced the South Private Residence building by one floor since it is closer to the slopes and this made for a bigger visual impact and allows the project to step down as it approaches the slopes. Additionally, the applicant set the building back from its neighbors Le Chamonix and Heritage Crossing more than the currently platted footprint lots require. Lastly, the Private Residences buildings have been recessed from the lot lines to provide spacing from the neighbors and to improve the view corridors. Rather than maximizing density, the developer has designed a project that will minimize visual impact while accomplishing appropriate density necessary for a 5-star luxury hotel brand to be developed.

2. Appropriate scale and mass that fits the site(s) under review shall be provided.

Response: See response to #1

3. Environmental and geotechnical impacts shall be avoided, minimized and mitigated, to the extent practical, consistent with the Comprehensive Plan, while also providing the target density identified in each subarea plan development table.

Response: Developer has engaged geotechnical and environmental experts who are intimately familiar with the Town of Mountain Village and the subject sites. Developer will actually be improving the existing wetlands as part of its plan.

4. Site-specific issues such as, but not limited to the location of trash facilities, grease trap cleanouts, restaurant vents and access points shall be addressed to the satisfaction of the Town.

Response: Trash Management Plan: Trash facilities are located at the far northern end of the main structure and internal to the building and will include a trash compactor. A separate recycling area has been provided. The hotel operator will separate trash from recycling and recycling will be picked up regularly. The specific interval will be dependent on the quantity of recyclables produced. Trash will be handled by the trash compactor, which will likewise be regularly scheduled for pickup by the hotel operator.

5. The skier experience shall not be adversely affected, and any ski run width reductions or grade changes shall be within industry standards.

Response: The project will have no adverse impact on ski runs.

CDC SECTION 17.4.12.G PUD COMMUNITY BENEFITS

G. PUD Community Benefits

1. One or more of the following community benefits shall be provided in determining whether any of the CDC requirements should be varied or if the rezoning to the PUD Zone District and concurrent (for SPUD) or subsequent (for MPUD) rezoning, subdivision, or density transfer request should be granted for a PUD:

a. Development of, or a contribution to, the development of public benefits or public improvements, or the attainment of principles, policies or actions envisioned in the Comprehensive Plan (unless prohibited under number 2 below), such as benefits identified in the public benefit table.

RESPONSE:

The SPUD Regulations require SPUD applications to provide adequate “community benefits.”

Community Benefits are defined in the CDC as follows:

“The dedications, conveyances, public improvements, exactions and conditions required to ensure that the impacts of a development project are adequately mitigated. Community benefits include, without limitation: additional affordable or employee housing; conveyance of land or easements for public purposes; construction and/or land, material or financial contribution to the construction of public

facilities, such as public parking and transportation facilities, pedestrian improvements, streetscape improvements, lighting, public cultural facilities, parks, conference centers, public buildings and features; and other public facilities determined by the Town Council to meet the requirement for community benefit as set forth in the PUD Regulations.”

The Comp Plan includes a Public Benefits Table (Table 6) that sets forth specific Public Benefits desired for Parcel D and Parcel F. The Public Benefits Table has been discussed in detail above.

In addition to the Public Benefits discussed above, this SPUD Application provides the following Community Benefits that support the rezoning, subdivision, density transfers, variances and variations requested in this Application:

- A. Publicly accessible plaza areas connecting to the public Gondola Plaza as well as the Pond Plaza. The plazas will be extensively planted to maintain the natural landscape as it flows through the site.
- B. Enhancement of and incorporation of the existing wetlands into a lush, wetlands walking trail 10 feet in width connecting the Pond/Convention Center Plazas to Heritage Plaza and the Gondola Plaza. Additionally, the trail will connect to a path that will connect the Pond Plaza to Mountain Village Blvd.
- C. A fixed financial contribution to the Town for revitalization of and improvements to the Village Pond area and adjacent plazas, including pedestrian circulation around the eastern edge of the Pond, allowing for better pedestrian circulation on the eastern edge and connecting the wetlands walking trail from the Pond/Convention Center Plaza to Heritage/Gondola Plaza and Mountain Village Blvd.
- C. Improvements to alleyway between Tracks and the Gondola station, creating a more pedestrian friendly connection between Heritage Plaza, the wetlands trail and an important second stairwell access to the Gondola Plaza and station, allowing improved wayfinding by separating ski traffic from retail traffic.
- D. Conveyance of two deeded parking spaces within the project’s underground parking garage to the Town to be used by Town staff in connection with gondola operations.
- E. A fixed financial contribution to the Town for Employee Housing to be determined in connection with processing of this SPUD Application and adoption of the Town’s pending employee housing regulations.
- G. Construction of a pedestrian walking path that connects the project’s port cochere to the northern pedestrian path that connects Mountain Village Blvd to the Pond Plaza. This creates a safer environment for pedestrian traffic using Mountain Village Blvd.
- H. Construction of a 600 square foot storage facility for the Town.

I. Providing a connection between the alternative end to the Ridge Trail and the project's Après Ski Plaza, which provides access for hikers to the wetlands walking trail and the additional trailheads beyond.

G. Construction of a trash compacting facility within the project which will reduce the number of trips over Mountain Village Boulevard by large trash removal trucks and equipment.

H. Creation of a public bathroom in the northern retail section of the project which ties to the new plaza. If for any reason it is impossible to include in the northern plaza, Applicant will contribute \$250,000 to the Town's public bathroom initiative in the Pond Plaza.

I. Construction of a vehicular service parking space on MVB to facilitate deliveries for our neighbors.

CDC AND DESIGN REGULATION WAIVERS AND VARIATIONS

The Conceptual SPUD plans are in general conformance with the specific design regulations in the CDC; provided, however, that since this Application is currently at the Conceptual SPUD Review stage, the SPUD plans are conceptual and will be further refined as this Application moves through the SPUD process.

Building Design (CDC 17.5.6)

The building design generally complies with CDC 17.5.6, exemplifying a simplified form, grounded base, and materiality that reflects the surrounding architectural and natural language. Variations are requested for the following design elements:

Roof design (CDC 17.5.6 C1) - Request to go with inverted gable, gable, shed roofs and varied ridgelines. These roof designs provide design variation and is consistent with mountain contemporary roof forms, which interprets the current times and moves the architecture into the future.

Roof Material (CDC 17.5.6 C3) – Roof material may also be requested as a variation. Consideration will be given to the visibility of the roof from the ski hill, and to adjacent roofing materials. Applicant is proposing to use metal roofing, which is contextually compatible with the town design theme and material found throughout the core. The metal will not be reflective and will not create a negative impact on the surrounding neighborhood.

Decks and Balconies Variance (CDC 17.5.6.I) – The building design utilizes semi-continuous balconies which are variegated in scale and rhythm by screening wood and stone elements. These balconies emphasize views and solar exposure per CDC guidelines. Furthermore, the continuous balconies are broken up by stone elements rising from the grounded base, which is compatible with the town design theme. This variation embraces nature and interprets our current times, while moving us into the future.

Lighting regulations (CDC 17.5.12)

The proposed development intends to comply with the Lighting regulations. Including, as noted, a separate variation for Section 17.1.11(E)(5), Section 17.5.12(A) and the Lighting Design Requirements provided at Section 17.5.12(F) during the building-specific design review process.

Parking regulations (CDC 17.5.8)

A total of 156 parking spaces will be required based on the following requirements from CDC 17.5.8 Table 5-2:

- 37 Condominiums at a 1.0 ratio = 37 spaces
- 50 Hotel Rooms(Efficiency Lodge and Lodge Units) at a 0.5 ratio = 25 spaces
- 46 Residences (83 Lodge Units) at a 0.5 ratio = 42 spaces
- 6,024 Restaurant Space (high intensity) @ 1 space/500 SF = 13 spaces
- 6,829 Spa/Pool/Fitness (low intensity) @ 1 space/1,000 SF = 7 spaces
- **Total required = 124 spaces**
- Additional 36 Ridge Parking Spaces (not required for the proposed project, but required under the Settlement Agreement)
- Additional 2 parking spaces for the Town per public benefits above
- Total of 156 parking spaces

The current design submittal includes:

- 50 Spaces provided for condominium units
- 45 Spaces provided for Hotel/Lodge Units and Commercial parking
- 42 Spaces provided for Hotel Residences
- 36 Spaces provided for Ridge Residents
- 2 spaces provided for the Town
- 33 Spaces provided for Hotel Operations
- Total provided = 208 spaces

Density (CDC 17.3.7 and 17.3.8)

Discussed in further detail above and subject to change and refinement as the SPUD Application moves through the SPUD process and the SPUD Plans are refined.

Workforce Housing (CDC 17.3.9)

We are working with the Town to address this issue. We have been provided the mitigation calculations proposed by the Town and will be finalizing workforce housing in Final SPUD review. We will have onsite workforce housing and will finalize those deed restricted areas for Final SPUD review.

Maximum Lot Coverage (CDC 17.3.13)

There is no lot coverage limit for the Village Center Zone District due to the high-density nature of this zone in the Comprehensive Plan.

General Easement Setbacks (CDC 17.3.13)

A 16' general easement exists along the property line of Lot 161C-R at Lots 97, 98, 100, 101, and Tract OS-3U. The remainder of Lot 161C-R and all Pond Lots indicate 0' lot lines. The 16' general easement along the boundary of Lot 161C-R that is will be replatted into Lot 161C-RR and will be vacated and terminated by TSG in connection with the replat.

Building Siting Design (CDC 17.5.5)

The proposed development intends to comply with the Building Siting Design standards. At grade walls will have a rhythm of grounded stone base and glazing that will create vertical proportions throughout that reinforces overall building compositions and architectural languages.

Lower-level walls will be stone and will differentiate between residential spaces above.

Grading and Drainage Design (CDC 17.5.7)

The proposed development will comply with the Grading and Drainage Design standards.

Landscaping regulations (CDC 17.5.9)

The proposed development will comply with the landscaping regulations.

Trash, recycling and storage areas (CDC 17.5.10)

The proposed development will comply with the Trash, recycling and storage areas design standards. Trash and recycling will be part of the loading dock/service area, located on the north end of the hotel, and will contain a trash compactor within the building, accessed via an overhead door.

Sign regulations (CDC 17.5.13)

The proposed development intends to comply with the sign regulations and will be detailed in the Final SPUD Application.

Commercial, ground level and plaza area design regulations (CDC 17.5.15)

The Commercial frontages will be articulated with covered canopies to lower the scale of these taller floors to a more human scale. Entries will be clearly defined with site elements, lighting, and architectural features that clearly invite guests and patrons in. Restaurant and Commercial spaces will include large sliding walls that connect interior and exterior spaces to blur the line of indoor and outdoor extending the scale of plaza spaces in the summer and shoulder seasons.

The Lower levels of the project will be constructed out of stone which will differentiate their uses from the upper floors. The canopies, lighting, landscape elements, and large sliding walls will further distinguish the retail and commercial storefronts from the hotel, hotel residences and private residences above.

Utilities (CDC 17.5.11)

Existing utilities that currently run through the site will be rerouted around the proposed building footprint with exception of the water line, which will be routed through the parking garage.

SITE CIRCULATION AND PUBLIC ACCESS

A site circulation diagram has been previously provided to illustrate the proposed circulation within the Project. The following narrative describes the site circulation intent:

The site circulation has been divided between landscaped areas and publicly accessible areas. A public trail (10' wide) has been provided along the west side that connects through to adjacent community amenities of Conference Plaza to northwest, Heritage Plaza to west, Ski Beach and beyond to southwest, Gondola Plaza to the south and Mountain Village Blvd to the east. Gorrone Creek will be improved to create an aesthetic amenity for all who travel or view this corridor while also maintaining (and improving if necessary) its functionality.

Within the Project, there are two levels of access. Along the eastern side it is primarily private for the residents who will be contained within the two resident buildings. The western building will be primarily hotel-oriented (however it will also contain some private residences) so will cater to both hotel guests and the public using the spa, ski lockers, restaurants and bars.

On the northwest corner of the project, a new public plaza has been created which expands the existing Pond Plaza.

On the southwest corner of the hotel, a concierge will be provided for hotel guests and residents to facilitate outdoor-oriented equipment and activities.

All vehicular arrivals to the Project will be via the auto-court on the north side with valet parking for residents, hotel guests and amenity patrons. Some residents may desire to self-park which will be permitted with elevators and stairs available for them to circulate to lobby spaces.

Elevators and stairs within the lobby spaces of the western hotel building and eastern resident tower buildings will facilitate vertical circulation to the various outdoor amenity spaces when at grade passage is not possible.

Any proposed outdoor landscape lighting associated with the site circulation or amenity spaces will be safety related (e.g., at steps, ramps, egress doors, etc.) only and dark-sky compliant.

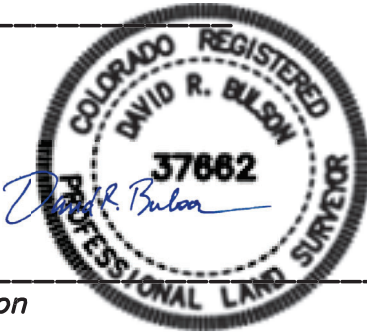
All proposed exterior walking surfaces will be slip-resistant and ADA accessible where required.

SURVEYOR'S CERTIFICATE:

To LAND TITLE GUARANTEE COMPANY, RAMESH ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TSG ASSET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TSG SKI AND GOLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,6(b),8,9,11,13,16,18,19, and 20 (\$1,000,000) of Table A. The field work was completed on August 02, 2021.

Date:



David R. Bulson
2021.08.27 12:25:23 -06'00'

David R. Bulson

PLS 37662

LEGAL DESCRIPTION:

LOT 67, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LOT 69R-2, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE REPLAT OF LOT 69R-1 AND LOT 69R-2 RECORDED SEPTEMBER 5, 1991 IN PLAT BOOK 1 AT PAGE 1164, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LOT 71R, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE REPLAT AND RE-ZONING OF LOT 71R OF REPLAT NO. 3 RECORDED DECEMBER 2, 1991 IN PLAT BOOK 1 AT PAGE 1208, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

TRACT OS-3Y, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF TRACT OS-3, OS-3B, OS-3C & OS-3E RECORDED JULY 14, 2004 IN PLAT BOOK 1 AT PAGE 3325, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LOT 161C-R, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED APRIL 2, 1999 IN PLAT BOOK 1 AT PAGE 2529, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research and property description according to Land Title Guarantee Company, Order Number ABS86011705, dated June 10, 2021 at 5:00 P.M. as to Lot 67, Lot 69R-2, Lot 71, and Tract OS-3Y

Easement research and property description according to Land Title Guarantee Company, Order Number ABS86011452, dated April 2, 2021 at 5:00 P.M. as to Lot 161C-R

2. The Land does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency ("FEMA"). According to the Flood Insurance Rate Maps for San Miguel County, Colorado, Community Panel 08113C0287D, dated 09/30/1992 this property lies in Zone X, areas determined to be outside of the 500 year flood plain.

3. BASIS OF BEARINGS. The bearing along the western boundary of Lot 161C-R, was assumed to be S08°03'05"W according to the plat recorded April 2, 1999 in Plat Book 1 at page 2529, County of San Miguel, State of Colorado. The end points of said western boundary are as monumented and described hereon.

4. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.

5. This survey is valid only if a print has original seal and signature of surveyor.

6. Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.

7. The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.

8. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.

9. According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

10. There is no evidence of this lot being use as a solid waste dump, sump, or sanitary land fill.

11. There is no evidence of earth moving or building construction within recent months on these lots.

12. There is no observable evidence of recent street or sidewalk construction or repairs.

13. Utilities shown hereon are according to best available records and site specific locates. The surveyor makes no assurance as to the accuracy or completeness of the information. Prior to any construction or site disturbance, the contractor is required to call the Utility Location Center of Colorado (*811) for a site specific Utility locate.

TITLE COMMITMENT NOTES:

Land Title Guarantee Company, Order Number ABS86011705, dated June 10, 2021 at 5:00 P.M. as to Lot 67, Lot 69R-2, Lot 71, and Tract OS-3Y "Pond Lots"

Schedule B-2 (TITLE EXCEPTION RESPONSE/CLARIFICATION)

1. Site inspection and Survey performed by Bulson Surveying conditions shown hereon.
2. There are portion of the surveyed property being used for paid and permitted parking although there were no Easements, liens or encumbrances, or claims thereof, not shown by the Public Records brought to the attention of this Surveyor during the course of this Survey.
3. Site inspection and Survey performed by Bulson Surveying conditions are as shown hereon
4. Not survey related.
5. Not survey related.
6. Not survey related.
7. (a) Based upon a search of the USBLM public records, there are no unpatented mining claims affecting the subject property. (b,c) The patent from the United States of America number 131878 dated May 23, 1910 subjects the Land to "any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the 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 provided by law. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States". There is no evidence of ditches or water storage structures located within the area of this survey.
8. The are portions of the Pond Lots being used for public access and permit parking. There have been no off-record lease or tenancy agreements brought to the attention of Bulson Surveying during the course of preparing this ALTA/NSPS Survey

9. The Plats noted within this exception pertain to the Town of Mountain Village as a whole and were not acknowledged or approved by the owner of the Subject Property at the time. It is the opinion of the Surveyor that they do not create any easements relevant to the property. It is beyond the scope of this survey to determine whether there are Conditions, Covenants, Restrictions or Notes contained within these Plats that affect the Property.

10. Restrictive Covenants for the Mountain Village noted within this exception are blanket in nature and affect the Pond Lots.

11. The Tap Fee Assignment and Assumption Agreement recorded March 8, 1999 under reception No. 324840 affects Lot 69R2 and Lot 71R and is blanket in nature.

12. The Underground Parking Amendment recorded July 21, 1989 in Book 455 at page 550 references a Lot 152, Telluride Mountain Village and does not appear to affect the property being surveyed, but the document speaks for itself as to its relevance to the subject property

13. The Facilities, Water Rights and Easements noted within this exception affect the Pond Lots and are blanket in nature.

14. The Town of Mountain Village Employee Housing Restrictions noted within this exception affect Lot 71R and is blanket in nature.

15. All easements noted on the Plats cited in this exception are shown and labeled on this ALTA/NSPS Survey, with the exception of easements that have been altered or eliminated by subsequent plats or other legal instruments. Revised easements are shown according to the locations cited in the most current documentation.

16. The Telluride Company reserved the rights to minerals and oil, gas, and other hydrocarbons located on, in, or under Lot 67 according to the deed recorded November 5, 1993 in Book 411 at Page 903 and located on, in, or under Lot 69R-2 and Lot 71R according to the deed recorded March 8, 1999 under Reception Number 324838. There is no visible evidence of mining activity on the subject property

17. According to the Warranty Deed recorded at Book 520, page 23 relating to Lot 67, there were reservations number 13 and 14 which noted a limitation on the used allowed on Lot 67. It is unclear as to the relevance of this reservation and the document speaks for itself.

According to the Warranty Deed recorded at Reception 324838 and relating to Lot 69R-2 and Lot 71R, there were reservations numbers 10-15 which noted a limitation on the used allowed on the Lot 71R. It is unclear as to the relevance of this reservation and the document speaks for itself.

18. According to the Agreement recorded at Book 431, page 544 and relating to Lot 67 and Lot 71R There are restrictions on Lot 71R which limit what may be constructed on Lot 71R. The location of the Public Walkway noted within the agreement is generally shown hereon although the precise location is unclear

19. The Right-of-Way Easement noted within this exception is blanket in nature and affects Tract OS-3Y

20. The Promissory Note recorded in Book 474 at pages 66-67 is blanket in nature and affects Lot 69R-2

21. The Resolution recorded in Book 482 at page 171 is blanket in nature and affects Lot 69R-2

22. The Resolution recorded in Book 485 at page 259 is blanket in nature and affects Lot 71R

23. The Resolution recorded at reception numbers 318369 and 318449 are blanket in nature and affect Lot 71R

24. The Utility Easement Agreement noted within this exception is blanket in nature and affects Tract OS-3Y

25. The San Miguel Power Association Notice cited within this exception is blanket in nature and affects the Pond Lots

26. The Easement Agreement noted within this exception is blanket in nature and affects Tract OS-3Y

27. The Mountain Village Openspace list noted within this exception is blanket in nature and affects Tract OS-3Y

TITLE COMMITMENT NOTES:

Land Title Guarantee Company, Order Number ABS86011452 dated April 02, 2021 at 5:00 P.M. as to Lot 161C-R, Town of Mountain Village "Lot 161C-R"

Schedule B-2 (TITLE EXCEPTION RESPONSE/CLARIFICATION)

1. Site inspection and Survey performed by Bulson Surveying conditions shown hereon.
2. There are portion of Lot 161C-R being used for paid and permitted parking although there were no Easements, liens or encumbrances, or claims thereof, not shown by the Public Records brought to the attention of this Surveyor during the course of this Survey.
3. Site inspection and Survey performed by Bulson Surveying conditions are as shown hereon
4. Not survey related.
5. Not survey related.
6. Not survey related.
7. (a) Based upon a search of the USBLM public records, there are no unpatented mining claims affecting the subject property. (b,c) The patent from the United States of America number 131878 dated May 23, 1910 subjects the Land to "any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the 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 provided by law. And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States". There is no evidence of ditches or water storage structures located within the area of this survey.
8. The are portions of the Lot 161C-R being used for public access and permit parking. There have been no off-record lease or tenancy agreements brought to the attention of Bulson Surveying during the course of preparing this ALTA/NSPS Survey

9. The United States Patent recorded June 08, 1918, in Book 99 at page 142 reserved a right for ditches and canals constructed by the Authority of the United States. There is a ditch located on the western side of Lot 161C-R as depicted hereon. It is beyond the scope of this Survey to determine if it was constructed under the Authority of the United States.

10. The Plats noted within this exception pertain to the Town of Mountain Village as a whole and were not acknowledged or approved by the owner of the Subject Property at the time. It is the opinion of the Surveyor that they do not create any easements relevant to the property. It is beyond the scope of this survey to determine whether there are Conditions, Covenants, Restrictions or Notes contained within these Plats that affect the Property.

11. Restrictive Covenants for the Mountain Village noted within this exception are blanket in nature and affect the Lot 161C-R.

12. The Water and Sewer Tap Fee notice and agreements noted within this exception do not make specific mention of Lot 161C-R. It is beyond the scope of this survey to how these notices and agreements affect the Property.

13. The Underground Parking Amendment recorded July 21, 1989 in Book 455 at page 550 references a Lot 152, Telluride Mountain Village and does not appear to affect the property being surveyed, but the document speaks for itself as to its relevance to the subject property

14. The Right-of-Way Easement noted within this exception cites a blanket easement over Tract OS3, a portion of which has been included within Lot 161C-R, pursuant to the plat recorded according to the plat recorded April 2, 1999 in plat Book 1 at page 2529. The portion of Lot 161C-R which is subject to this easement is noted hereon

15. The Facilities, Water Rights and Easements noted within this exception affect Lot 161C-R and are blanket in nature.

16. There is a 16' General Easement along the perimeter of Lot 161C-R as indicated hereon. The Agreements noted within this exception relate to this area on Lot 161C-R and affect what may occur within this area of the Lot.

17. The Town of Mountain Village Employee Housing Restrictions noted within this exception affect Lot 161C-R and are blanket in nature.

18. All easements noted on the Plats cited in this exception are shown and labeled on this ALTA/NSPS Survey, with the exception of easements that have been altered or eliminated by subsequent plats or other legal instruments. Revised easements are shown according to the locations cited in the most current documentation.

19. The deeds listed within this exception cite restrictions on future development of portions of Lot 161C-R. These restrictions are noted within each of the deeds and they pertain to previously platted lots which were combined to create Lot 161C-R as depicted on plat recorded April 2, 1999 in plat Book 1 at page 2529. This survey depicts the areas of each of the previous lots and indicates the original deed conveyance for each sub-parcel of Lot 161C-R.

20. The Termination of Title Exceptions listed within this exception remove restrictions on future development of portions of Lot 161C-R which were originally imposed by the deeds cited in Exception 19. These Termination of Title Exceptions pertain to previously platted lots which were combined to create Lot 161C-R as depicted on plat recorded April 2, 1999 in plat Book 1 at page 2529. This survey depicts the areas of each of the previous lots and indicates the original deed conveyance for each sub-parcel of Lot 161C-R.

21. The San Miguel Power Association Notice cited within this exception is blanket in nature and affects Lot 161C-R

22. The Resolution recorded under reception number 325408 is blanket in nature and affects Lot 161C-R

23. This exception notes a deed restriction pertaining to wetland areas. A delineation was performed by Terra Firm, Chris Hazen during July of 2021 and is depicted hereon.

24. This exception notes a 16' General Easement along a portion of the northern boundary of Lot 161C-R as depicted hereon

25. The Construction Access and Staging Implementation Agreement cited in this exception imposed certain blanket restrictions on Lot 161C-R as well as defining an "Parcel 3 Easement" across the interior of Lot 161C-R as depicted hereon.

26. The Modification Agreements cited in this exception revised and imposed certain blanket restrictions on Lot 161C-R as well as defining an "Parcel 3 Easement" across the interior of Lot 161C-R as depicted hereon.

27. The Station Mountain Village Covenant contains a defined "Covenant Area" which allows for the future removal of a portion of an existing wall along the Gondola Station. This Covenant Area is along the southern boundary of Lot 161C-R and is depicted hereon.

28. The Resolutions cited in this exception pertain to allowable development density associated with Lot 161C-R. They are blanket in nature and affect the entire property.

29. The Communication Line easement is not located within Lot 161C-R, nor does it appear to benefit Lot 161C-R

30. The Density Assignment and Transfer cited within this exception does not contain reference to Lot 161C-R and it is unclear whether this density has been assigned to a specific property.

31. The Density Assignment and Transfer cited within this exception does not contain reference to Lot 161C-R and it is unclear whether this density has been assigned to a specific property.

32. The Shoring Easement Agreement noted within this exception allows for the placement of shoring along a portion of the southwestern property line of Lot 161C-R at the location as depicted hereon

33. The Density Assignment and Transfer cited within this exception conveys density previously assigned to Lot 161C-R to other property within the Mountain Village.

34. The Easement noted within this exception is not located within Lot 161C-R, nor does it appear to benefit Lot 161C-R

35. The Density Assignment and Transfer cited within this exception conveys density previously assigned to Lot 161C-R to other property within the Mountain Village.

36. A portion of Lot 161C-R is being used for a surface graveled parking lot as depicted hereon. This exception cites a Conditional Use Permit associated with this parking lot.

37. The Density Assignment and Transfer cited within this exception conveys density previously assigned to Lot 161C-R to other property within the Mountain Village.

38. The Settlement Agreement and Mutual Release cited in this exception is blanket in nature and affects Lot 161C-R

39. The Resolution noted within this exception is blanket in nature and affects Lot 161C-R

40. The Memorandum of Reservation cited within this exception burdens the future development of Lot 161C-R but does contain any defined location and is therefore not depicted.


41. The Memorandum of Reservation cited within this exception burdens the future development of Lot 161C-R but does contain any defined location and is therefore not depicted

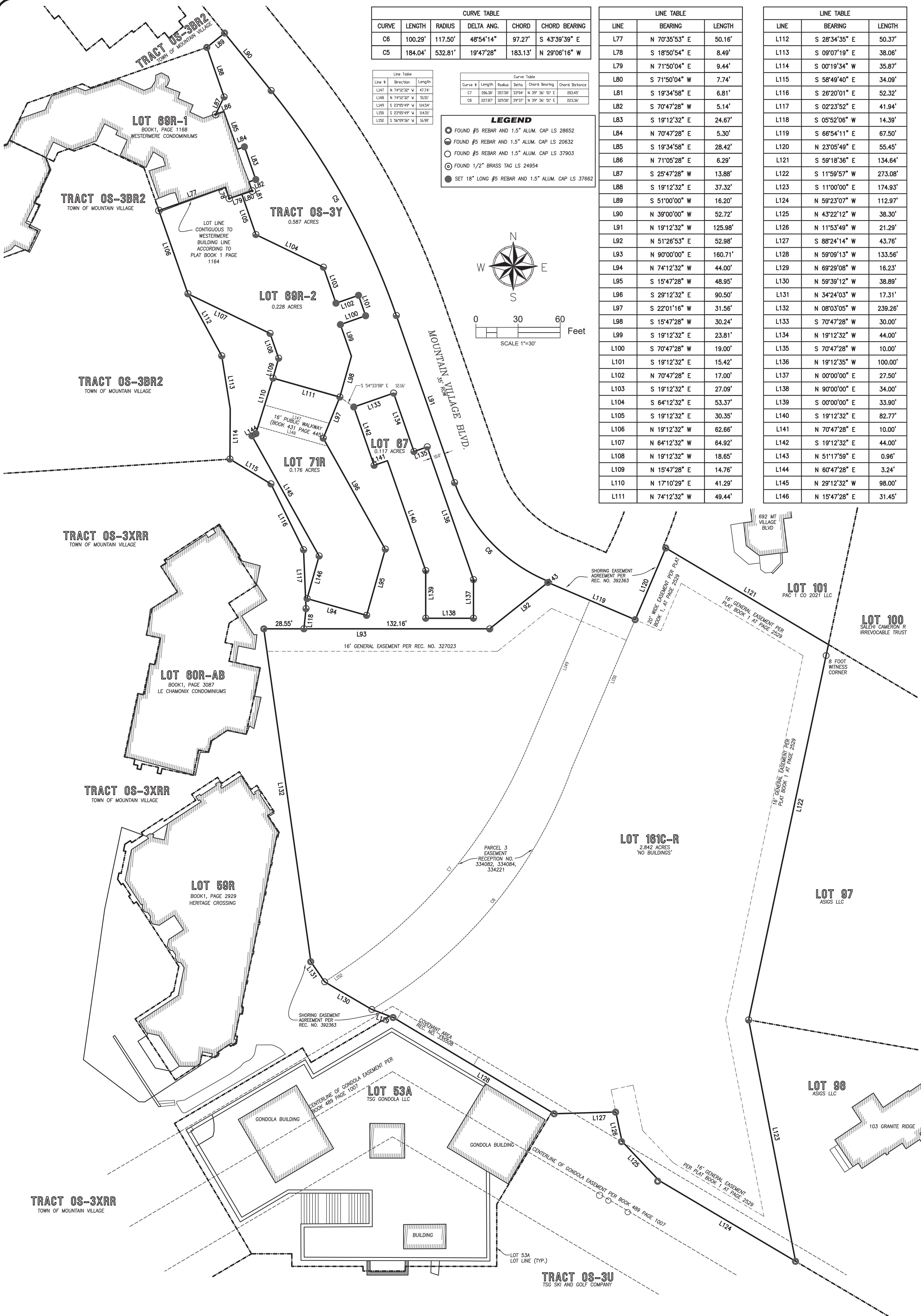
42. Bill of Sale cited within this exception conveys density previously assigned to Lot 161C-R to other property within the Mountain Village.

43-50 The Memorandum of Reservation cited within these exception burden the future development of Lot 161C-R but does contain any defined location and are therefore not depicted

SHEET INDEX:

1. Certifications/Notes/Density
2. Lot Dimensions/Recorded Easements
3. Topography and Existing Improvements

Ramesh Acquisitions, LLC 2434 E. Las Olas Blvd. Fort Lauderdale FL 33301	Lots 67, 69R-2, 71R, 161C-R and Tract OS-3Y Town of Mountain Village San Miguel County, Colorado
DATE : August 27, 2021	 BULSON SURVEYING
PROJECT NUMBER 21057	



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANG.	CHORD	CHORD BEARING
C6	100.29'	117.50'	48°54'14"	97.27'	S 43°39'39" E
C5	184.04'	532.81'	19°47'28"	183.13'	N 29°06'16" W

Line Table		
Line #	Direction	Length
L147	N 74°12'32" W	47.74'
L148	N 74°12'32" W	51.51'
L149	S 23°05'49" W	114.54'
L150	S 23°05'49" W	114.51'
L152	S 56°09'36" W	16.99'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C7	206.30'	357.50'	33°34'	N 39° 36' 51" E	203.49'
C8	227.87'	383.50'	39°31'	N 39° 36' 51" E	223.36'

- LEGEND**
- FOUND #5 REBAR AND 1.5" ALUM. CAP LS 28652
 - FOUND #5 REBAR AND 1.5" ALUM. CAP LS 20632
 - FOUND #5 REBAR AND 1.5" ALUM. CAP LS 37903
 - ⊙ FOUND 1/2" BRASS TAG LS 24954
 - SET 18" LONG #5 REBAR AND 1.5" ALUM. CAP LS 37662

LINE TABLE		
LINE	BEARING	LENGTH
L77	N 70°35'53" E	50.16'
L78	S 18°50'54" E	8.49'
L79	N 71°50'04" E	9.44'
L80	S 71°50'04" W	7.74'
L81	S 19°34'58" E	6.81'
L82	S 70°47'28" W	5.14'
L83	S 19°12'32" E	24.67'
L84	N 70°47'28" E	5.30'
L85	S 19°34'58" E	28.42'
L86	N 71°05'28" E	6.29'
L87	S 25°47'28" W	13.88'
L88	S 19°12'32" E	37.32'
L89	S 51°00'00" W	16.20'
L90	N 39°00'00" W	52.72'
L91	N 19°12'32" W	125.98'
L92	N 51°26'53" E	52.98'
L93	N 90°00'00" E	160.71'
L94	N 74°12'32" W	44.00'
L95	S 15°47'28" W	48.95'
L96	S 29°12'32" E	90.50'
L97	S 22°01'16" W	31.56'
L98	S 15°47'28" W	30.24'
L99	S 19°12'32" E	23.81'
L100	S 70°47'28" W	19.00'
L101	S 19°12'32" E	15.42'
L102	N 70°47'28" E	17.00'
L103	S 19°12'32" E	27.09'
L104	S 64°12'32" E	53.37'
L105	S 19°12'32" E	30.35'
L106	N 19°12'32" W	62.66'
L107	N 64°12'32" W	64.92'
L108	N 19°12'32" W	18.65'
L109	N 15°47'28" E	14.76'
L110	N 17°10'29" E	41.29'
L111	N 74°12'32" W	49.44'


LINE TABLE		
LINE	BEARING	LENGTH
L112	S 28°34'35" E	50.37'
L113	S 09°07'19" E	38.06'
L114	S 00°19'34" W	35.87'
L115	S 58°49'40" E	34.09'
L116	S 26°20'01" E	52.32'
L117	S 02°23'52" E	41.94'
L118	S 05°52'06" W	14.39'
L119	S 66°54'11" E	67.50'
L120	N 23°05'49" E	55.45'
L121	S 59°18'36" E	134.64'
L122	S 11°59'57" W	273.08'
L123	S 11°00'00" E	174.93'
L124	N 59°23'07" W	112.97'
L125	N 43°22'12" W	38.30'
L126	N 11°53'49" W	21.29'
L127	S 88°24'14" W	43.76'
L128	N 59°09'13" W	133.56'
L129	N 69°29'08" W	16.23'
L130	N 59°39'12" W	38.89'
L131	N 34°24'03" W	17.31'
L132	N 08°03'05" W	239.26'
L133	S 70°47'28" W	30.00'
L134	N 19°12'32" W	44.00'
L135	S 70°47'28" W	10.00'
L136	N 19°12'35" W	100.00'
L137	N 00°00'00" E	27.50'
L138	N 90°00'00" E	34.00'
L139	S 00°00'00" E	33.90'
L140	S 19°12'32" E	82.77'
L141	N 70°47'28" E	10.00'
L142	S 19°12'32" E	44.00'
L143	N 51°17'59" E	0.96'
L144	N 60°47'28" E	3.24'
L145	N 29°12'32" W	98.00'
L146	N 15°47'28" E	31.45'

Ramesh Acquisitions, LLC
2434 E. Las Olas Blvd.
Fort Lauderdale FL 33301

DATE : August 27, 2021

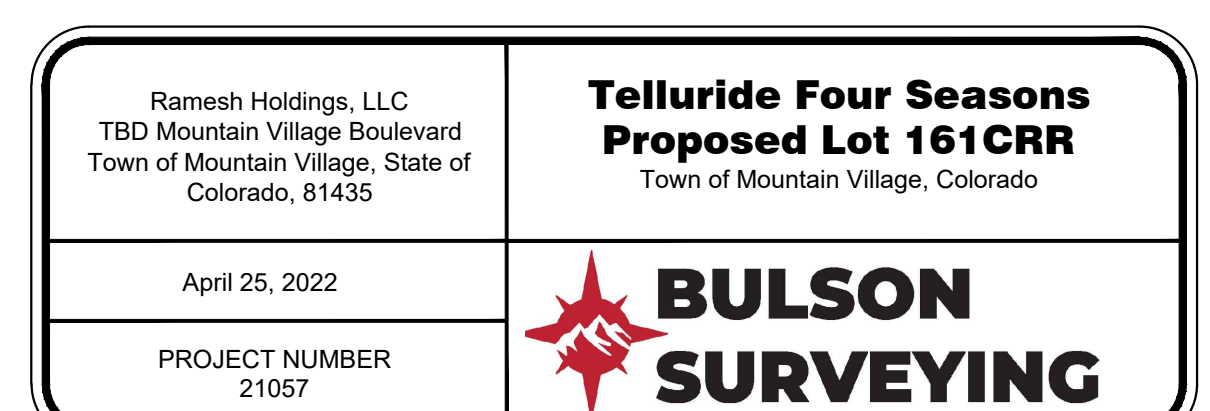
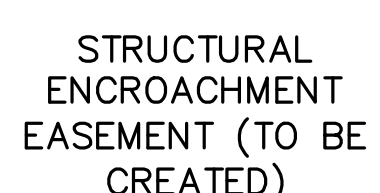
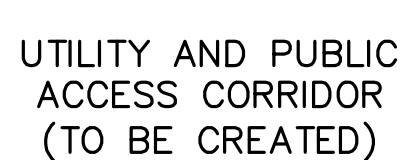
PROJECT NUMBER
21057

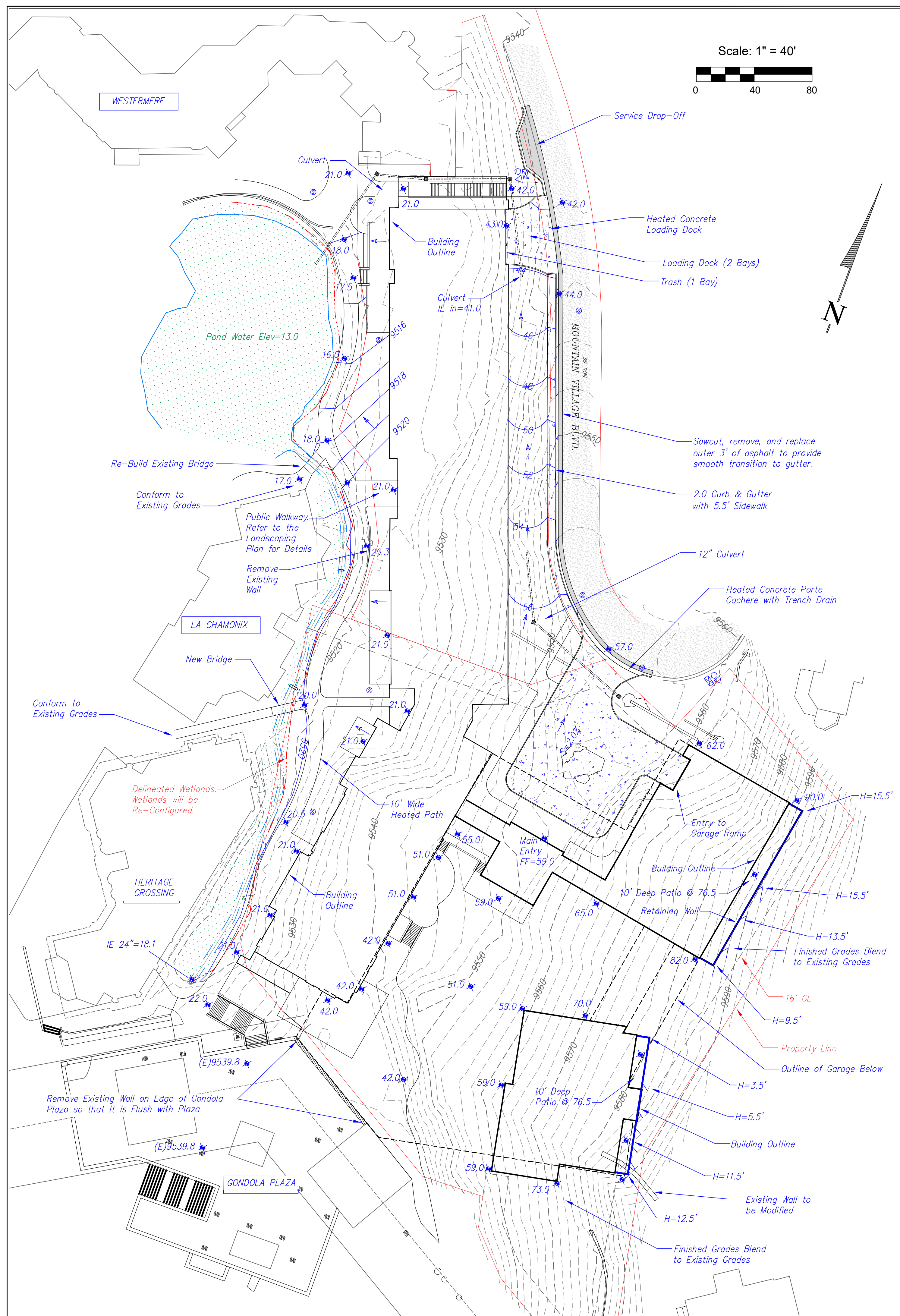
Lots 67, 69R-2, 71R, 161C-R
and Tract OS-3Y
Town of Mountain Village
San Miguel County, Colorado

**BULSON
SURVEYING**

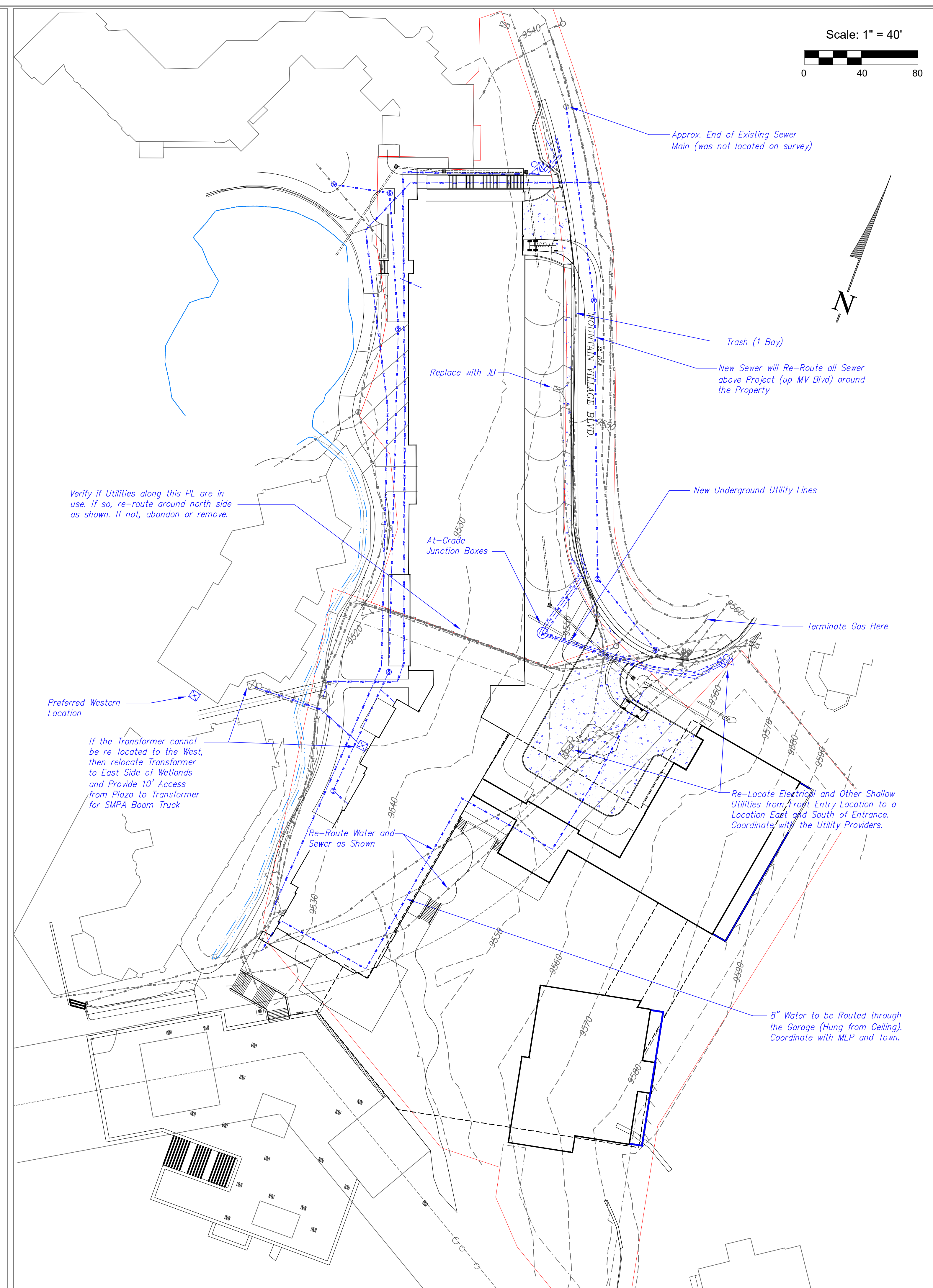
TELLURIDE

FOUR SEASONS





Site Grading



Utility Plan

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

SUBMISSIONS:

SUBMITTAL	2022-04-25
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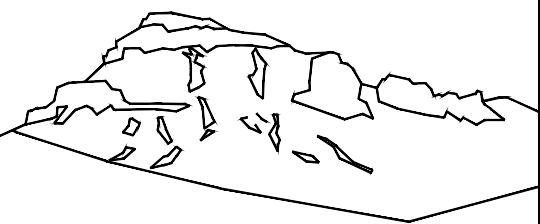
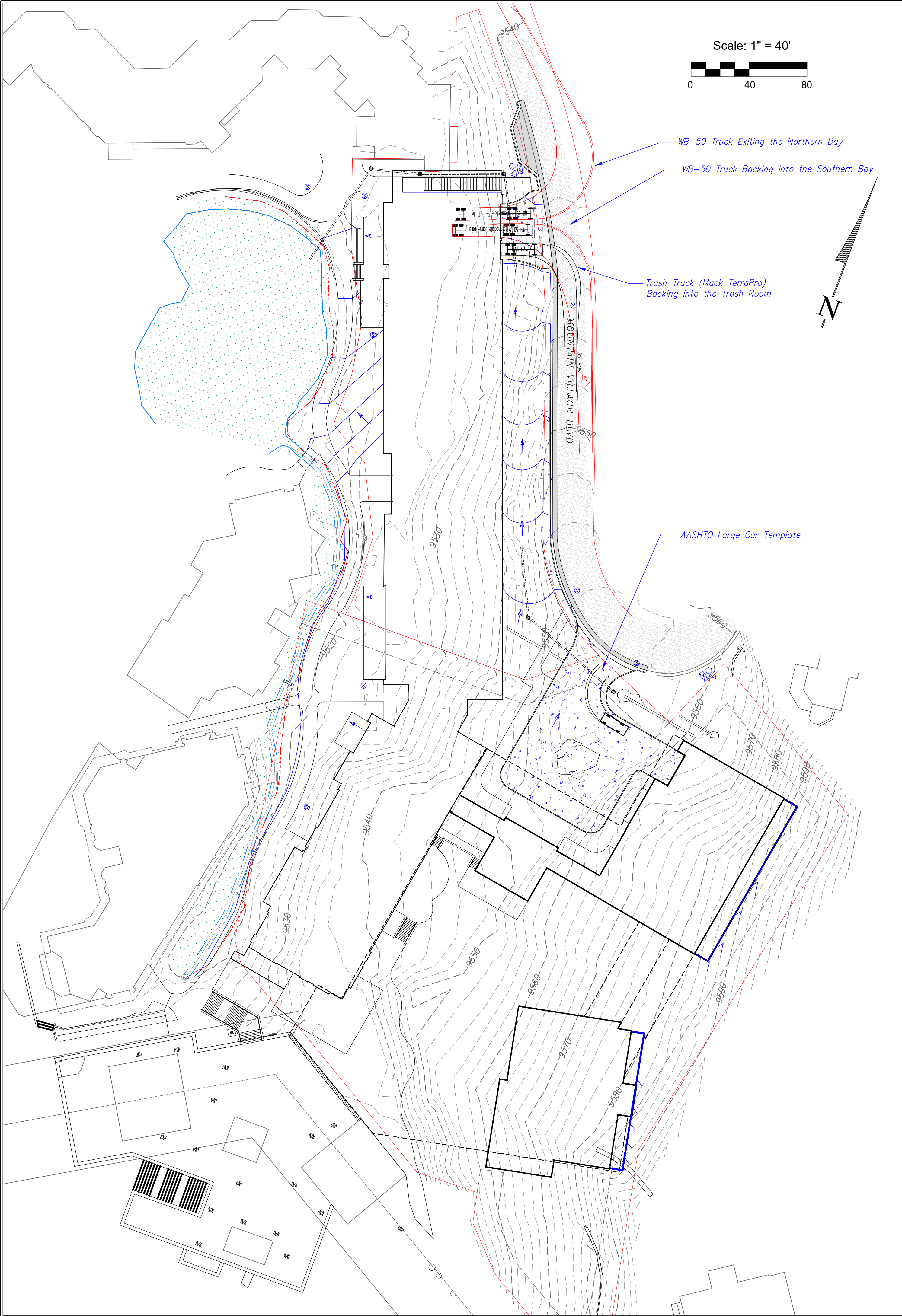
Lot 161 CR
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Combined Site Grading and Utility Plan

C2.2



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2022-04-25

Lot 161 CR
Mtn. Village, CO








CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Access Diagram

Site Plan
with
Turning
Templates

C2.3

LEGEND

-  PAVING TYPE 1
(CONCRETE PAVER OR STONE)
-  PAVING TYPE 2 - AUTO COURT
(CONCRETE PAVER OR STONE)
-  PAVING TYPE 3
(CONCRETE, CONCRETE PAVER OR STONE)
-  PAVING TYPE 4
(MATCH MOUNTAIN VILLAGE PAVER)
-  PAVING TYPE 5
(WOOD BRIDGE)



LOT 161 CR
TELLURIDE MOUNTAIN VILLAGE, CO
SPUD SUBMITTAL | 4.25.22

CONCEPTUAL MATERIALS PLAN

L1.01

Olson Kundig

159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

DESIGNWORKSHOP

LEGEND

- SNOWMELTED PAVING
- EXISTING MOUNTAIN VILLAGE SNOWMELTED PAVING



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CONCEPTUAL SNOW MANAGEMENT PLAN
L1.02

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DESIGNWORKSHOP



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

- LEGEND
- DECIDUOUS SHADE TREE
 - ASPEN TREE
 - CONIFEROUS TREE
 - SHRUB/PERENNIAL/GROUNDCOVER PLANTING AREA
 - NATIVE GRASS
 - RIPARIAN VEGETATION
 - TURF GRASS SOD
 - METAL EDGER



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CONCEPTUAL LANDSCAPING PLAN

L1.03

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ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

- LEGEND
- ENTRY SIGN
 - WALL / STEP LIGHT
 - BOLLARD LIGHT
 - PEDESTRIAN LAMP POST
 - TREE DOWNLIGHT
 - RAILING LIGHT



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CONCEPTUAL SITE LIGHTING PLAN

L1.04

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DESIGNWORKSHOP



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

Decorative Pavers



Stone Paving



Stone Cobble Paving - Vehicular



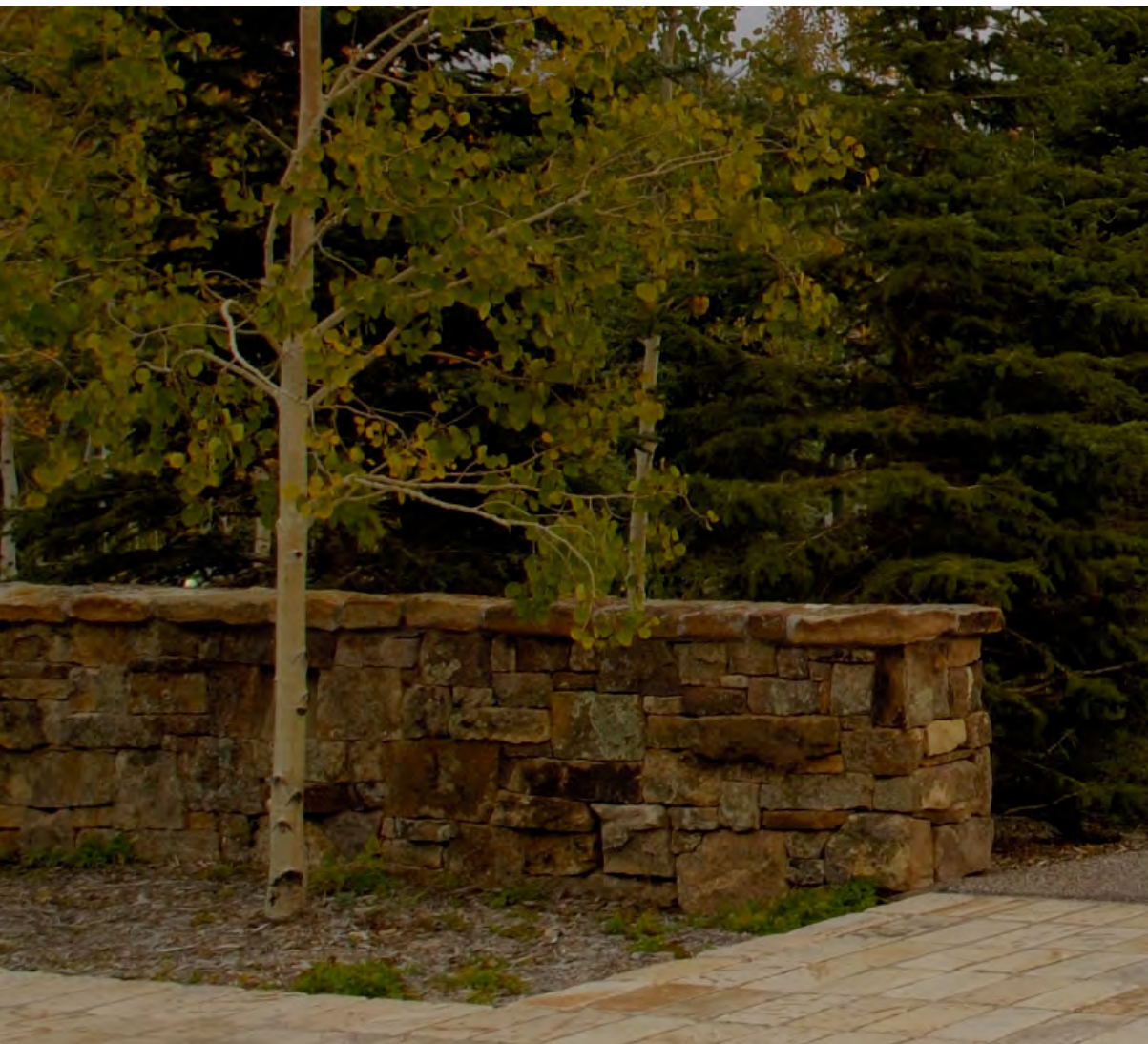
Decorative Concrete Paving



Mtn. Village Concrete Pavers



Stone Walls - Match Architecture



Stone Slab Steps



Stone Veneer Steps



Concrete Steps



Landscape Boulder



Pedestrian Pathway Light



Bollard Light



Wall / Step Lights



Tree Downlight



Bridge Post Light

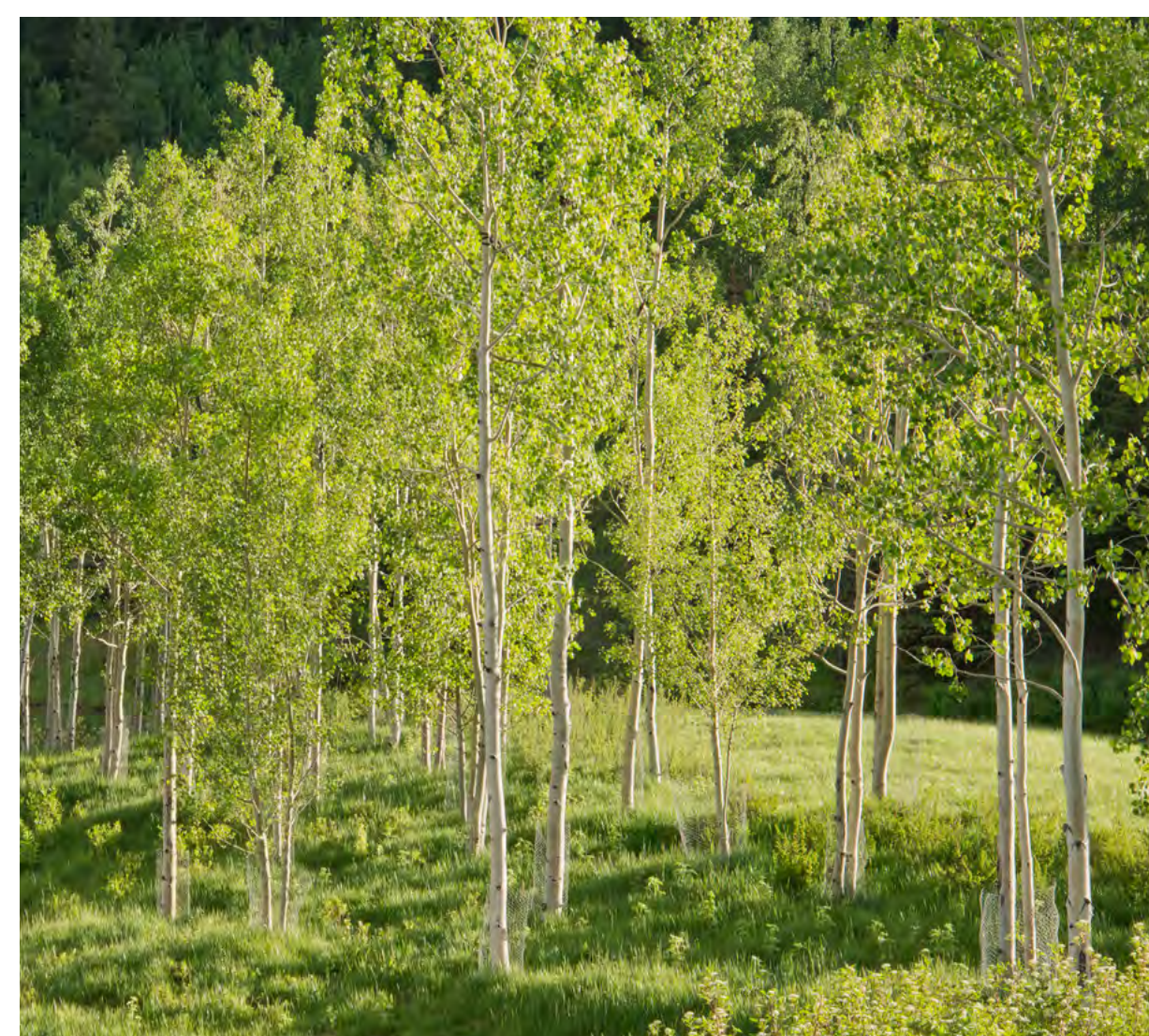


Deciduous Trees

Narrowleaf Cottonwood



Quaking Aspen



Tartarian Maple



Spring Snow Crabapple



Mountain Alder



Coniferous Trees

Colorado Spruce



Ponderosa Pine



Pinyon Pine



Douglas Fir



Rocky Mountain Juniper



Riparian Plants

Coyote Willow



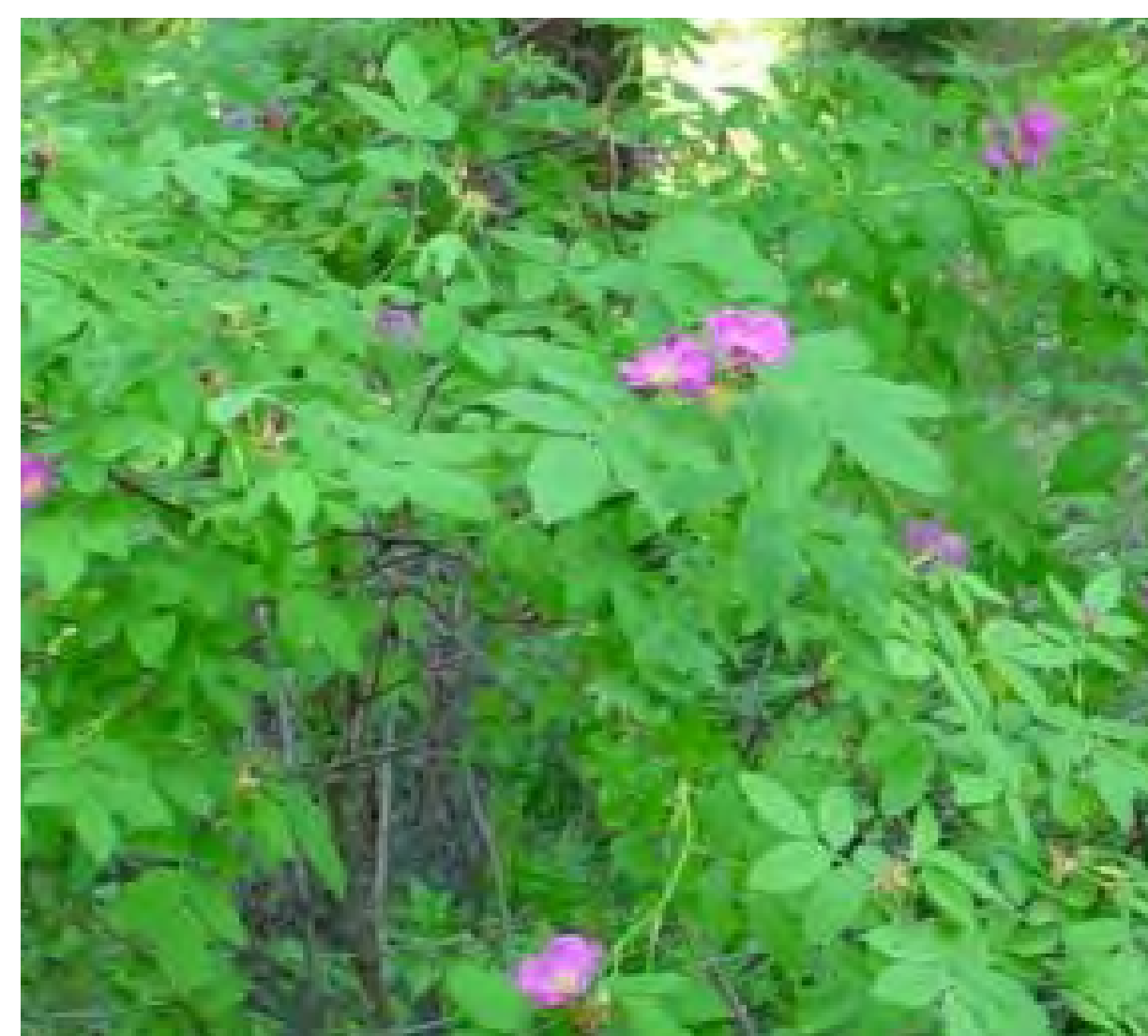
Twinberry Honeysuckle



Redosier Dogwood



Woods Rose



Wax Currant



Plants and Shrubs

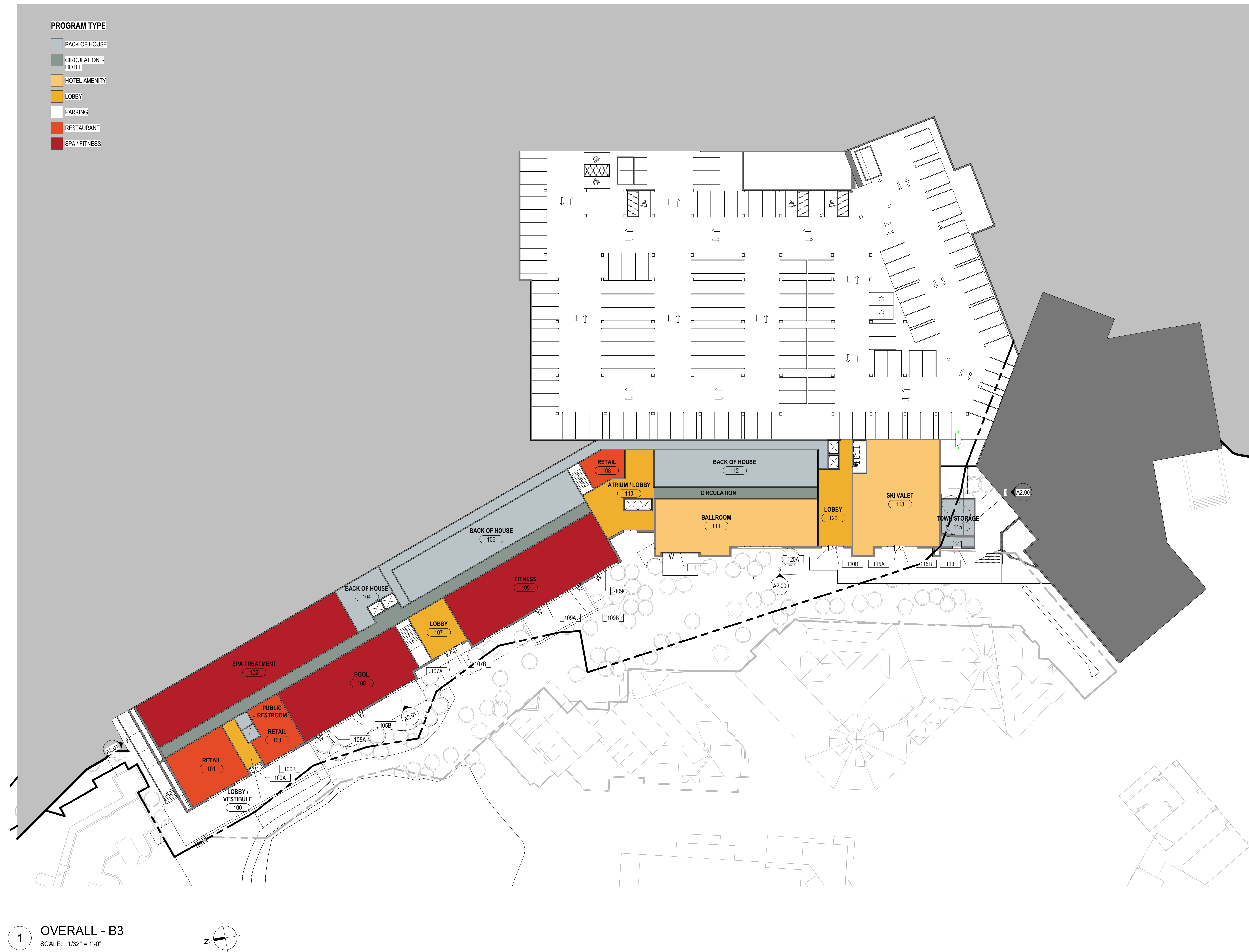


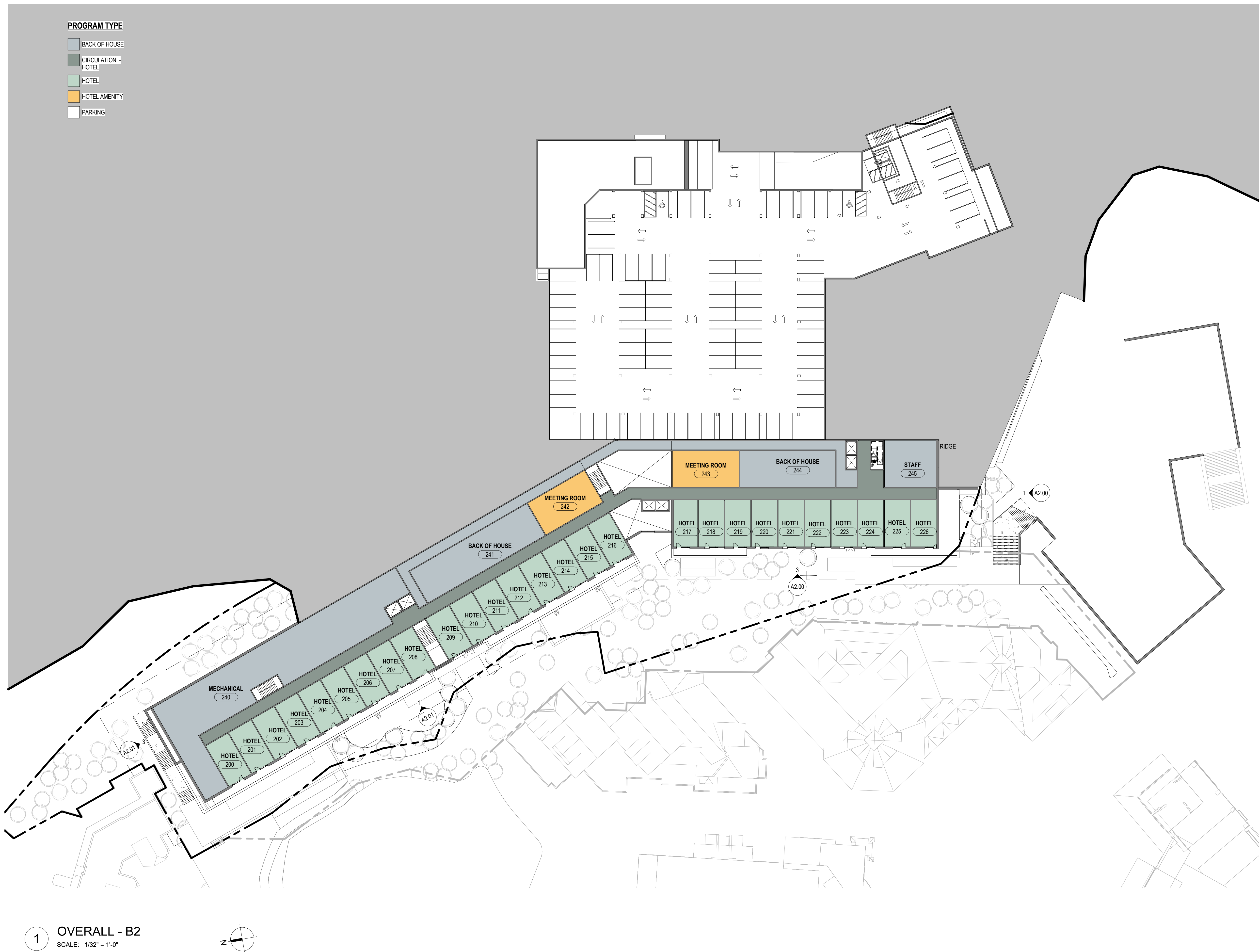
Groundcover

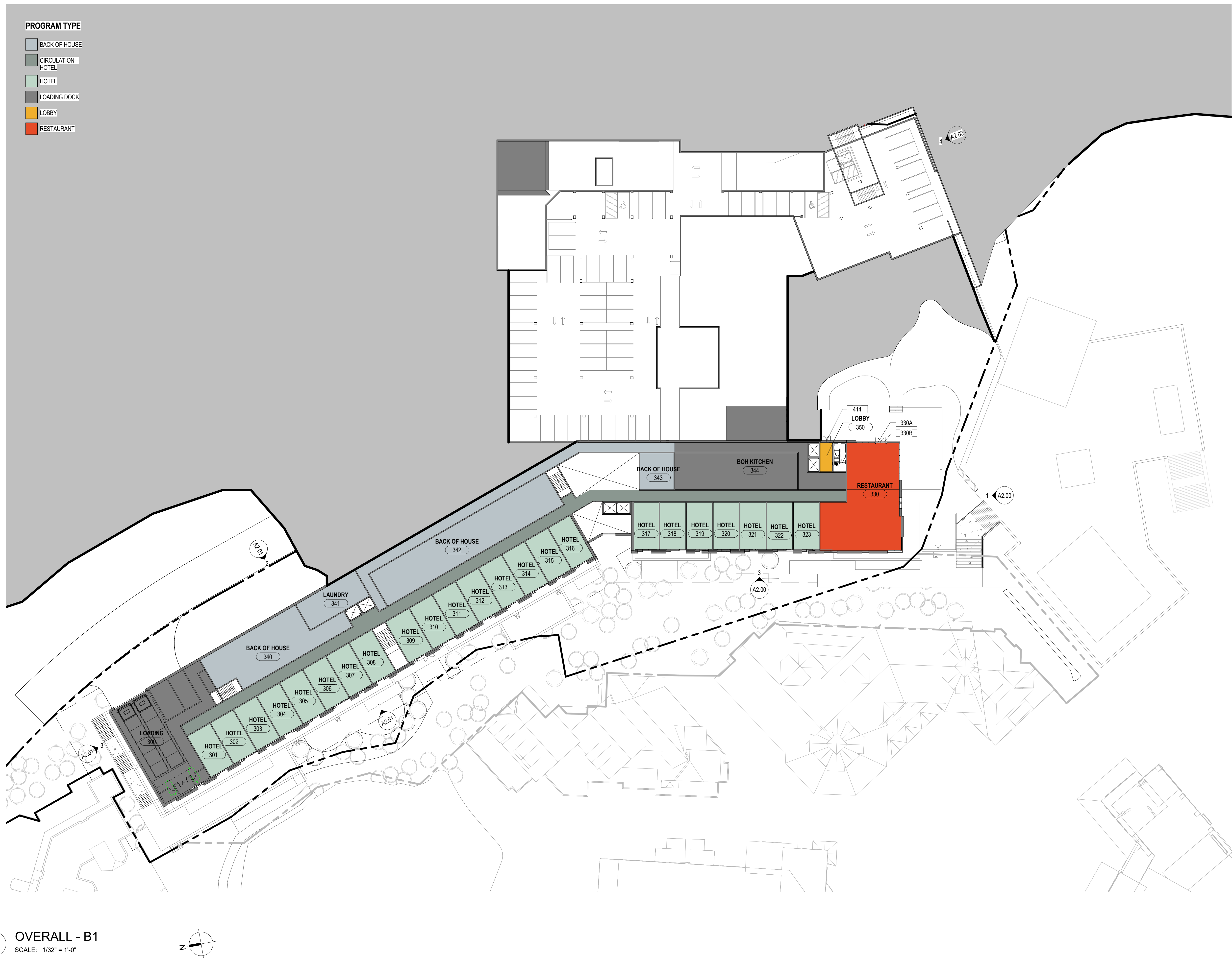


Perennials









1 OVERALL - B1
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

Fort Partners | Merrimac Ventures
Mountain Village, CO

OVERALL PLAN - B1

Olson Kundig

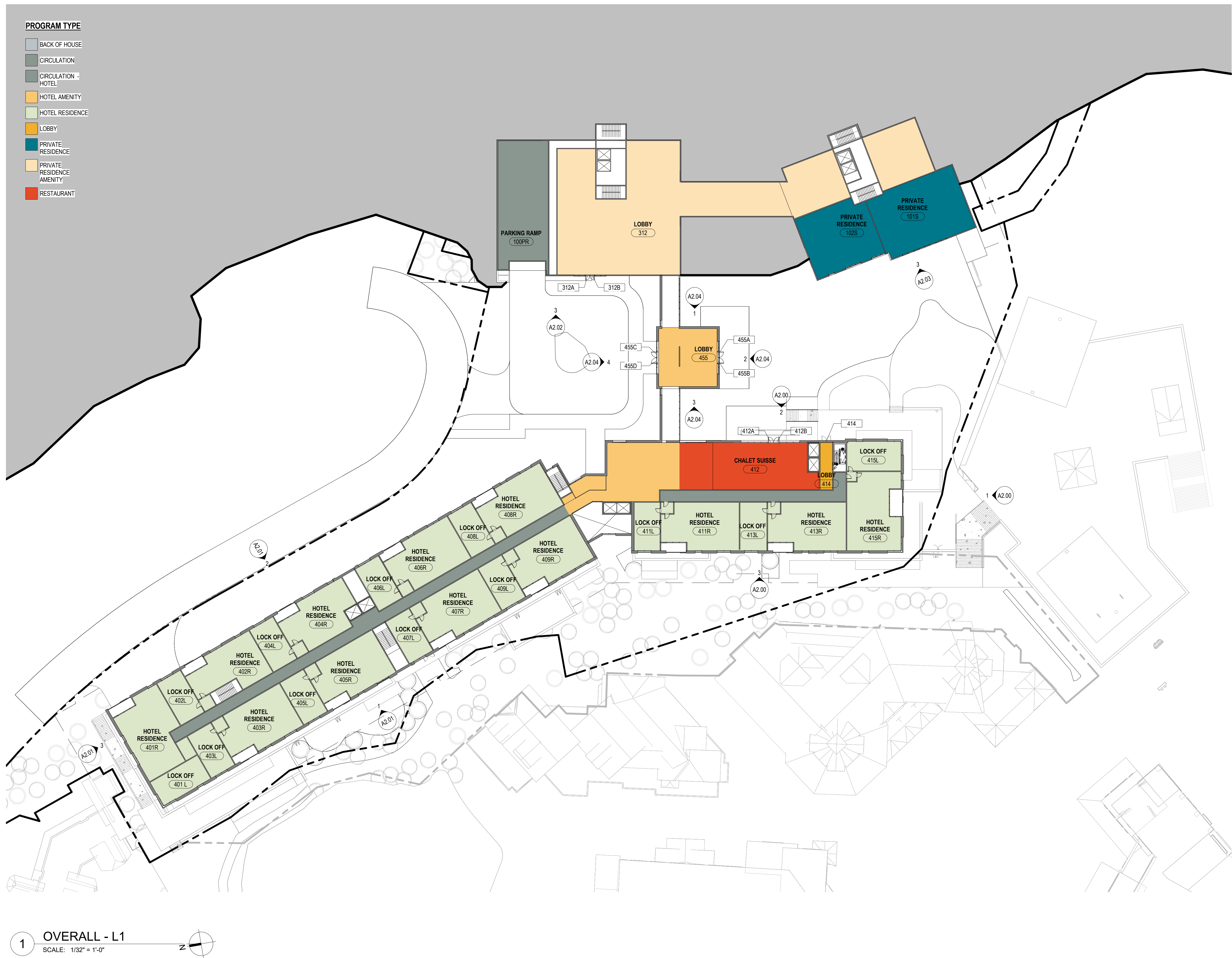
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Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

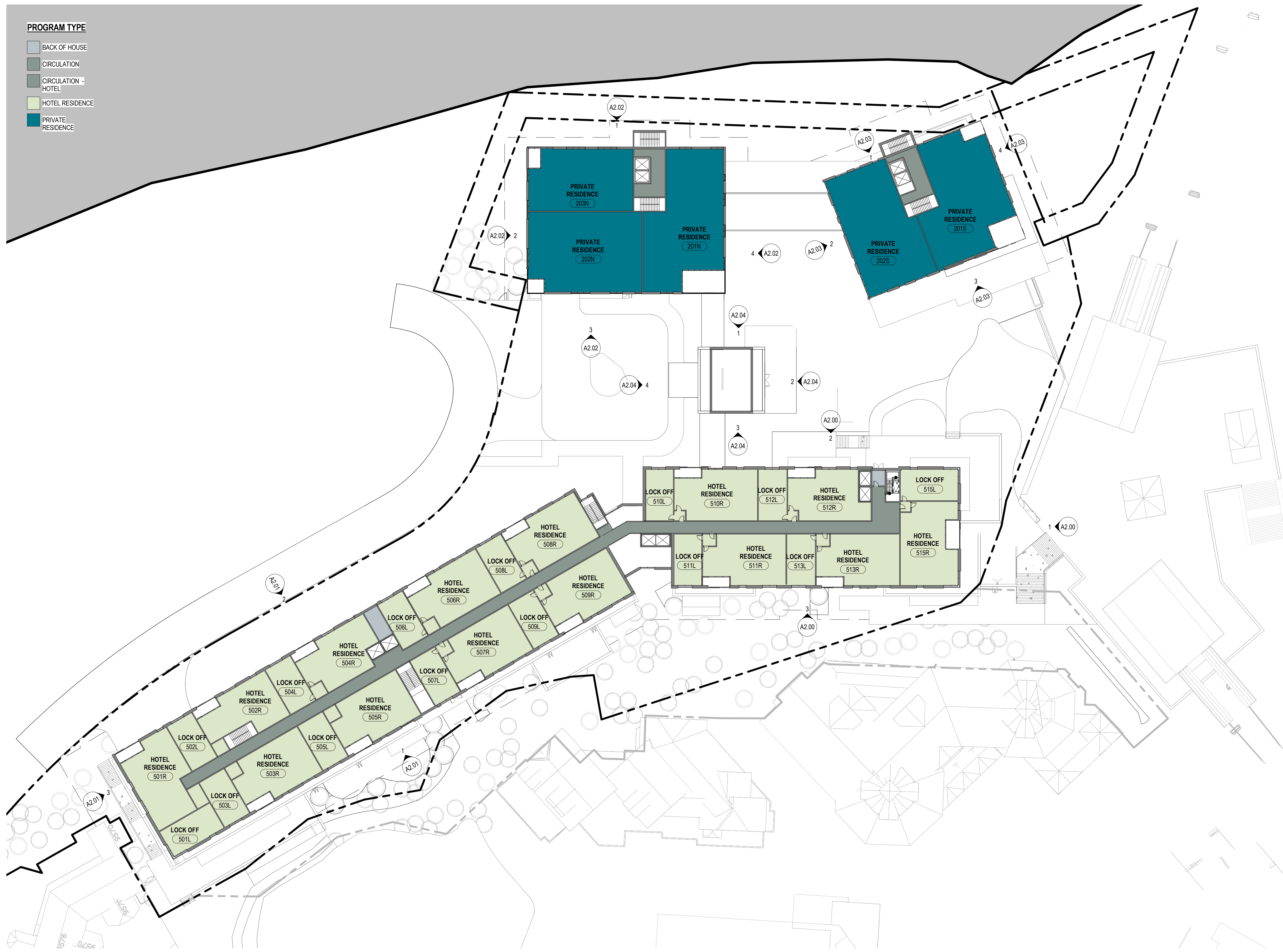
NOT FOR CONSTRUCTION | 04/25/2022

A1.13



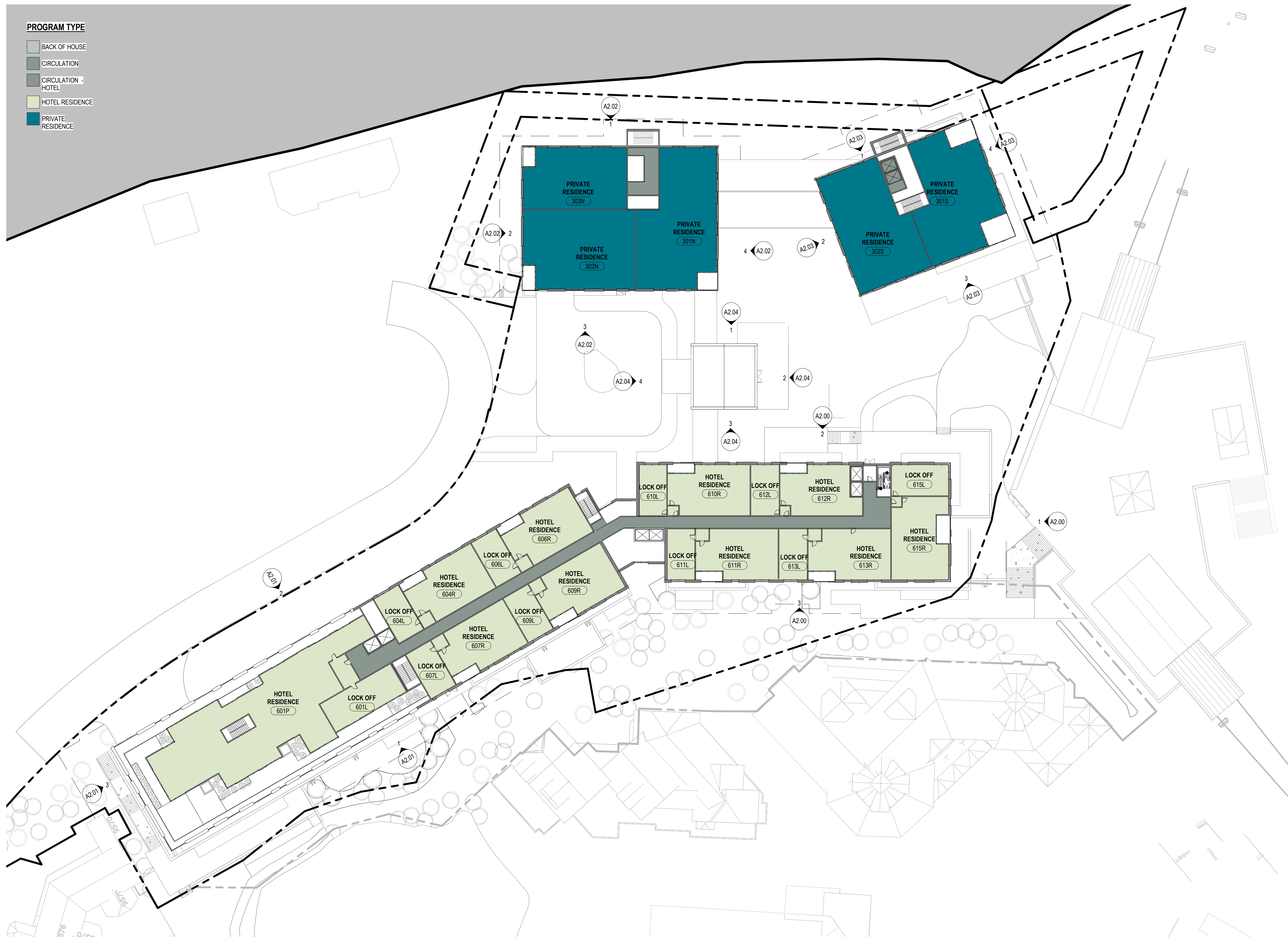
1 OVERALL - L1
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'



1 OVERALL - L2
SCALE: 1/32" = 1'-0"





PROGRAM TYPE

- CIRCULATION
- HOTEL RESIDENCE
- PRIVATE RESIDENCE

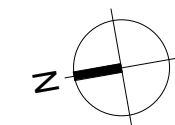
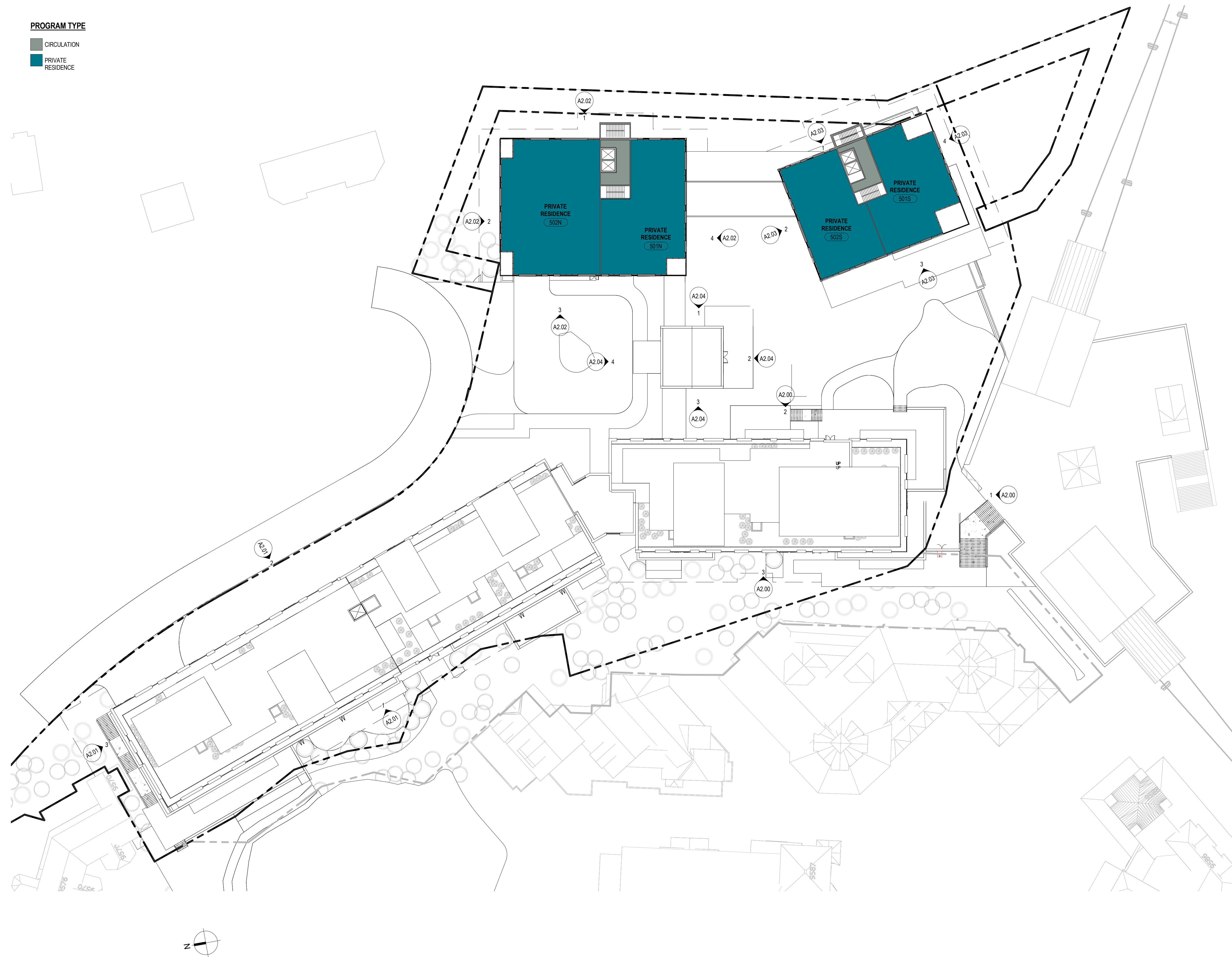


1 OVERALL - L4
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

PROGRAM TYPE

- CIRCULATION
- PRIVATE RESIDENCE



0 8' 16' 24' 32' 64' 96'



PROGRAM TYPE

- CIRCULATION
- PRIVATE RESIDENCE

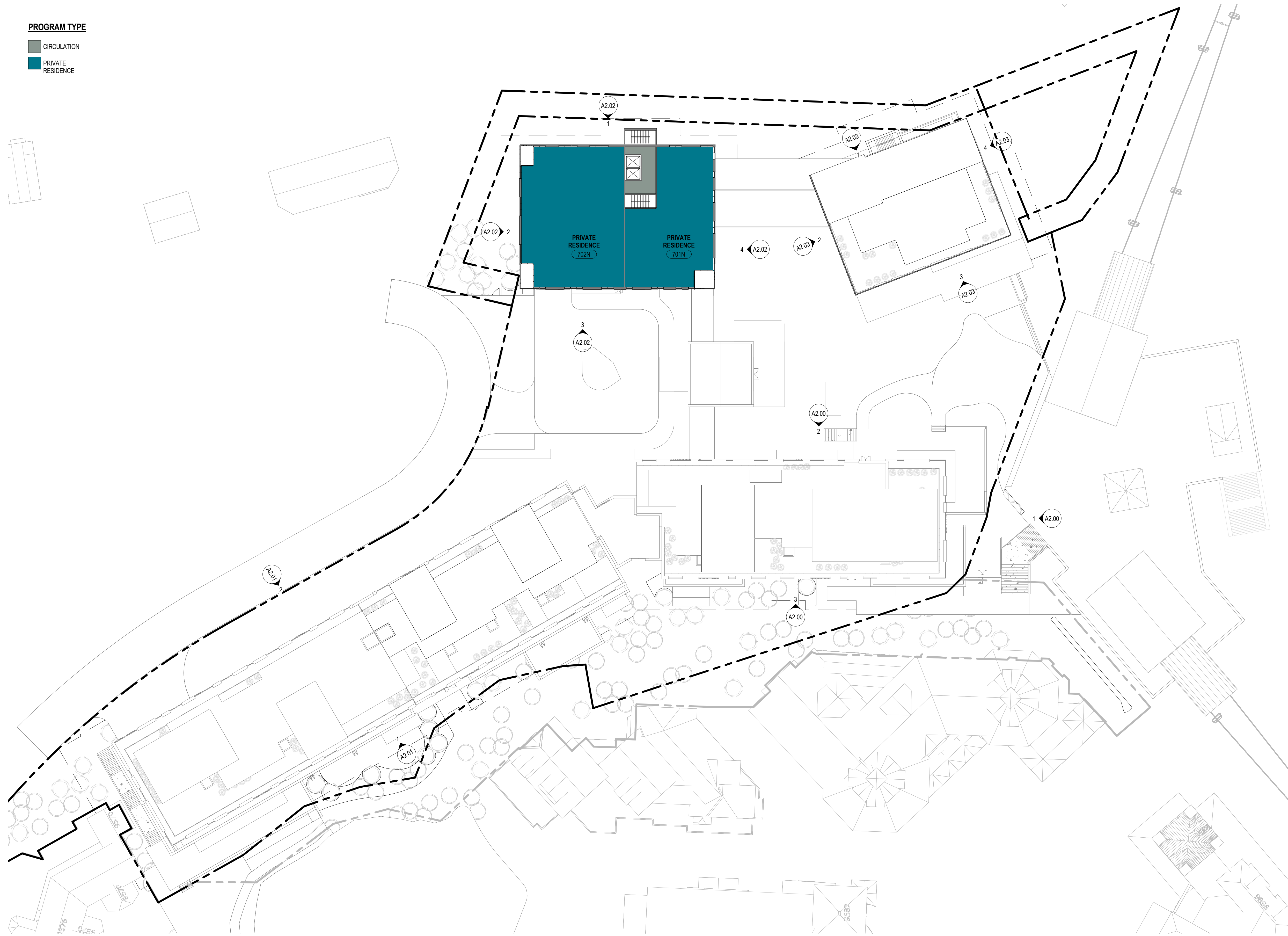


1 OVERALL - L6
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

PROGRAM TYPE

- CIRCULATION
- PRIVATE RESIDENCE



1 OVERALL - L7
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'

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Mountain Village, CO

OVERALL PLAN - LEVEL 7

NOT FOR CONSTRUCTION | 04/25/2022

A1.20

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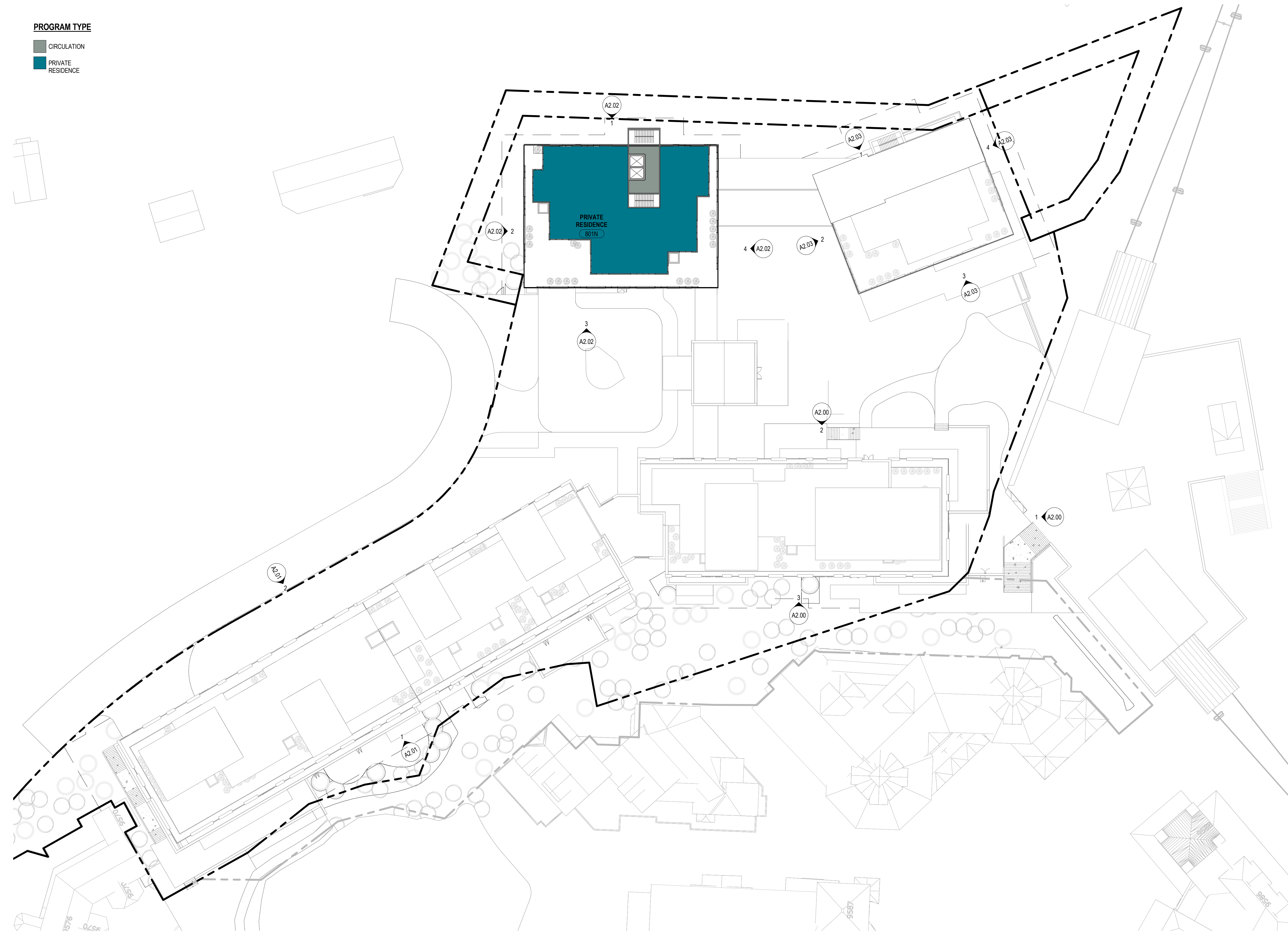
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ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

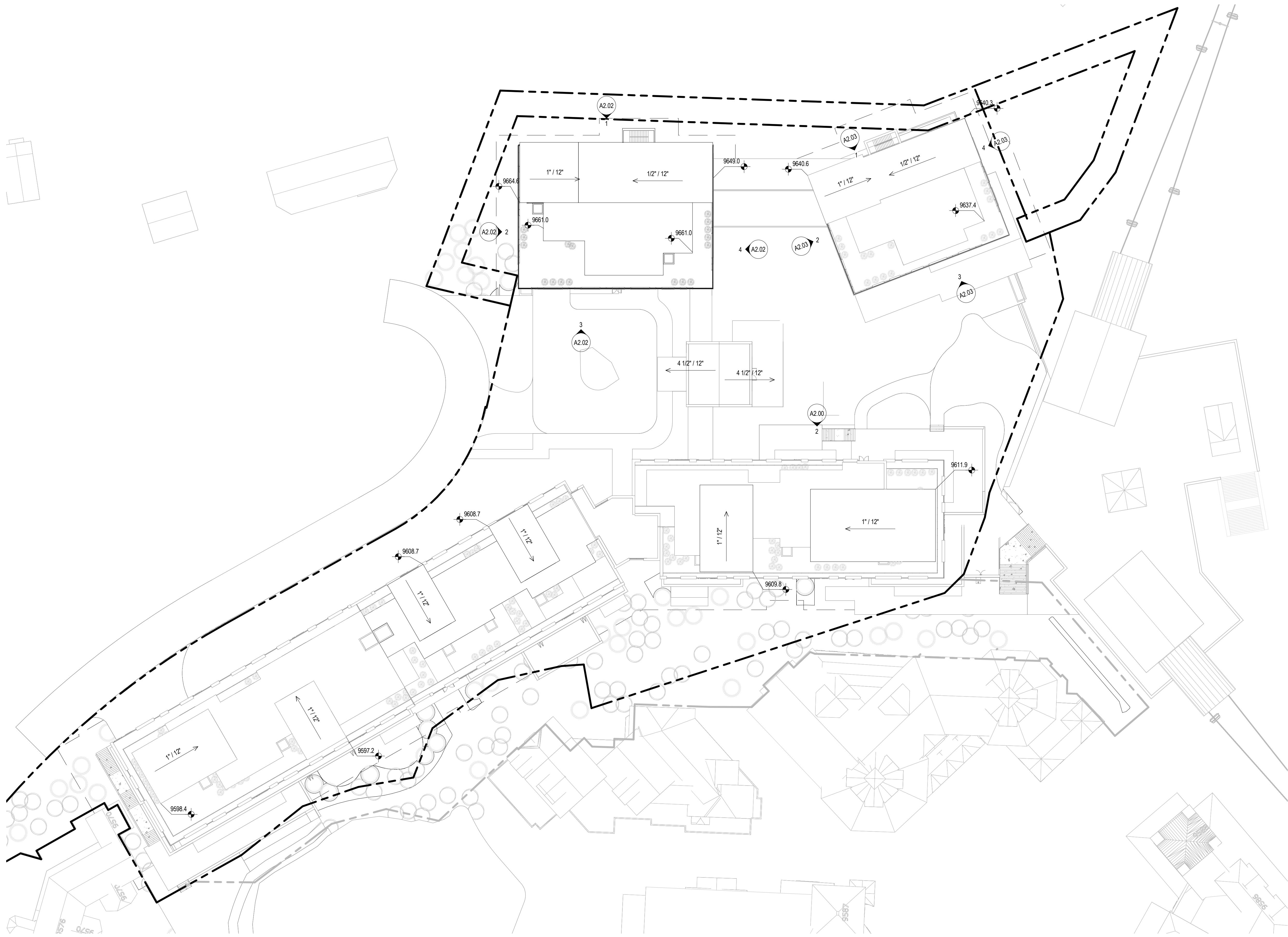
PROGRAM TYPE

- CIRCULATION
- PRIVATE RESIDENCE



1 OVERALL - L8
SCALE: 1/32" = 1'-0"

0 8' 16' 24' 32' 64' 96'



1 OVERALL - ROOF PLAN
 SCALE: 1/32" = 1'-0"





HOTEL - ROOF
9604' - 6"

HOTEL - L4
9592' - 6"

HOTEL - L3
9581' - 0"

HOTEL - L2
9569' - 6"

HOTEL - L1
9558' - 0"

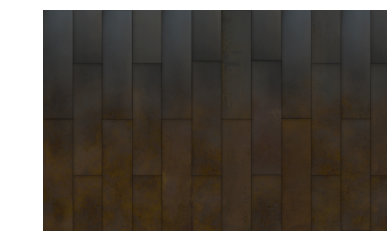
CHALET SUISSE
HOTEL - B1
9546' - 6"

HOTEL LOADING DOCK
9543' - 0"

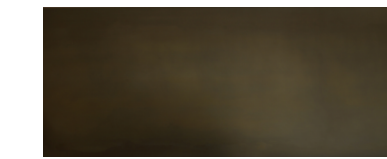
HOTEL - B2
9535' - 0"

HOTEL - B3
9521' - 0"

PROPOSED EXTERIOR MATERIALS



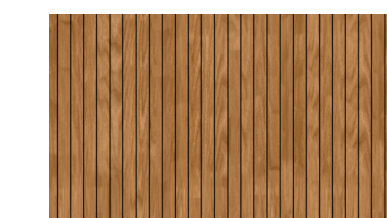
ZINC ROOF



METAL SIDING - PENTHOUSES 14%



STONE 34%



WOOD CLADDING - HOTEL 17%



GLASS 35%

3 ELEVATION - HOTEL S - WEST

SCALE: 1/16" = 1'-0"



HOTEL - ROOF
9604' - 6"

HOTEL - L4
9592' - 6"

HOTEL - L3
9581' - 0"

HOTEL - L2
9569' - 6"

HOTEL - L1
9558' - 0"

CHALET SUISSE
HOTEL - B1
9546' - 6"

HOTEL LOADING DOCK
9543' - 0"

HOTEL - RESTAURANT
9542' - 0"

HOTEL - B2
9535' - 0"

2 ELEVATION - HOTEL S - EAST

SCALE: 1/16" = 1'-0"



HOTEL - ROOF
9604' - 6"

HOTEL - L4
9592' - 6"

HOTEL - L3
9581' - 0"

HOTEL - L2
9569' - 6"

HOTEL - L1
9558' - 0"

CHALET SUISSE
HOTEL - B1
9546' - 6"

HOTEL LOADING DOCK
9543' - 0"

HOTEL - B2
9535' - 0"

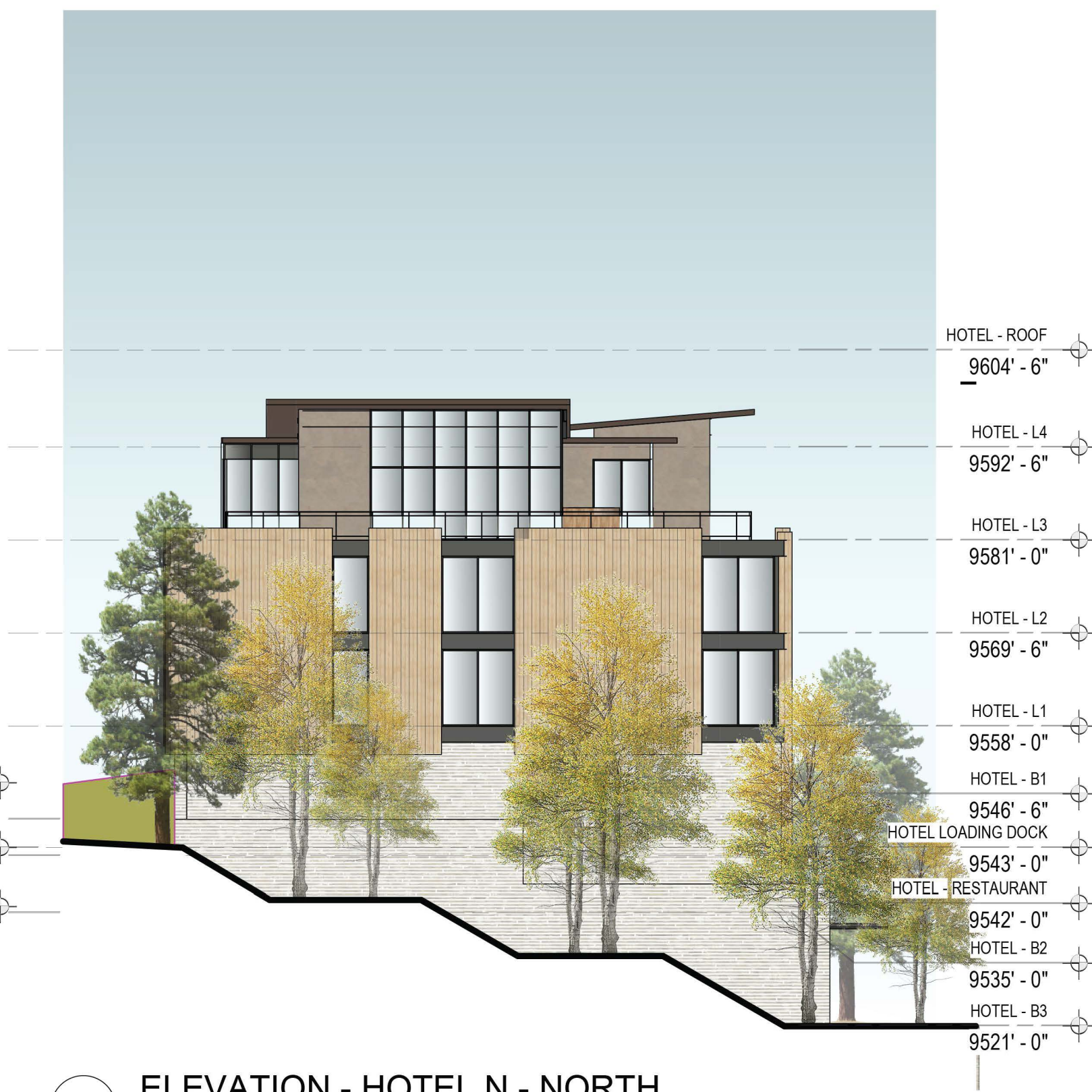
HOTEL - B3
9521' - 0"

1 ELEVATION - HOTEL S - SOUTH

SCALE: 1/16" = 1'-0"



2 ELEVATION - HOTEL N - EAST
SCALE: 1/16" = 1'-0"



3 ELEVATION - HOTEL N - NORTH
SCALE: 1/16" = 1'-0"



1 ELEVATION - HOTEL N - WEST
SCALE: 1/16" = 1'-0"



1 ELEVATION - PRIVATE RESIDENCE N - EAST
SCALE: 1/16" = 1'-0"



2 ELEVATION - PRIVATE RESIDENCE N - NORTH
SCALE: 1/16" = 1'-0"



3 ELEVATION - PRIVATE RESIDENCE N - WEST
SCALE: 1/16" = 1'-0"



4 ELEVATION - PRIVATE RESIDENCE N - SOUTH
SCALE: 1/16" = 1'-0"



1 ELEVATION - PRIVATE RESIDENCE S - EAST
SCALE: 1/16" = 1'-0"



2 ELEVATION - PRIVATE RESIDENCE S - NORTH
SCALE: 1/16" = 1'-0"



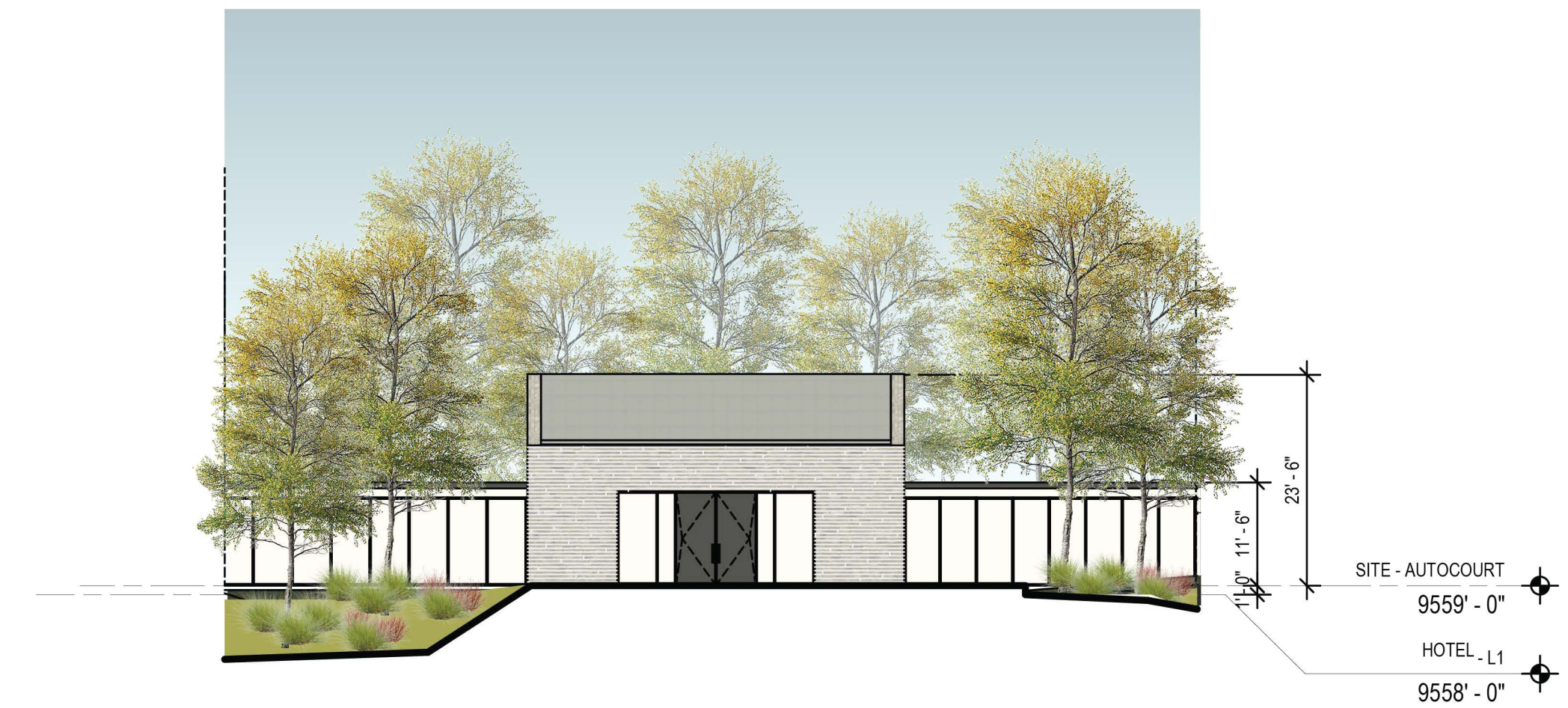
3 ELEVATION - PRIVATE RESIDENCE S - WEST
SCALE: 1/16" = 1'-0"



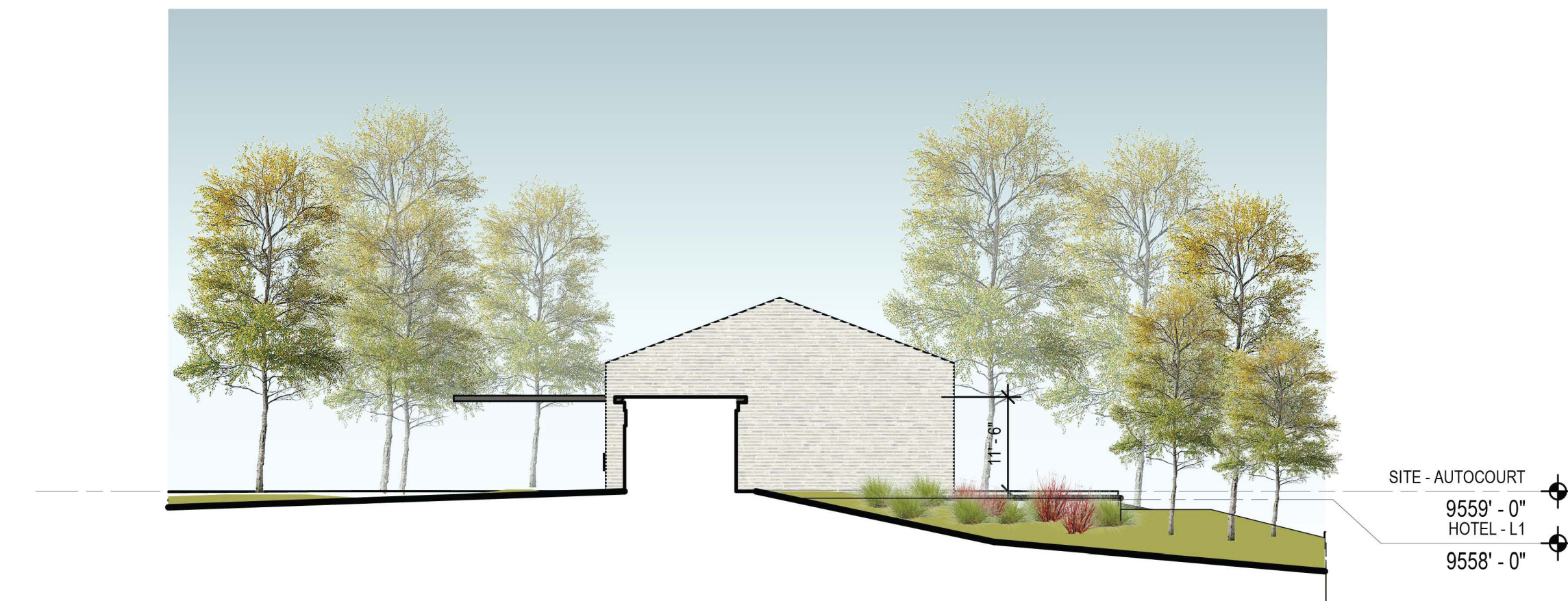
4 ELEVATION - PRIVATE RESIDENCE S - SOUTH
SCALE: 1/16" = 1'-0"



1 ELEVATION - LOBBY - EAST
SCALE: 1/16" = 1'-0"



2 ELEVATION - LOBBY - SOUTH
SCALE: 1/16" = 1'-0"



3 ELEVATION - LOBBY - WEST
SCALE: 1/16" = 1'-0"



4 ELEVATION - LOBBY - NORTH
SCALE: 1/16" = 1'-0"

VIGNETTE - AERIAL



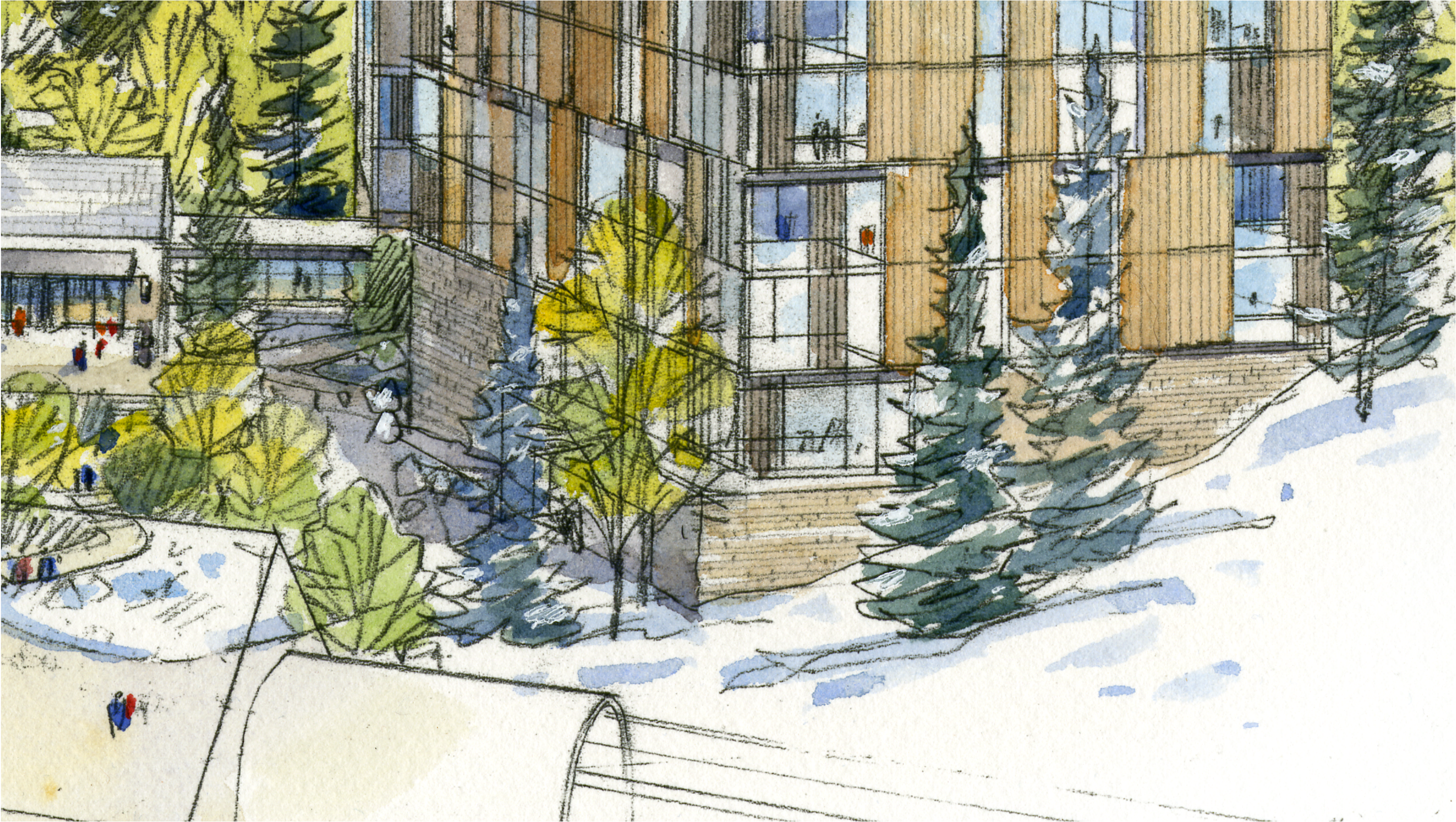
VIGNETTE - VILLAGE POND PLAZA

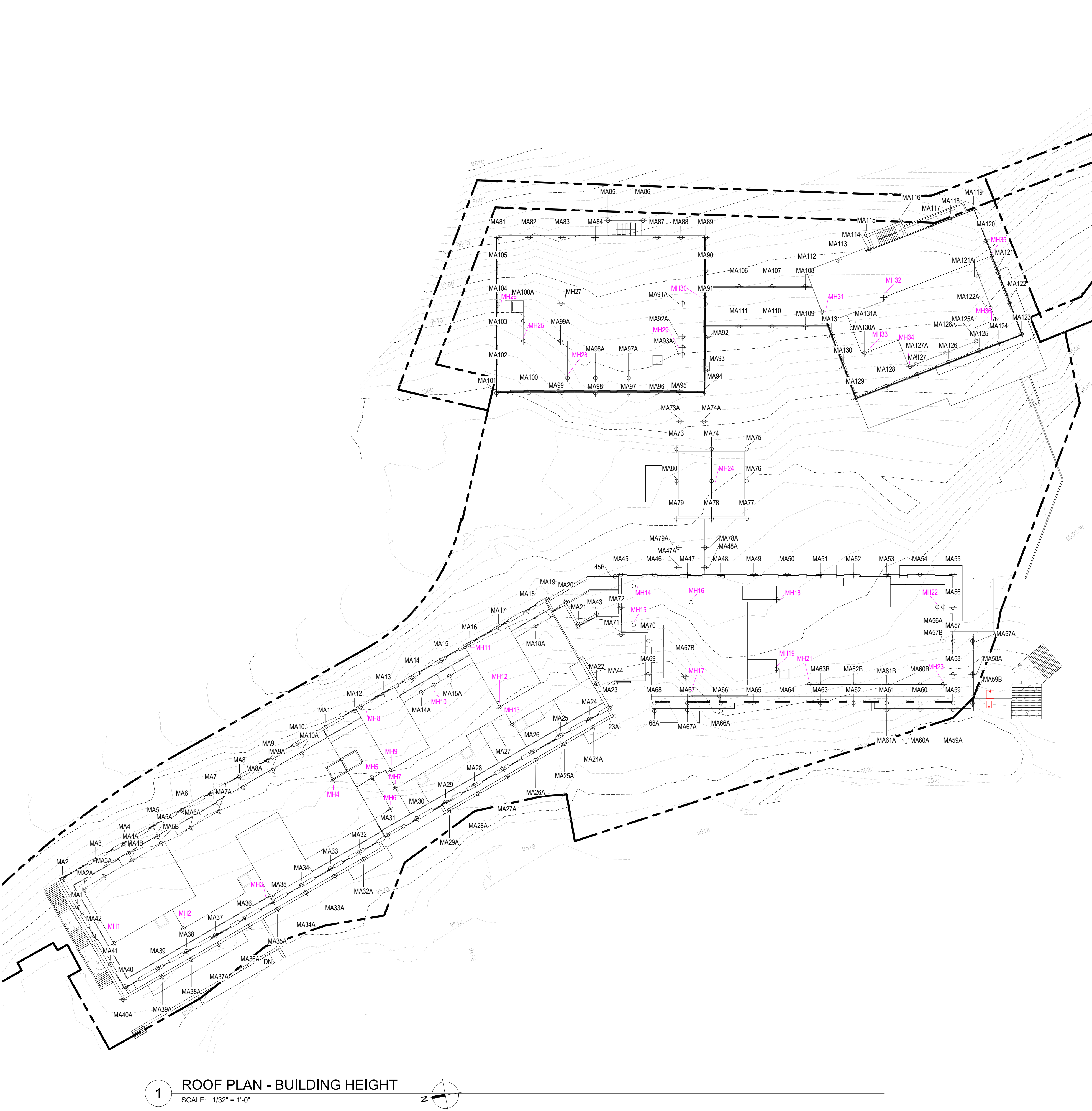


VIGNETTE - GONDOLA PLAZA CONNECTION TO HERITAGE PLAZA



VIGNETTE - PRIVATE RESIDENCES





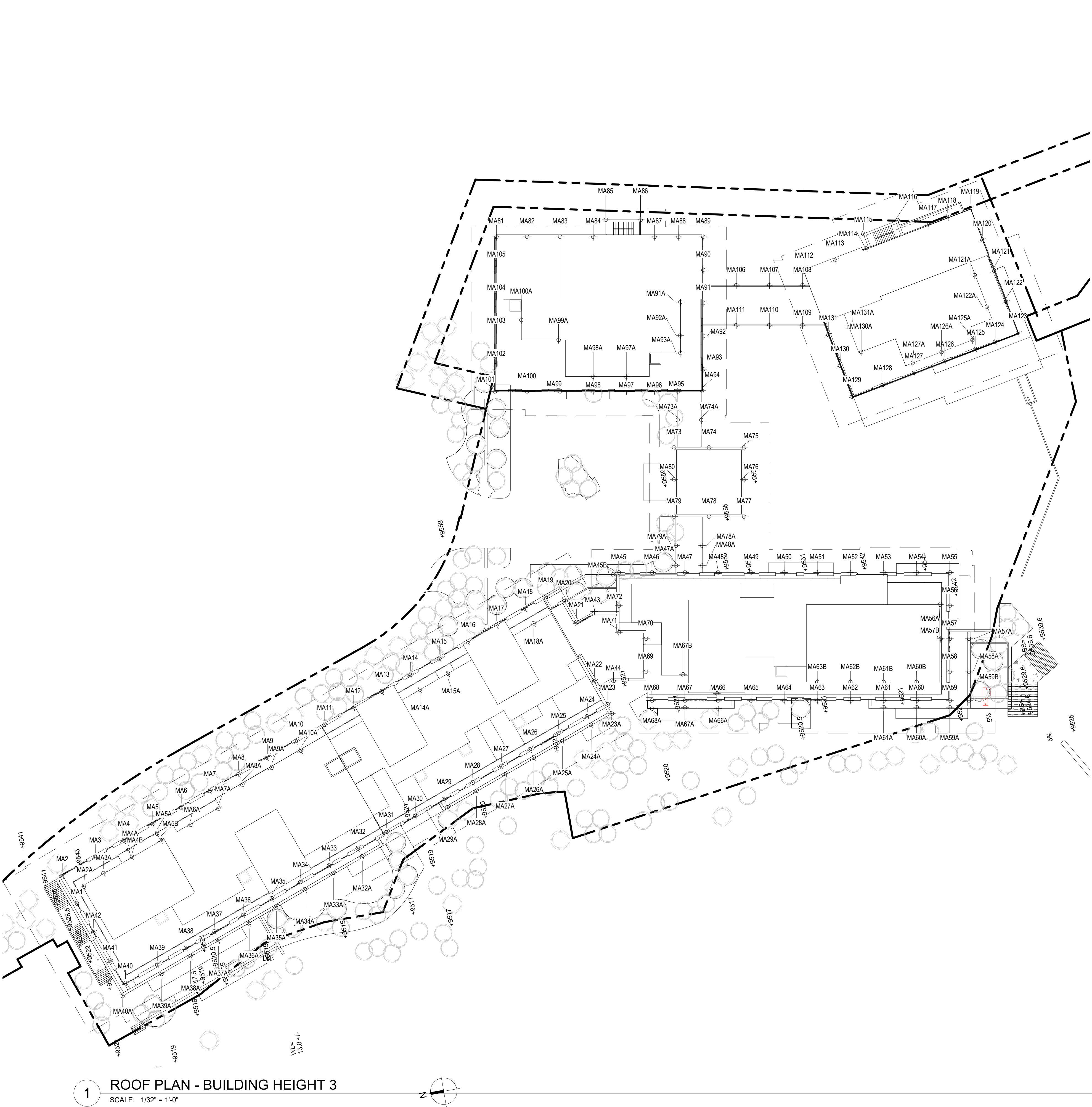
1 ROOF PLAN - BUILDING HEIGHT
SCALE: 1/32" = 1'-0"

Maximum Average Height			
	Point (MA)	Roof Elevation	Natural Grade Elevation
HOTEL - NORTH	1	9582.5	9526.8
HOTEL - NORTH	2	9582.5	9533.0
HOTEL - NORTH	2A	9598.3	9528.6
HOTEL - NORTH	3	9582.5	9532.8
HOTEL - NORTH	3A	9597.0	9527.6
HOTEL - NORTH	4	9582.5	9532.7
HOTEL - NORTH	4A	9593.7	9532.7
HOTEL - NORTH	4B	9595.5	9528.1
HOTEL - NORTH	5	9582.5	9533.4
HOTEL - NORTH	5A	9593.7	9533.4
HOTEL - NORTH	5B	9593.9	9529.6
HOTEL - NORTH	6	9582.5	9534.8
HOTEL - NORTH	6A	9593.7	9529.3
HOTEL - NORTH	7	9582.5	9534.0
HOTEL - NORTH	7A	9593.7	9529.7
HOTEL - NORTH	8	9582.5	9534.3
HOTEL - NORTH	8A	9593.7	9534.3
HOTEL - NORTH	9	9582.5	9536.2
HOTEL - NORTH	9A	9593.7	9533.0
HOTEL - NORTH	10	9582.5	9537.3
HOTEL - NORTH	10A	9593.7	9534.2
HOTEL - NORTH	11	9610.5	9539.0
HOTEL - NORTH	12	9594.0	9540.6
HOTEL - NORTH	13	9608.7	9541.9
HOTEL - NORTH	14	9594.0	9540.0
HOTEL - NORTH	14A	9604.8	9537.4
HOTEL - NORTH	15	9594.0	9539.1
HOTEL - NORTH	15A	9604.8	9536.4
HOTEL - NORTH	16	9608.7	9539.7
HOTEL - NORTH	17	9608.7	9540.1
HOTEL - NORTH	18	9594.0	9543.2
HOTEL - NORTH	18A	9604.8	9537.7
HOTEL - NORTH	19	9594.0	9543.6
HOTEL - NORTH	20	9610.5	9542.3
HOTEL - NORTH	21	9610.5	9538.9
HOTEL - NORTH	22	9610.5	9528.5
HOTEL - NORTH	23	9594.0	9525.2
HOTEL - NORTH	24	9594.0	9524.5
HOTEL - NORTH	24A	9538.5	9523.9
HOTEL - NORTH	25	9594.0	9524.0
HOTEL - NORTH	25A	9538.5	9523.7
HOTEL - NORTH	26	9594.0	9524.8
HOTEL - NORTH	26A	9538.5	9524.8
HOTEL - NORTH	27	9594.0	9524.9
HOTEL - NORTH	27A	9538.5	9524.9
HOTEL - NORTH	28	9594.0	9524.0
HOTEL - NORTH	28A	9538.5	9524.0
HOTEL - NORTH	29	9594.0	9524.0
HOTEL - NORTH	29A	9538.5	9523.7
HOTEL - NORTH	30	9594.0	9523.1
HOTEL - NORTH	31	9597.0	9522.8
HOTEL - NORTH	32	9594.0	9522.9
HOTEL - NORTH	32A	9538.5	9522.7
HOTEL - NORTH	33	9594.0	9522.7
HOTEL - NORTH	33A	9538.5	9522.5
HOTEL - NORTH	34	9594.0	9522.6
HOTEL - NORTH	34A	9538.5	9522.3
HOTEL - NORTH	35	9594.0	9522.5
HOTEL - NORTH	35A	9538.5	9522.3
HOTEL - NORTH	36	9594.0	9522.3
HOTEL - NORTH	36A	9538.5	9522.0
HOTEL - NORTH	37	9594.0	9522.1
HOTEL - NORTH	37A	9538.5	9522.0
HOTEL - NORTH	38	9594.0	9522.1
HOTEL - NORTH	38A	9538.5	9521.7
HOTEL - NORTH	39	9594.0	9522.2
HOTEL - NORTH	39A	9538.5	9522.2
HOTEL - NORTH	40	9594.0	9522.3
HOTEL - NORTH	40A	9538.5	9522.0
HOTEL - NORTH	41	9594.0	9523.2
HOTEL - NORTH	42	9594.0	9522.1
CONNECTOR	43	9610.5	9524.0
CONNECTOR	44	9610.5	9527.6
HOTEL - SOUTH	45	9593.5	9545.1
HOTEL - SOUTH	46	9593.5	9544.2
HOTEL - SOUTH	47	9593.5	9544.5
HOTEL - SOUTH	47A	9570.5	9545.1
HOTEL - SOUTH	48	9593.5	9544.8
HOTEL - SOUTH	48A	9570.5	9544.9
HOTEL - SOUTH	49	9593.5	9544.2
HOTEL - SOUTH	50	9593.5	9542.9
HOTEL - SOUTH	51	9593.5	9541.8
HOTEL - SOUTH	52	9593.5	9541.0
HOTEL - SOUTH	53	9610.0	9539.5
HOTEL - SOUTH	54	9593.5	9538.0
HOTEL - SOUTH	55	9593.5	9538.0
HOTEL - SOUTH	56	9593.5	9536.6
HOTEL - SOUTH	56A	9611.5	9536.9
HOTEL - SOUTH	57	9593.5	9534.7
HOTEL - SOUTH	57A	9538.5	9534.7
HOTEL - SOUTH	57B	9611.9	9537.2
HOTEL - SOUTH	58	9593.5	9528.7
HOTEL - SOUTH	58A	9538.5	9528.7
HOTEL - SOUTH	59	9593.5	9522.2
HOTEL - SOUTH	59A	9538.5	9522.2
HOTEL - SOUTH	59B	9538.5	9522.2

Maximum Average Height			
	Point (MA)	Roof Elevation	Natural Grade Elevation
HOTEL - SOUTH	60	9593.5	9523.6
HOTEL - SOUTH	60A	9538.5	9523.6
HOTEL - SOUTH	60B	9610.7	9527.5
HOTEL - SOUTH	61	9593.5	9526.4
HOTEL - SOUTH	61A	9538.5	9526.4
HOTEL - SOUTH	61B	9609.1	9530.2
HOTEL - SOUTH	62	9593.5	9527.5
HOTEL - SOUTH	62B	9607.4	9531.4
HOTEL - SOUTH	63	9593.5	9528.4
HOTEL - SOUTH	63B	9605.7	9533.0
HOTEL - SOUTH	64	9593.5	9530.2
HOTEL - SOUTH	65	9593.5	9532.1
HOTEL - SOUTH	66	9593.5	9533.1
HOTEL - SOUTH	67	9593.5	9526.0
HOTEL - SOUTH	67A	9538.5	9525.6
HOTEL - SOUTH	67B	9538.5	9530.2
HOTEL - SOUTH	68	9593.5	9523.1
HOTEL - SOUTH	69	9610.5	9528.3
HOTEL - SOUTH	70	9610.5	9534.5
HOTEL - SOUTH	71	9610.5	9535.0
HOTEL - SOUTH	72	9610.5	9541.3
LOBBY	73	9574.6	9554.5
LOBBY	73A	9570.5	9560.9
LOBBY	74	9582.6	9556.0
LOBBY	74A	9570.5	9559.1
LOBBY	75	9574.6	9556.0
LOBBY	76	9574.6	9549.6
LOBBY	77	9574.6	9547.4
LOBBY	78	9582.6	9549.2
LOBBY	78A	9570.5	9547.1
LOBBY	79	9570.5	9550.3
LOBBY	79A	9570.5	9547.5
LOBBY	80	9574.6	9551.7
PR - NORTH	81	9664.6	9591.8
PR - NORTH	82	9663.0	9589.8
PR - NORTH	83	9661.5	9590.7
PR - NORTH	84	9662.3	9589.9
PR - NORTH	85	9661.0	9593.2
PR - NORTH	86	9661.0	9591.5
PR - NORTH	87	9663.8	9588.2
PR - NORTH	88	9664.4	9587.0
PR - NORTH	89	9665.0	9585.7
PR - NORTH	90	9665.0	9580.6
PR - NORTH	91	9665.0	9577.0
PR - NORTH	91A	9664.5	9576.5
PR - NORTH	92	9652.5	9572.5
PR - NORTH	92A	9661.4	9572.2
PR - NORTH	93	9652.5	9568.0
PR - NORTH	93A	9661.0	9572.2
PR - NORTH	94	9652.5	9563.7
PR - NORTH	95	9652.5	9564.3
PR - NORTH	96	9652.5	9565.7
PR - NORTH	97	9652.5	9566.7
PR - NORTH	97A	9661.4	9568.9
PR - NORTH	98	9652.5	9567.5
PR - NORTH	98A	9661.4	9568.6
PR - NORTH	99	9652.5	9562.6
PR - NORTH	99A	9661.4	9570.0
PR - NORTH	100	9652.5	9559.9
PR - NORTH	100A	9661.4	9569.0
PR - NORTH	101	9652.5	9559.8
PR - NORTH	102	9652.5	9562.7
PR - NORTH	103	9652.5	9565.4
PR - NORTH	104	9664.6	9572.7
PR - NORTH	105	9664.6	9582.9
PR - CONNECTOR	106	9576.0	9578.0
PR - CONNECTOR	107	9576.0	9577.1
PR - CONNECTOR	108	9576.0	9577.3
PR - CONNECTOR	109	9576.0	9571.8
PR - CONNECTOR	110	9576.0	9572.3
PR - CONNECTOR	111	9576.0	9572.8
PR - SOUTH	112	9640.6	9578.5
PR - SOUTH	113	9638.9	9579.2
PR - SOUTH	114	9637.5	9580.2
PR - SOUTH	115	9636.0	9581.6
PR - SOUTH	116	9636.0	9583.5
PR - SOUTH	117	9638.7	9584.2
PR - SOUTH	118	9639.7	9586.6
PR - SOUTH	119	9640.3	9589.3
PR - SOUTH	120	9640.3	9581.5
PR - SOUTH	121	9628.5	9573.7
PR - SOUTH	121A	9637.4	9575.6
PR - SOUTH	122	9628.5	9566.6
PR - SOUTH	122A	9637.0	9568.9
PR - SOUTH	123	9628.5	9561.1
PR - SOUTH	124	9628.5	9562.5
PR - SOUTH	125	9628.5	9563.8
PR - SOUTH	125A	9637.4	9566.1
PR - SOUTH	126	9628.5	9564.6
PR - SOUTH	126A	9637.4	9565.9
PR - SOUTH	127	9628.5	9562.7
PR - SOUTH	128	9628.5	9560.5
PR - SOUTH	129	9628.5	9558.8
PR - SOUTH	130	9628.5	9564.1
PR - SOUTH	130A	9637.4	9566.2
PR - SOUTH	131	9628.5	9569.6
PR - SOUTH	131A	9637.4	9571.2
Maximum Average Height			56.4

Maximum Building Height			
Point (MH)	Roof Elevation	Natural Grade Elevation	Roof height
1	9598.4	9523.4	75.0
2	9593.7	9522.8	70.9
3	9597.2	9522.8	74.4
4	9603.0	9528.4	74.6
5	9608.7	9528.9	79.8
6	9601.5	9523.6	77.9
7	9604.8	9526.7	78.1
8	9594.0	9540.6	53.4
9	9605.2	9530.1	75.1
10	9604.8	9536.8	68.0
11	9608.7	9539.7	69.0
12	9605.2	9529.4	75.8
13	9604.8	9527.3	77.5
14	9605.2	9542.2	63.0
15	9605.2	9536.9	68.3
16	9605.2	9542.3	62.9
17	9609.8	9527.6	82.2
18	9605.2	9542.1	63.1
19	9605.2	9538.3	66.9
21	9605.2	9533.9	71.3
22	9611.5	9537.2	74.3
23	9611.5	9526.1	85.4
24	9582.6	9550.9	31.7
25	9661.0	9566.0	95.0
26	9664.6	9572.7	91.9
27	9661.4	9575.5	85.9
28	9661.4	9566.3	95.1
29	9661.4	9570.6	90.8
30	9665.0	9576.5	88.5
31	9640.6	9574.1	66.5
32	9637.4	9574.9	62.5
33	9637.4	9566.6	70.8
34	9637.4	9563.7	73.7
35	9640.3	9581.5	58.8
36	9637.4	9565.6	71.8
Maximum Building Height			95.1



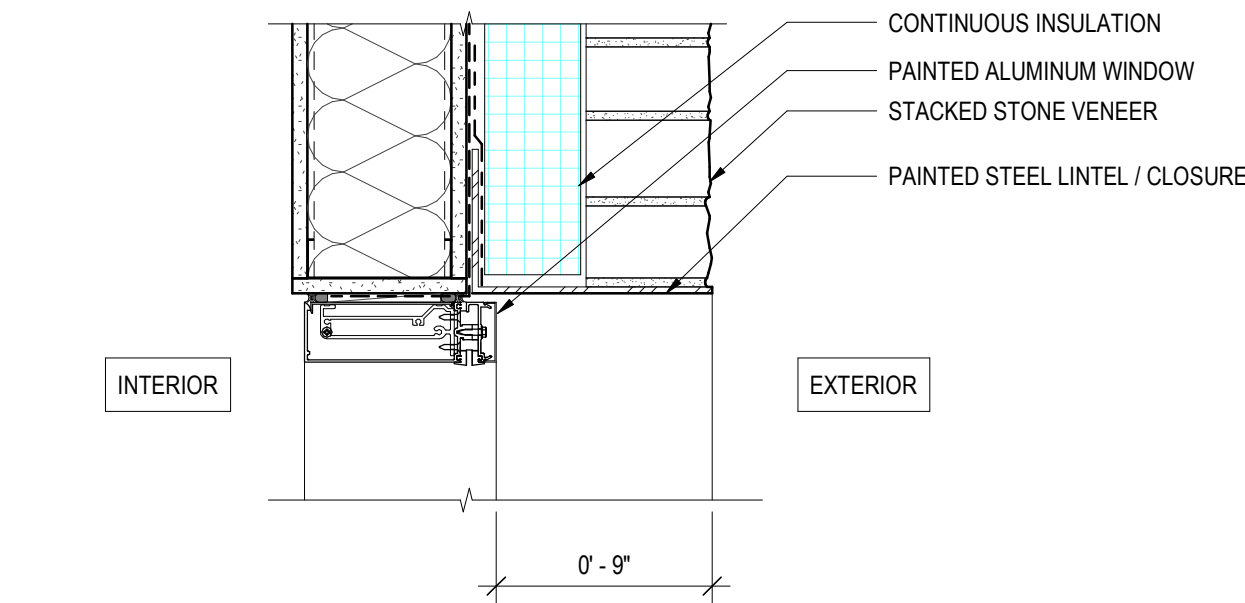


	Maximum Average Height			
	Point (MA)	Roof Elevation	Proposed Grade Elevation*	Roof height from Proposed Grade*
HOTEL - NORTH	1	9582.5	9530.0	52.5
HOTEL - NORTH	2	9582.5	9543.0	39.5
HOTEL - NORTH	2A	9598.3	9528.6	69.7
HOTEL - NORTH	3	9582.5	9543.0	39.5
HOTEL - NORTH	3A	9597.0	9527.6	69.4
HOTEL - NORTH	4	9582.5	9543.0	39.5
HOTEL - NORTH	4A	9593.7	9532.7	61.0
HOTEL - NORTH	4B	9595.5	9528.1	67.4
HOTEL - NORTH	5	9582.5	9543.0	39.5
HOTEL - NORTH	5A	9593.7	9533.4	60.3
HOTEL - NORTH	5B	9593.9	9529.6	64.3
HOTEL - NORTH	6	9582.5	9551.0	31.5
HOTEL - NORTH	6A	9593.7	9529.3	64.4
HOTEL - NORTH	7	9582.5	9551.5	31.0
HOTEL - NORTH	7A	9593.7	9529.7	64.0
HOTEL - NORTH	8	9582.5	9552.0	30.5
HOTEL - NORTH	8A	9593.7	9534.3	59.4
HOTEL - NORTH	9	9582.5	9552.5	30.0
HOTEL - NORTH	9A	9593.7	9533.0	60.7
HOTEL - NORTH	10	9582.5	9553.0	29.5
HOTEL - NORTH	10A	9593.7	9534.2	59.5
HOTEL - NORTH	11	9610.5	9553.5	57.0
HOTEL - NORTH	12	9594.0	9554.0	40.0
HOTEL - NORTH	13	9608.7	9555.0	53.7
HOTEL - NORTH	14	9594.0	9555.5	38.5
HOTEL - NORTH	14A	9604.8	9537.4	67.4
HOTEL - NORTH	15	9594.0	9556.0	38.0
HOTEL - NORTH	15A	9604.8	9536.4	68.4
HOTEL - NORTH	16	9608.7	9556.5	52.2
HOTEL - NORTH	17	9608.7	9557.0	51.7
HOTEL - NORTH	18	9594.0	9557.5	36.5
HOTEL - NORTH	18A	9604.8	9537.7	67.1
HOTEL - NORTH	19	9594.0	9558.0	36.0
HOTEL - NORTH	20	9610.5	9558.0	52.5
HOTEL - NORTH	21	9610.5	9558.0	52.5
HOTEL - NORTH	22	9610.5	9521.0	89.5
HOTEL - NORTH	23	9594.0	9521.0	73.0
HOTEL - NORTH	24	9594.0	9521.0	73.0
HOTEL - NORTH	24A	9538.5	9521.0	17.5
HOTEL - NORTH	25	9594.0	9521.0	73.0
HOTEL - NORTH	25A	9538.5	9521.0	17.5
HOTEL - NORTH	26	9594.0	9521.0	73.0
HOTEL - NORTH	26A	9538.5	9521.0	17.5
HOTEL - NORTH	27	9594.0	9521.5	72.5
HOTEL - NORTH	27A	9538.5	9521.5	17.0
HOTEL - NORTH	28	9594.0	9520.0	74.0
HOTEL - NORTH	28A	9538.5	9520.0	18.5
HOTEL - NORTH	29	9594.0	9520.5	73.5
HOTEL - NORTH	29A	9538.5	9520.5	18.0
HOTEL - NORTH	30	9594.0	9521.0	73.0
HOTEL - NORTH	31	9597.0	9521.0	76.0
HOTEL - NORTH	32	9594.0	9521.0	73.0
HOTEL - NORTH	32A	9538.5	9521.0	17.5
HOTEL - NORTH	33	9594.0	9522.0	72.0
HOTEL - NORTH	33A	9538.5	9522.0	16.5
HOTEL - NORTH	34	9594.0	9522.0	72.0
HOTEL - NORTH	34A	9538.5	9522.0	16.5
HOTEL - NORTH	35	9594.0	9521.0	73.0
HOTEL - NORTH	35A	9538.5	9521.0	17.5
HOTEL - NORTH	36	9594.0	9521.0	73.0
HOTEL - NORTH	36A	9538.5	9521.0	17.5
HOTEL - NORTH	37	9594.0	9521.0	73.0
HOTEL - NORTH	37A	9538.5	9521.0	17.5
HOTEL - NORTH	38	9594.0	9521.0	73.0
HOTEL - NORTH	38A	9538.5	9521.0	17.5
HOTEL - NORTH	39	9594.0	9521.0	73.0
HOTEL - NORTH	39A	9538.5	9521.0	17.5
HOTEL - NORTH	40	9594.0	9521.0	73.0
HOTEL - NORTH	40A	9538.5	9521.0	17.5
HOTEL - NORTH	41	9594.0	9522.0	72.0
HOTEL - NORTH	42	9594.0	9525.0	69.0
CONNECTOR	43	9610.5	9528.0	82.5
CONNECTOR	44	9610.5	9521.0	89.5
HOTEL - SOUTH	45	9593.5	9558.0	35.5
HOTEL - SOUTH	46	9593.5	9558.0	35.5
HOTEL - SOUTH	47	9593.5	9558.0	35.5
HOTEL - SOUTH	47A	9570.5	9558.5	12.0
HOTEL - SOUTH	48	9593.5	9555.0	38.5
HOTEL - SOUTH	48A	9570.5	9556.0	14.5
HOTEL - SOUTH	49	9593.5	9555.0	38.5
HOTEL - SOUTH	50	9593.5	9551.0	42.5
HOTEL - SOUTH	51	9593.5	9551.0	42.5
HOTEL - SOUTH	52	9593.5	9542.0	51.5
HOTEL - SOUTH	53	9610.0	9542.0	68.0
HOTEL - SOUTH	54	9593.5	9542.0	51.5
HOTEL - SOUTH	55	9593.5	9542.0	51.5
HOTEL - SOUTH	56	9593.5	9542.0	51.5
HOTEL - SOUTH	56A	9611.5	9542.0	69.5
HOTEL - SOUTH	57	9593.5	9538.0	55.5
HOTEL - SOUTH	57A	9538.5	9538.0	0.5
HOTEL - SOUTH	57B	9611.9	9538.0	73.9
HOTEL - SOUTH	58	9593.5	9535.0	58.5
HOTEL - SOUTH	58A	9538.5	9535.0	3.5
HOTEL - SOUTH	59	9593.5	9521.0	72.5
HOTEL - SOUTH	59A	9538.5	9521.0	17.5
HOTEL - SOUTH	59B	9538.5	9521.0	17.5

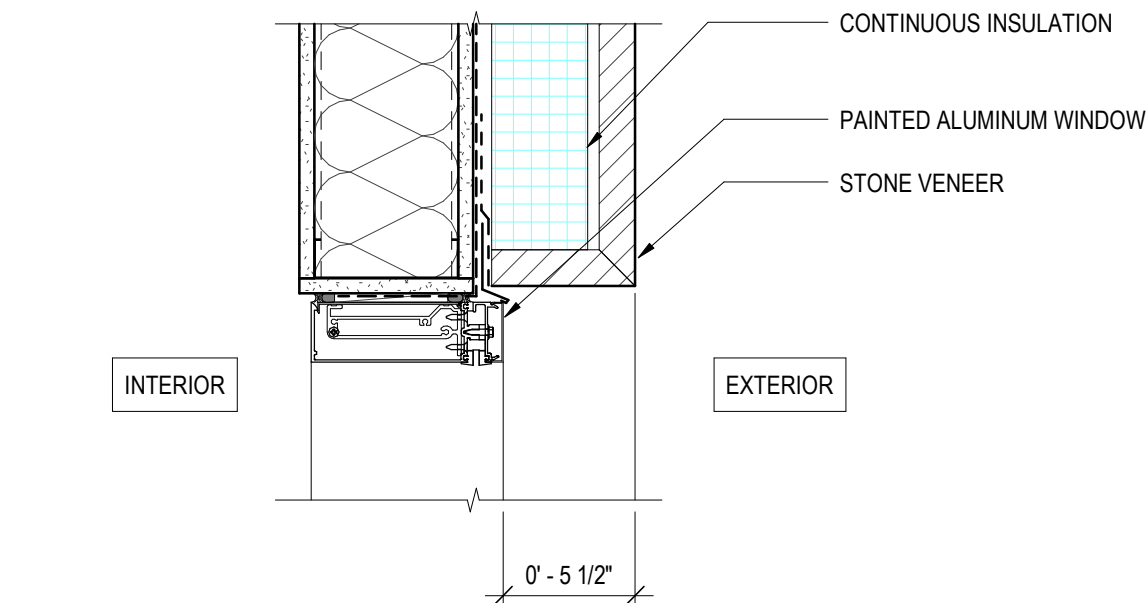
	Maximum Average Height			
	Point (MA)	Roof Elevation	Proposed Grade Elevation*	Roof height from Proposed Grade*
HOTEL - SOUTH	60	9593.5	9521.0	72.5
HOTEL - SOUTH	60A	9538.5	9521.0	17.5
HOTEL - SOUTH	60B	9610.7	9527.5	83.2
HOTEL - SOUTH	61	9593.5	9521.0	72.5
HOTEL - SOUTH	61A	9538.5	9521.0	17.5
HOTEL - SOUTH	61B	9609.1	9530.2	78.9
HOTEL - SOUTH	62	9593.5	9521.0	72.5
HOTEL - SOUTH	62B	9607.4	9531.4	76.0
HOTEL - SOUTH	63	9593.5	9521.0	72.5
HOTEL - SOUTH	63B	9605.7	9533.0	72.7
HOTEL - SOUTH	64	9593.5	9521.0	72.5
HOTEL - SOUTH	65	9593.5	9521.0	72.5
HOTEL - SOUTH	66	9593.5	9521.0	72.5
HOTEL - SOUTH	67	9593.5	9521.0	72.5
HOTEL - SOUTH	67A	9538.5	9521.0	17.5
HOTEL - SOUTH	67B	9538.5	9530.2	8.3
HOTEL - SOUTH	68	9593.5	9521.0	72.5
HOTEL - SOUTH	69	9610.5	9528.3	82.2
HOTEL - SOUTH	70	9610.5	9534.5	76.0
HOTEL - SOUTH	71	9610.5	9535.0	75.5
HOTEL - SOUTH	72	9610.5	9558.0	52.5
LOBBY	73	9574.6	9559.0	15.6
LOBBY	73A	9570.5	9559.0	11.5
LOBBY	74	9582.6	9557.0	25.6
LOBBY	74A	9570.5	9559.0	11.5
LOBBY	75	9574.6	9555.0	19.6
LOBBY	76	9574.6	9555.0	19.6
LOBBY	77	9574.6	9555.0	19.6
LOBBY	78	9582.6	9558.0	24.6
LOBBY	78A	9570.5	9558.5	12.0
LOBBY	79	9570.5	9558.8	11.7
LOBBY	79A	9570.5	9558.5	12.0
LOBBY	80	9574.6	9559.0	15.6
PR - NORTH	81	9664.6	9577.0	87.6
PR - NORTH	82	9663.0	9577.0	86.0
PR - NORTH	83	9661.5	9577.0	84.5
PR - NORTH	84	9662.3	9577.0	85.3
PR - NORTH	85	9661.0	9577.0	84.0
PR - NORTH	86	9661.0	9577.0	84.0
PR - NORTH	87	9663.8	9577.0	86.8
PR - NORTH	88	9664.4	9577.0	87.4
PR - NORTH	89	9665.0	9577.0	88.0
PR - NORTH	90	9665.0	9576.5	88.5
PR - NORTH	91	9665.0	9576.0	89.0
PR - NORTH	91A	9664.5	9576.5	88.0
PR - NORTH	92	9652.5	9565.0	87.5
PR - NORTH	92A	9661.4	9572.2	89.2
PR - NORTH	93	9652.5	9563.0	89.5
PR - NORTH	93A	9661.0	9572.2	88.8
PR - NORTH	94	9652.5	9559.0	93.5
PR - NORTH	95	9652.5	9562.0	90.5
PR - NORTH	96	9652.5	9561.0	91.5
PR - NORTH	97	9652.5	9560.0	92.5
PR - NORTH	97A	9661.4	9568.9	92.5
PR - NORTH	98	9652.5	9559.0	93.5
PR - NORTH	98A	9661.4	9568.8	92.6
PR - NORTH	99	9652.5	9559.0	93.5
PR - NORTH	99A	9661.4	9570.0	91.4
PR - NORTH	100	9652.5	9559.0	93.5
PR - NORTH	100A	9661.4	9569.0	92.4
PR - NORTH	101	9652.5	9559.0	93.5
PR - NORTH	102	9652.5	9563.0	89.5
PR - NORTH	103	9652.5	9567.0	85.5
PR - NORTH	104	9664.6	9571.0	93.6
PR - NORTH	105	9664.6	9576.0	88.6
PR - CONNECTOR	106	9576.0	9576.0	0.0
PR - CONNECTOR	107	9576.0	9576.0	0.0
PR - CONNECTOR	108	9576.0	9576.0	0.0
PR - CONNECTOR	109	9576.0	9565.0	11.0
PR - CONNECTOR	110	9576.0	9565.0	11.0
PR - CONNECTOR	111	9576.0	9565.0	11.0
PR - SOUTH	112	9640.6	9577.0	63.6
PR - SOUTH	113	9638.9	9577.0	61.9
PR - SOUTH	114	9637.5	9577.0	60.5
PR - SOUTH	115	9636.0	9577.0	59.0
PR - SOUTH	116	9636.0	9577.0	59.0
PR - SOUTH	117	9638.7	9577.0	61.7
PR - SOUTH	118	9639.7	9577.0	62.7
PR - SOUTH	119	9640.3	9577.0	63.3
PR - SOUTH	120	9640.3	9574.0	66.3
PR - SOUTH	121	9628.5	9571.0	57.5
PR - SOUTH	121A	9637.4	9575.6	61.8
PR - SOUTH	122	9628.5	9568.0	60.5
PR - SOUTH	122A	9637.0	9568.9	68.1
PR - SOUTH	123	9628.5	9565.0	63.5
PR - SOUTH	124	9628.5	9565.0	63.5
PR - SOUTH	125	9628.5	9565.0	63.5
PR - SOUTH	125A	9637.4	9565.0	72.4
PR - SOUTH	126	9628.5	9565.0	63.5
PR - SOUTH	126A	9637.4	9565.0	72.4
PR - SOUTH	127	9628.5	9565.0	63.5
PR - SOUTH	128	9628.5	9565.0	63.5
PR - SOUTH	129	9628.5	9565.0	63.5
PR - SOUTH	130	9628.5	9565.0	63.5
PR - SOUTH	130A	9637.4	9566.2	71.2
PR - SOUTH	131	9628.5	9565.0	63.5
PR - SOUTH	131A	9637.4	9571.2	66.2
Maximum Average Height			62.5	

*Natural Grade Elevation is used for Interior Roof point in place of Proposed Grade

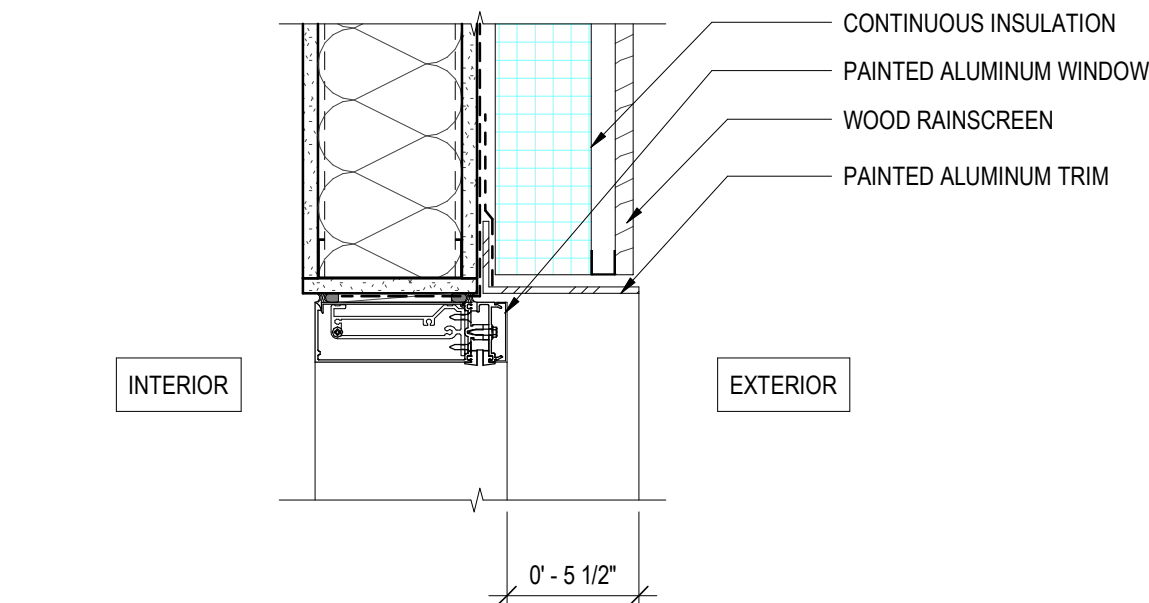




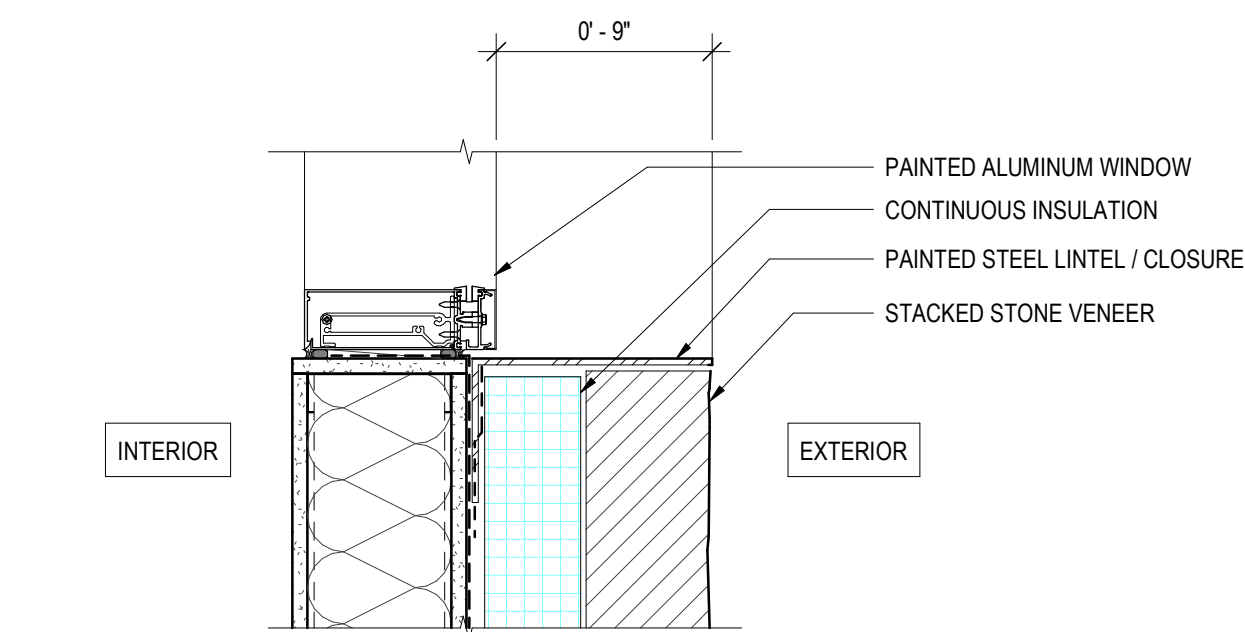
1 WINDOW HEAD - STACKED STONE
SCALE: 1 1/2" = 1'-0"



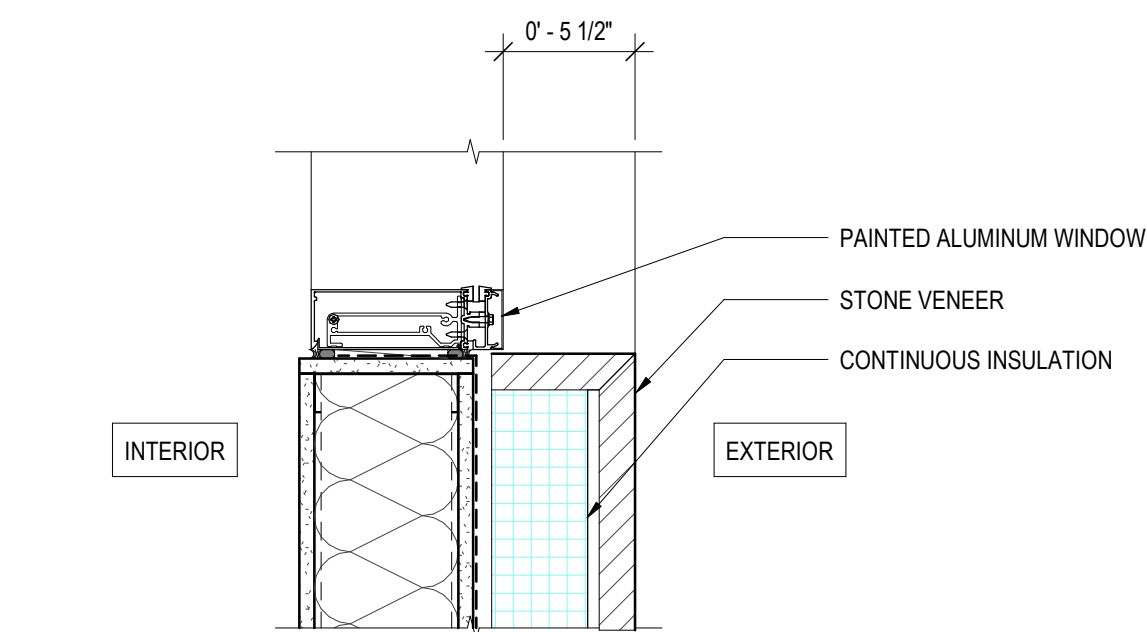
3 WINDOW HEAD - STONE VENEER
SCALE: 1 1/2" = 1'-0"



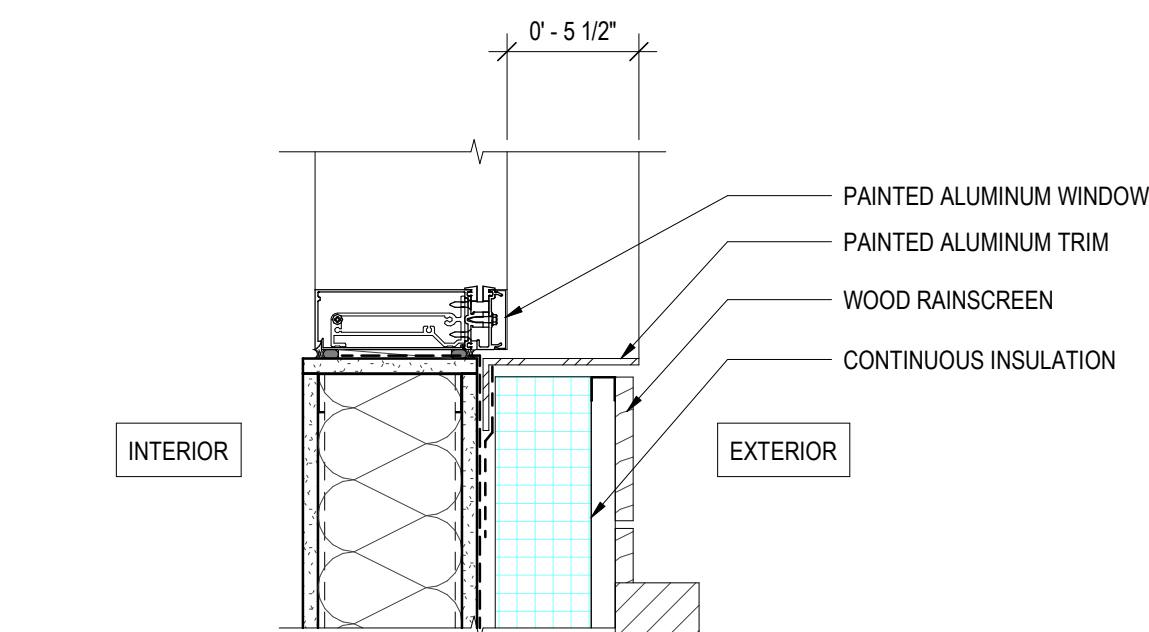
5 WINDOW HEAD - WOOD SIDING
SCALE: 1 1/2" = 1'-0"



2 WINDOW JAMB - STACKED STONE
SCALE: 1 1/2" = 1'-0"



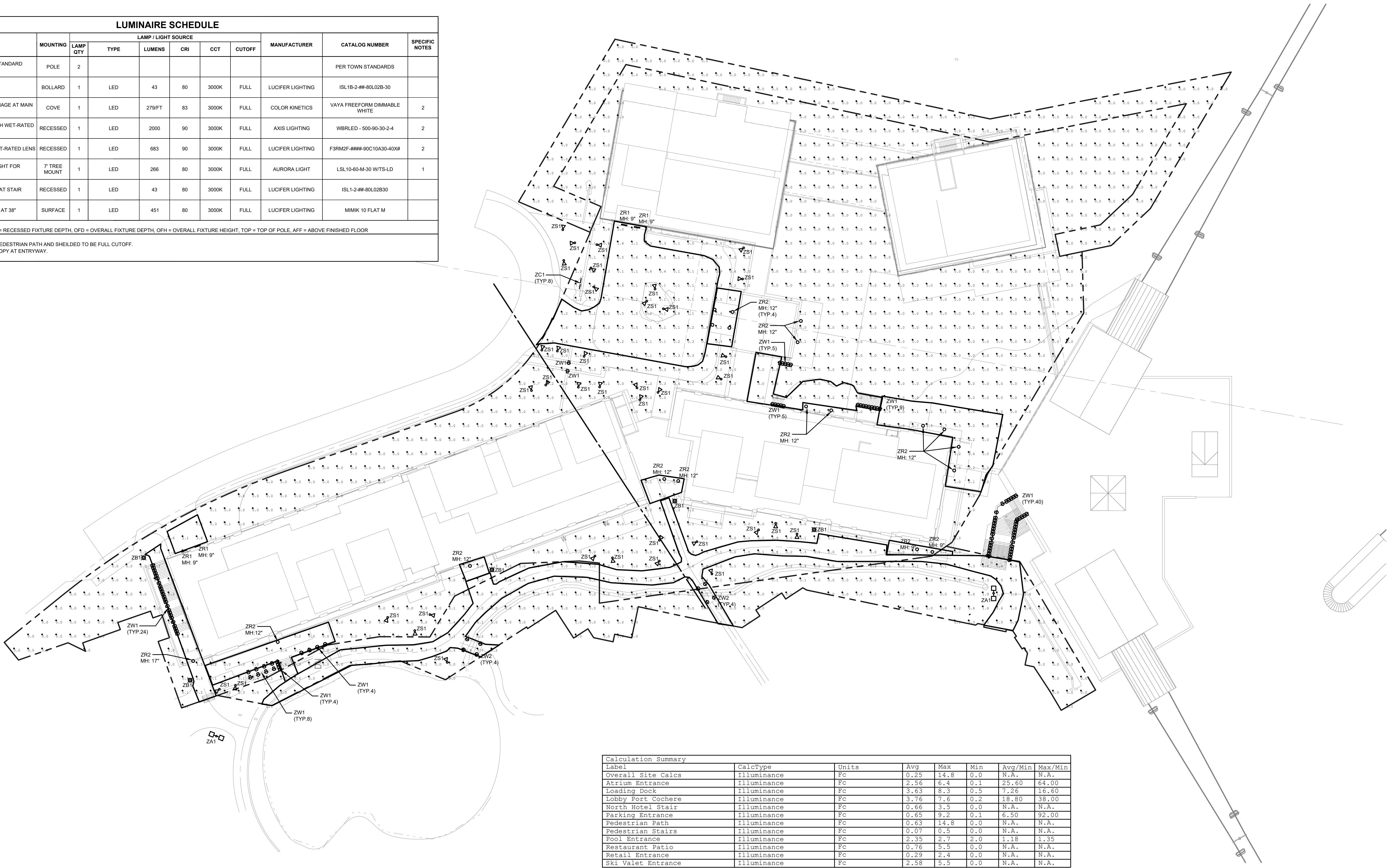
4 WINDOW JAMB - STONE VENEER
SCALE: 1 1/2" = 1'-0"



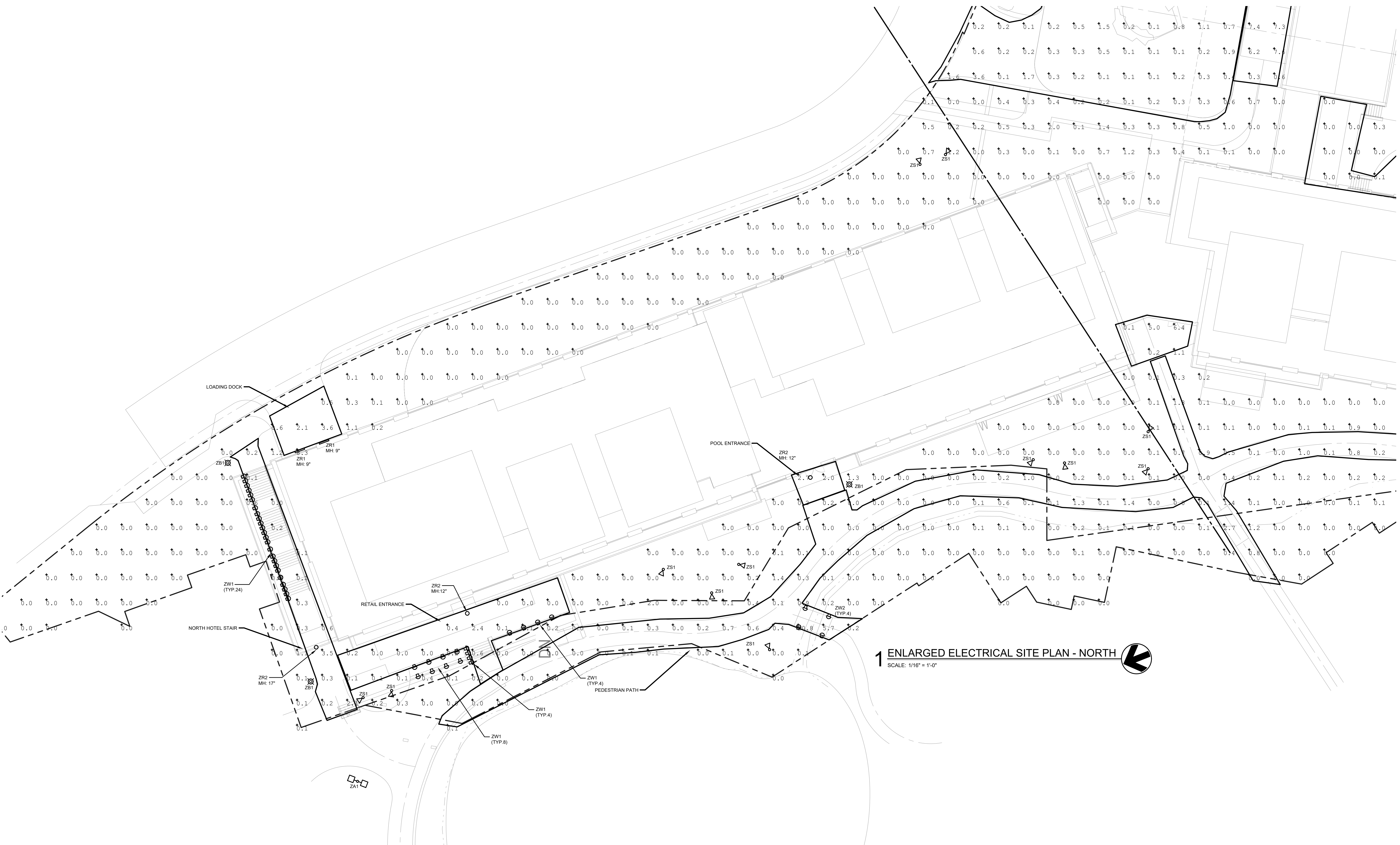
6 WINDOW JAMB - WOOD SIDING
SCALE: 1 1/2" = 1'-0"

EXTERIOR DOOR SCHEDULE			
MARK	DIMENSIONS		REMARKS
	WIDTH	HEIGHT	
CHALET SUISSE			
412A	4'- 2"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
412B	4'- 2"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
HOTEL - B3			
100A	4'- 3"	9'- 10"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
100B	4'- 3"	9'- 10"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
105A	17'- 7"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
105B	17'- 7"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
107A	4'- 3 1/2"	9'- 10"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
107B	4'- 3 1/2"	9'- 10"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
109A	17'- 7"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
109B	17'- 7"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
109C	17'- 7"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
111	17'- 7"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
115A	3'- 10"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
115B	3'- 10"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
120A	3'- 4"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
120B	3'- 4"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
HOTEL - RESTAURANT			
330A	4'- 0"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
330B	4'- 0"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
414	6'- 0"	9'- 9"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
PR NORTH - L1			
312A	3'- 5"	8'- 9"	
312B	3'- 5"	8'- 9"	
SITE - AUTOCOURT			
455A	4'- 4"	10'- 2"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
455B	4'- 4"	10'- 2"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
455C	4'- 4"	10'- 2"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
455D	4'- 4"	10'- 2"	ALUMINUM DOOR AND FRAME, PAINTED FINISH
Grand total: 25			

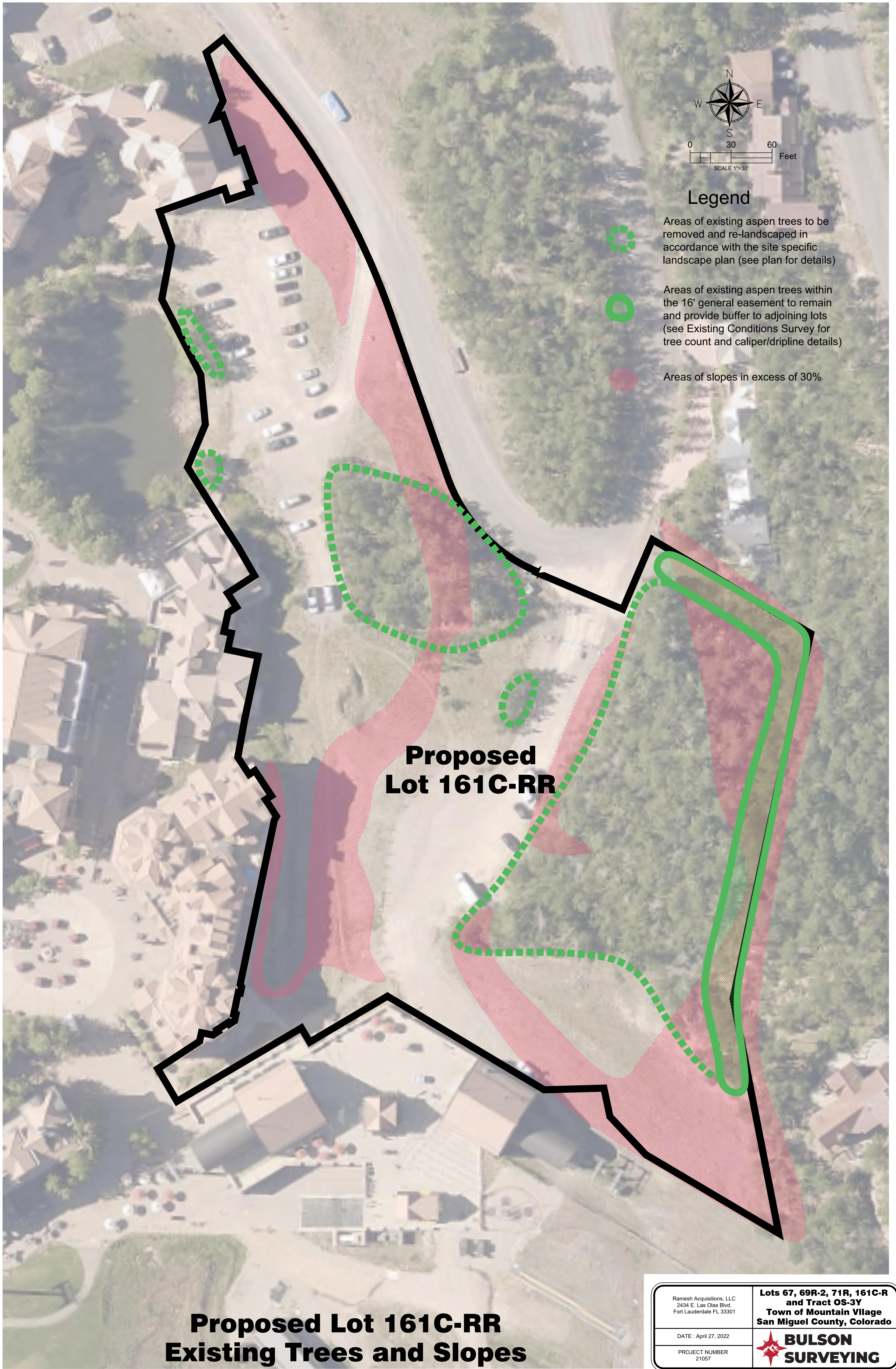
LUMINAIRE SCHEDULE											
TYPE	DESCRIPTION	MOUNTING	LAMP QTY	LAMP / LIGHT SOURCE					MANUFACTURER	CATALOG NUMBER	SPECIFIC NOTES
				TYPE	LUMENS	CRI	CCT	CUTOFF			
ZA1	TOWN OF MOUNTAIN VILLAGE STANDARD PEDESTRIAN POLE FIXTURE	POLE	2							PER TOWN STANDARDS	
ZB1	BOLLARD LIGHT, 38" TALL	BOLLARD	1	LED	43	80	3000K	FULL	LUCIFER LIGHTING	ISL1B-2-##-80L02B-30	
ZC1	COVE LIGHT FOR WASHING SIGNAGE AT MAIN ENTRY	COVE	1	LED	279/FT	83	3000K	FULL	COLOR KINETICS	VAYA FREEFORM DIMMABLE WHITE	2
ZR1	4" RECESSED 4" LINEAR LED WITH WET-RATED LENS	RECESSED	1	LED	2000	90	3000K	FULL	AXIS LIGHTING	WBRLD - 500-90-30-2-4	2
ZR2	4" ROUND DOWNLIGHT WITH WET-RATED LENS	RECESSED	1	LED	683	90	3000K	FULL	LUCIFER LIGHTING	F3RM2F-###-90C10A30-40X#	2
ZS1	TREE-MOUNTED MONOPOINT LIGHT FOR PATHWAY LIGHTING	7" TREE MOUNT	1	LED	266	80	3000K	FULL	AURORA LIGHT	LSL10-60-M-30 W/TS-LD	1
ZW1	RECESSED IN-WALL STEPLIGHT AT STAIR	RECESSED	1	LED	43	80	3000K	FULL	LUCIFER LIGHTING	ISL1-2-##-80L02B30	
ZW2	RECESSED IN-WALL PATH LIGHT AT 38"	SURFACE	1	LED	451	80	3000K	FULL	LUCIFER LIGHTING	MIMIK 10 FLAT M	
GENERAL NOTES: BOF = BOTTOM OF FIXTURE, RFD = RECESSED FIXTURE DEPTH, OFD = OVERALL FIXTURE DEPTH, OFH = OVERALL FIXTURE HEIGHT, TOP = TOP OF POLE, AFF = ABOVE FINISHED FLOOR											
SPECIFIC NOTES: (1) FIXTURE TO BE AIMED TOWARD PEDESTRIAN PATH AND SHIELDED TO BE FULL CUTOFF. (2) FIXTURE TO BE MOUNTED IN CANOPY AT ENTRYWAY.											




1 OVERALL ELECTRICAL SITE PLAN
SCALE: 1/32" = 1'-0"







Ramesh Acquisitions, LLC 2434 E. Las Olas Blvd. Fort Lauderdale FL 33301	Lots 67, 69R-2, 71R, 161C-R and Tract OS-3Y Town of Mountain Village San Miguel County, Colorado
DATE : April 27, 2022	 BULSON SURVEYING
PROJECT NUMBER 21057	

MATERIALS



MATERIAL PALETTE

- 1. STONE
- 2. STACKED STONE
- 3. WOOD ACCENT
- 4. BRONZE
- 5. GLASS
- 6. WINDOW SHADE
- 7. METAL MESH
- 8. PAINTED METAL
- 9. CEMENTITIOUS PANEL
- 10. METAL ROOF