

BASE Telluride

2022 Lots 126R | 152R Major Subdivision Application

Original Submission: September 2022

Revised as of December 15th, 2022

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Development Narrative

BACKGROUND

In 2007, the Town of Mountain Village (“**Town**”) approved a Planned Use Development (“**2007 PUD**”) for Lot 152R, Lot 126R, OSP-118 and OSP-126 (collectively, the “**PUD Property**”). The 2007 PUD approved the development of a detailed site-specific development plan for the Property as a hotel project with associated condominium units, commercial space and workforce housing (see Table 1 below) and included the transfer of additional density to the PUD Property and several variances, including increased building heights, increased site coverage and massing. The 2007 PUD was approved under the Town’s Land Use Ordinance (“**LUO**”), which provided for a three-year approval period for the PUD and the associated vested rights. The 2007 PUD approval and associated vested rights were extended in 2010 and again in 2013 and ultimately expired on March 18, 2018.

On February 15, 2018, the Town and the then owner of the Property entered into a “Standstill Agreement” that provided for a period of time for the parties to explore potential Major PUD Amendments to the 2007 PUD under the Town’s Community Development Code (“**CDC**”) (which replaced the LUO in 2013). In connection with the Standstill Agreement, prior owners of the Property engaged in various open house styled discussions and work sessions with the Town and community to explore plans to reduce the density and intensity of the development of the PUD Property. An application for an amendment to the 2007 PUD was heard by Town Council on November 21, 2019 but was withdrawn by the applicant during the Town Council meeting given the concerns raised during public comment and by Town Council regarding the amount of density and the intensity of the development proposed by the applicant. The Standstill Agreement terminated as of June 15, 2020.

The 2007 PUD involved a replat of Lot 126, Lot 130, Lot 118 into replatted Lot 126R and the creation of new open space parcels OSP-118 and OSP-126. Lots 152A, 152B, 152C and portions of OS-1R were replatted into Lot 152R. Density allocated to the subject lots was rezoned and additional density was transferred onto the PUD Property and a detailed site-specific development plan was approved under the 2007 PUD. While the 2007 PUD has expired, the replat and density transfers approved under the 2007 PUD approvals were completed and recorded on October 12, 2007, resulting in the lot and parcel configurations, zoning and densities for the PUD Property as set forth in Table 1.

Base Telluride, LLC, a Colorado limited liability company (“**Base Telluride**” or “**Applicant**”) purchased the PUD Property in September 2021. Prior to closing on the purchase of the PUD Property, the Applicant engaged in discussions with neighboring property owners, community members and representatives of the Town in order to understand the neighborhood and community vision and goals related to the development of the Property and the concerns raised in connection with prior development proposals. The Applicant continued to engage in discussions with Town representatives, Town staff and consultants, neighboring property owners and community members after closing on the Property. Those discussions were invaluable and guided the Applicant’s development proposal to significantly reduce the density on both Lot 126R and Lot 152R and to rezone Lot 126R from Multi-family to Single Family and to reconsider the most meaningful relocation of trails to access Boomerang Trail.

In discussing development of the PUD Property with Town staff, it was recommended that the Applicant rezone the PUD Property prior to submitting Design Review applications for the PUD Property.

A Rezone and Density Transfer Application for the PUD Property is being processed concurrently with this Major Subdivision Application, which proposes to:

- (i) rezone Lot 126R from Multi-family to Single Family;
- (ii) rezone 12 Condominium Units (36 persons) on Lot 126R to 9 Single Family Units (36 persons);
- (iii) transfer one (1) Employee Apartment Unit (3 persons) from Lot 126R to Lot 152R and rezone to one (1) Employee Condominium unit (3 persons);
- (iv) transfer all excess density on Lot 126R into the Town of Mountain Village Density Bank, including 17 Employee Dorms and 4 Employee Apartments;
- (v) rezone a portion of OSP-118 consisting of 0.095 acres, which is being replatted in accordance with this Major Subdivision Application as part of Single Family Lot 126R-1, from Active/Passive Open Space to Single Family;
- (vi) rezone a portion of Lot 126R from Multi-Family to Passive Open Space to constitute Replacement Open Space related to the replat of OSP-118 of 0.095 acres;
- (vii) rezone the remainder of OSP-118 consisting of 0.555 acres to Resource Conservation Active Open Space in accordance with the Future Land Use Map set forth in the Comp Plan, as currently proposed and as proposed to be amended;
- (viii) transfer 15 Condominium Units from Lot 152R to the Town of Mountain Village Density Bank.

SUMMARY OF PROPOSED DEVELOPMENT

The Applicant proposes to rezone and subdivide Lot 126R from Multi-family to nine (9) Single Family lots, reallocate OSP-118 and transfer the excess density into the Town of Mountain Village Density Bank and has applied for a Rezoning and Density Transfer Application concurrently. Lot 152R will retain its current Multi-family zoning, however, the density will be significantly reduced from 23 Condominium Units to 8 Condominium Units.

The Applicant intends to develop both Lot 152R and the Lot 126R Single Family lots in an integrated development that will include the creation of a common interest community and an owner's association for the entire Property.

SUMMARY OF MAJOR SUBDIVISION APPLICATION

This Major Subdivision Application applies primarily to Lot 126R, OSP-118 and OSP-126. No subdivision or replatting of Lot 152R is proposed by the Applicant, however, the Applicant is proposing to vacate the Temporary Public Road Easement on Lot 152R. The current platting, zoning and acreage of Lot 126R, OSP-126 and OSP-118 (hereinafter, the "Property") is set forth in Table 1 below. The proposed platting, zoning and acreage for the Property is set forth in Table 2 below.

The Applicant proposes to subdivide Lot 126R from one (1) Multi-Family Lot to nine (9) Single Family Lots. OSP-126 will maintain the existing Passive Open Space Zoning designation.

A portion of OSP-118 consisting of 0.095 acres is proposed to be replatted into Single Family Lot 126R-1 and rezoned from Active/Passive Open Space to Single Family. The remainder of OSP-118 consisting of 0.555 acres will be rezoned from Active/Passive Open Space to Resource Conservation Active Open Space consistent with the Future Land Use Map set forth in the Comp Plan. Replacement Open Space will be created by rezoning a portion of existing Lot 126R consisting of 0.095 acres from Multi-family to Passive Open Space (contiguous with OSP-126), which will be replatted as part of Single Family Lots 126R-7 and 126R-8.

As a result, three Single Family Lots, Lots 126-7, 126-8 and 126-9, will have split zoning of both Single Family and Passive Open Space and one Single Family Lot, 126-1, will have split zoning of both Single Family and Resource Conservation Active Open Space. There is no net loss of open space as a result of this Major Subdivision Application and the concurrent Rezone and Density Transfer Application. There is an increase in passive open space of 0.095 acres.

CURRENT LOT AND PARCELS, ZONING AND ACREAGE

Table 1

LOT/PARCEL	CURRENT ZONING	CURRENT ACREAGE
Lot 126-R	Multi-Family	3.11 Acres
OSP-126	Passive Open Space	0.26 Acres
OSP-118	Active/Passive Open Space	0.65 Acres

PROPOSED LOTS AND PARCELS, ZONING AND ACREAGE

Table 2

LOT/PARCEL	PROPOSED ZONING	PROPOSED ACREAGE
126R-1	SINGLE FAMILY/ RESOURCE CONSERVATION ACTIVE OPEN SPACE	0.32 0.555 0.875 TOTAL
126R-2	SINGLE FAMILY	0.310
126R-3	SINGLE FAMILY	0.213
126R-4	SINGLE FAMILY	0.222
126R-5	SINGLE FAMILY	0.201
126R-6	SINGLE FAMILY	0.306
126R-7	SINGLE FAMILY PASSIVE OPEN SPACE OVERLAY	0.395 0.065 0.460 TOTAL
126R-8	SINGLE FAMILY PASSIVE OPEN SPACE OVERLAY	0.4 0.042 0.442 TOTAL
126R-9	SINGLE FAMILY	0.254

	PASSIVE OPEN SPACE OVERLAY	0.326 0.580 TOTAL
ACCESS TRACT 126	ACTIVE OPEN SPACE	0.443
OPEN SPACE	RESOURCE CONSERVATION ACTIVE OPEN SPACE OVERLAY (118) PASSIVE OPEN SPACE OVERLAY (126)	0.555 0.361 0.916 TOTAL

A private Access Tract (Tract 126-A) is proposed to be carved out of Lot 126R in order to provide one internal access from Country Club Drive to seven (7) of the Single Family Lots. The proposed private Access Tract is topographically positioned to ensure site development access to the uphill and downhill lots and is designed in accordance with the CDC's access road standards. Single Family Lots 126R-1 and 126R-2 will be accessed directly off Country Club Drive, similar to the majority of existing single family homes directly adjacent to Country Club Drive. Tract 126-A will be owned by the owners association formed for the Property, which will be responsible for all maintenance and repair, including snow removal.

The 2007 PUD contemplated a complex construction of trails on OSP-118 in order to relocate the connection from Mountain Village Boulevard to Boomerang Road/Trail from Lot 126R to OSP-118. The OSP-118 trail relocation involved substantial disturbance to the existing terrain. The Applicant will not be pursuing the OSP-118 trail relocation, but rather is proposing a new trail connection alignment over a portion of proposed Lot 126R-2. Access to the Jurassic Trail will be maintained through a proposed trail easement created for the Boomerang Road/Trail realignment.

LOT 126R

Lot 126R is proposed to be rezoned from one (1) Multi-family Lot and subdivided into nine (9) individual Single-Family Lots. All excess density will be moved to the Town of Mountain Village Density Bank, including most Employee Dorm and Employee Apartment units. One Employee Apartment on Lot 126R is proposed to be moved to Lot 152R and rezoned to Employee Condominium. Workforce Housing Requirements are discussed in further detail below.

LOT 152R

Lot 152R is included with this Major Subdivision Application for the sole purpose of vacating the temporary Public Road Easement located on Lot 152R recorded at Reception No. 397473.

A public sidewalk is proposed with a portion of 152R's general easement.

OPEN SPACE

The total acreage within currently platted OSP-118 and OSP-126 is 0.91 acres. The Town's 2012 Open Space Map references both open space parcels as Active Open Space, however the Development Agreement dated October 12, 2007 references OSP-126 as Passive Open Space and OSP-118 as Active/Passive Open Space.

As discussed above, OSP-126 is proposed to be vacated, however, the land area contained within OSP-126 will remain zoned as Passive Open Space. The land area of OSP-126 will be replatted into Single Family Lots 126-9 and 126-9 and those lots will have split zoning of Single Family and Passive Open Space.

OSP-118 is proposed to be vacated and replatted into Lot 126-1. A portion of OSP-118 consisting of 0.095 acres will be rezoned from Active/Passive Open Space to Single Family and merged into Lot 126-1. The Replacement Open Space required for the rezoning of 0.095 acres of OSP-118 to Single Family is created by rezoning 0.095 acres of Lot 126R from Multi-family to Passive Open Space and that land area will be incorporated into Lot 126-7, Lot 126-8 and Lot 126-9, which will have split zoning of Single Family and Passive Open Space. The remaining land area of OSP-118 which is being replatted into Lot 126R-1 consisting of 0.555 acres is proposed to be rezoned to Resource Conservation Active Open Space. Lot 126R-1 will have split zoning of Single Family and Resource Conservation Active Open Space.

Total Passive Open Space proposed by this Application is 0.361 acres (an increase of 0.095 acres) and is contained within Lots 126-7, 126-8 and 126-9. Total Resource Conservation Active Open Space proposed by this Application is 0.555 acres and is contained within Lot 126-1. Total Open Space is 0.91 acres, therefore, there is no net loss of Open Space under this Application.

RELOCATION OF GAS REGULATOR STATION

A gas regulator station is currently located on portions of Lot 126R and Lot 152R as shown in the photographs below. Representatives of the Applicant, Town staff and Black Hill's Energy have met onsite and discussed the relocation of the gas regulator station from its existing location. The Applicant is proposing to relocate the gas regulator stations to within the GE on Lot 126R-1 as depicted in the diagrams below. Landscaping is proposed to buffer the regulator both from Country Club Drive and the Single Family lots adjacent to the regulator.



Figure 1 – Image of existing gas regulator station on Lot 126R shown in red box.



Figure 2 – Proposed landscaping screening for proposed gas regulator station.

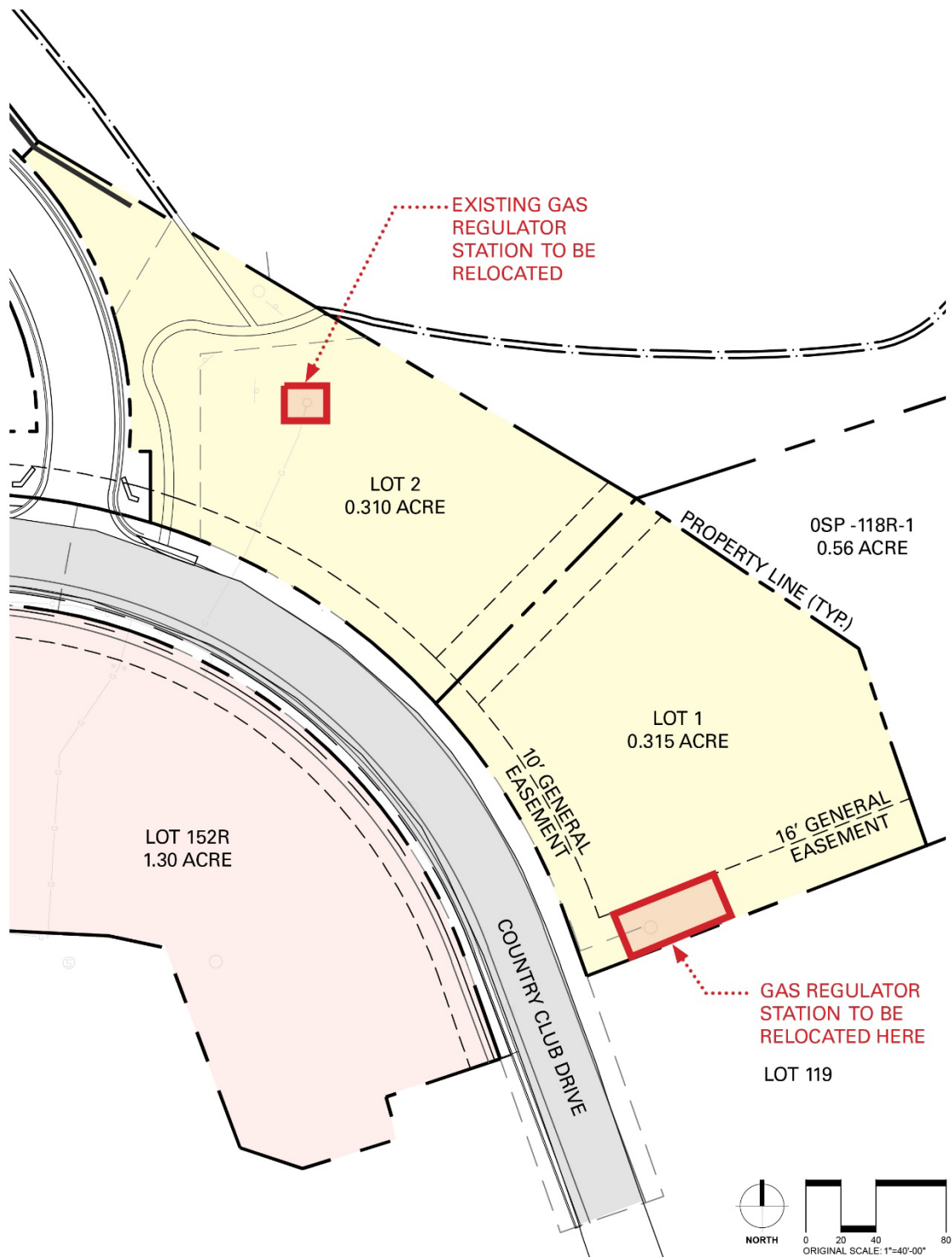


Figure 3 – Diagram showing relocation of existing gas regulator station on Lot 126.

BUILDING HEIGHT

The newly created Single Family lots on Lot 126R will be subject to the maximum height limits for Single Family lots under the CDC, resulting in a reduction in the maximum heights allowed on Lot 126R from 48 feet (Multi-Family) to 35 feet (Single Family).

LOT COVERAGE

The newly created Single Family lots will be subject to a maximum lot coverage of 40% under the CDC, which results in the reduction in the allowed lot coverage for Lot 126R from 60% (Multi-Family) to less than 40% (Single Family).

GENERAL EASEMENTS AND SETBACKS

General Easements (“**GE**”) are currently platted along the boundary of Lot 126R that is adjacent to Country Club Drive (“**Country Club Drive GE’s**”). One additional GE is currently platted along the western boundary of Lot 126R (“**Western GE**”). The Applicant proposes to maintain all currently platted GE’s on Lot 126R. A new 16’ GE is proposed on the eastern boundary of Lot 126R-1. Internal 10’ setbacks are proposed for the Single Family lots providing separation between the Single Family dwellings and additional room to run utilities (if needed) and to accommodate drainage, grading, and snow storage.

Existing utilities are primarily located within the right-of-way of Country Club Drive and will remain there. Proposed utilities for the Single Family Lots will be run within the private Access Tract 126 and within the internal setbacks to the greatest extent possible.

PROPOSED LEGAL INSTRUMENTS AND SITE MAINTENANCE

The Applicant intends to develop both Lot 152R and the Lot 126R Single Family lots in an integrated development that will include the creation of a common interest community and an owner’s association for the entire Property. It is possible that two separate common interest communities will be created for the Lot 126R Single Family lots and the Lot 152R Multi-Family units. As part of this Major Subdivision Application and the concurrent Rezoning and Density Transfer Application (collectively, the “**Applications**”), the Applicant will guarantee that the Applicant and/or the owners association(s) created for the properties (as applicable), shall be solely responsible for: (i) construction of all subdivision improvements and private Access Tract 126R; and (ii) the maintenance, repair and replacement, including snow removal, for private Access Tract 126R, all driveways accessing Lot 152R and Single Family Lots 126R-1 and 126R-2 and all common elements which may ultimately be developed on the properties.

Restrictive plat notes will be included on the Replat of the Property to ensure compliance with the open space overlays on Single Family Lots 126-1, 126-7, 126-8 and 126-9 and development restrictions will also be included in any common interest community governing documents applicable to the Lot 126 Single Family lots.

The Applicant contemplates that these obligation and restrictions will be conditions of approval by Town Council of the Applications and will be memorialized in a Development Agreement between the Applicant and the Town and reflected in a Plat Note on the Replat. The conditions of the Development Agreement shall be included in any condominium documents required to be approved by the Town as Class 1 Application(s).

COMPLIANCE WITH ZONING AND LAND USE

Single-family

All future development will adhere to building design, material, infrastructure, permitted accessory uses, site specific conditions and regulations in the CDC applicable to the Single-Family Zone District and designed to minimize impacts to the existing environment, natural resources, and character of the area. Buffering through the combination of general easements, setbacks, and open space, as well as landscaping will provide separation and screening from trail connections, adjacent land uses and existing residential development.

Open space

No development will occur within the Passive Open Space and Resource Conservation Active Open Space overlay areas on Single Family Lot 126-1, 126-7, 126-8, 126-9, except as may be permitted in the CDC for the respective open space zoning designations including cross-country, nordic skiing, storm drain infrastructure, forest management, enhancement (additional tree planting) and fire mitigation (tree removal), landscaping infrastructure (metal edging, irrigation,), nature center, trails (such as mulch, sandset pavers or other softscape materials), and infrastructure.

The development proposes to enhance pedestrian and bicycle connectivity to existing community wide trails. Landscaping in the form of boulders, trees, shrubs, as well as other plantings will be used with the general easements and open space to buffer/screen open space and trails and both existing and proposed development. No proposed exterior lighting to be provided on open space. Noise will be limited to trail users and any equipment used for maintenance and wildfire mitigation and prevention.

TRAIL CONNECTION/EASEMENT

The proposed trail connection realignment follows the existing topography and connects to the Boomerang and Jurassic trail to maintain connectivity through an accessible slope for both pedestrians, bicyclists, Town of Mountain Village snowcat access and other trail

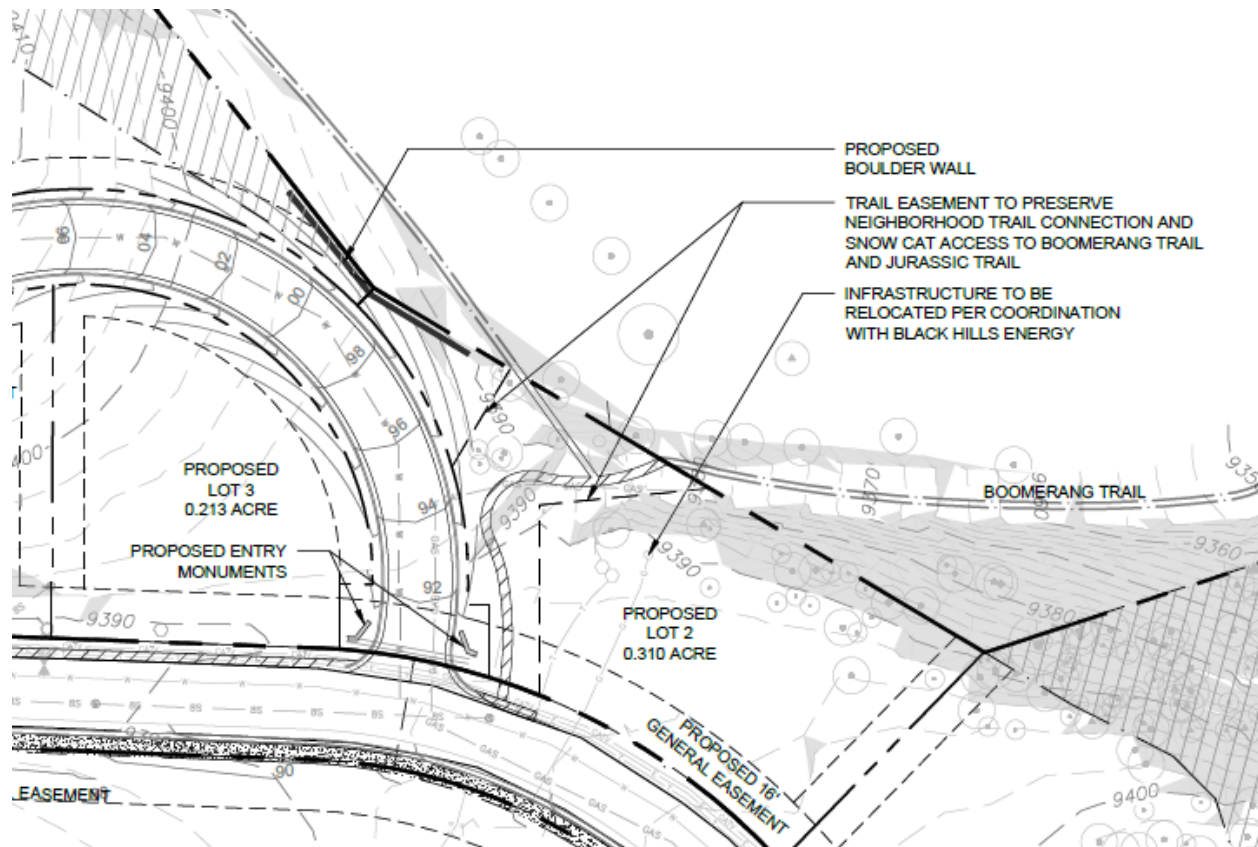


Figure 4 – Image showing proposed easement and trail connection to Jurassic and Boomerang trails.

DESIGN OF LOTS

All new development has been designed and developed by licensed professionals and meets all new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions of a site, and avoids land with development constraints. Both the proposed subdivision and open spaces have considered adjacent developments with sensitivity and has provided setbacks and landscaping to provide buffering and screening.

A geotechnical report previously completed in 2007 by Professional Service Industries, Inc. for Lots 126R and 152R has been included with the package (see Exhibit C). During that time both lots were deemed suitable for development by the geotechnical report.

All lots within subdivision have been designed to have solar access. Proposed development meets development patterns envisioned in the Comprehensive Plan. The design of the lots was in consideration of the steep slopes on Lot 126R. The proposed private Access Tract is topographically positioned to provide site development access to uphill and downhill lots. Disturbance to steep slopes will be minimized to the greatest extent possible by stepping architectural finished floor elevations with the existing topography, balancing the use of retaining walls and grading and revegetating all disturbed slopes. The building area on each lot is adequate for development and meets the requirements set forth by the Subdivision Regulations. The design of the lots also considered both the utility service and utility system design as well as the capacity by working with the utility company to ensure requirements and

standards were met with the proposed development and is verified in the attached Proof of Adequate utilities.

PRACTICABLE ALTERNATIVES ANALYSIS (PER SECTION 17.6.1 ENVIRONMENTAL REGULATIONS):

126R is platted with general easements and slopes greater than 30%. The proposed development has considered including the following:

- Wetlands: There are no wetlands located on Lot 126R.
- 126R General Easements: A sixteen foot (16') general easement is currently platted along Country Club Drive and the western property boundary. No changes to general easements are proposed. A new 16' GE is proposed along the east side of Lot 1 of 126R-1 boundary of Single Family Lot 126R-1. Driveway access to seven of the Single Family Lots is minimized by the creation of a shared private Access Tract. A stair and sidewalk connection are proposed on private Access Tract 126 to connect pedestrians to the accessory use club house proposed to be located on Lot 152R. The driveways for proposed Lots 126R-1 and 126R-2 are proposed to cross perpendicular to the existing GE's. The proposed private Access Tract and driveways do not exceed minimum Town standards for construction for private Access Tracts and driveways. Proposed utilities primarily follow the private Access Tract alignment. Address monuments are anticipated within the general easement and proposed private Access Tract. Natural landscaping without any man-made materials or hardscape (with the exception of the stair and sidewalk crossing) are anticipated. One trail connection from County Club Drive to the Boomerang Trail is proposed to cross western portion of Lot 126R-2 within the proposed public easement.
- Slopes Greater than 30%: Slopes greater than 30% are found in 126R, with a significant portion of the steep slopes believed to be manmade with the grading and creation of Country Club Drive. The proposed private Access Tract on 126R is topographically positioned to meet the Town's roadway engineering standards, position access along a topographic bench on the land with slopes less than 30% and limit development towards the ridgeline. Development in the steep slopes is significantly reduced with the downzone and density transfer anticipated by the development. The proposed disturbance is minimized to the greatest extent practical. A previous geotechnical report has been submitted, demonstrating no practical concern to building within the manmade and naturally occurring steep slopes greater than 30%.

WATER, SEWAGE DISPOSAL AND UTILITIES

The proposed development has included a landscape architect and civil engineer on the design team who have worked closely with the utility company to confirm and provide adequate public facilities and services for single-family lots and multi-family condominium units as well as the proposed clubhouse facilities. All water, sewer disposal and utility improvements have been located underground and designed by a Colorado state licensed engineer to meet all necessary requirements. Any required above ground facilities will be screened with landscaping.

SUBDIVISION, ROAD AND DRIVEWAY NAMING REQUIREMENTS

The final subdivision plat will abide by all required subdivision, road and driveway naming requirements under the CDC.

PROPOSED ROADS, DRIVEWAYS AND CONNECTIVITY

The development has provided access to each Single Family lot in the proposed subdivision which has been designed and engineered to be consistent with the private Access Tract standards, Subdivision regulations and other applicable provisions of the CDC. Design and layout of the private Access Tract and circulation including public, emergency, construction, maintenance, and service access was thoughtfully considered throughout the design process so that it is safe, efficient, adequate and meets standards set by the Town and requirements for emergency vehicle access and turnaround.

The private Access Tract through the proposed subdivision will be a private Access Tract in terms of construction and maintenance. The Applicant and/or applicable owners' association shall be responsible for the removal of all snow from the sidewalk and driveways/curb cuts off Country Club Drive and the private Access Tract. The proposed private Access Tract has been designed according to the private Access Tract standards set forth in the CDC. The private Access Tract shall be graded to max slope of eight percent (8%) with the first twenty feet (20') from the edge of Country Club Drive not exceeding a five percent (5%) slope. The proposed private Access Tract has been designed to meet the minimum roadway width of twenty feet (20') with ten feet (10') lanes and two feet (2') curb and gutters flanking both sides. The proposed private Access Tract also has been designed to meet all code requirements set forth by the CDC and building codes for emergency vehicular access and turnaround. All other lots are accessible by emergency access vehicles via Country Club Drive.

The Applicant will comply with all traffic control and safety devices as required by the Manual of Uniform Traffic Control Devices as well as any other street improvement that may be associated with the proposed subdivision.

A revegetation plan included in the Conceptual Landscaping Plan drawings details areas to be reseeded following proposed development as well as areas of proposed landscape screening and buffering.

Adjacent to active open space parcels owned by TSG, as well as numerous hiking and biking trails, the proposed development seeks to enhance connectivity to the abundance of recreation amenities for both residents and visitors by providing safe and meaningful trail connections for the community. The design of the lots looked at ways to enhance existing trail connections and future connectivity to the Village Center. To accomplish this the development is proposing a five and a half feet (5.5') sidewalk with a six inch (6") curb for total of six feet (6') width, along 152R mostly falling within the right-of-way of Country Club Drive, a crosswalk and a three feet (3') gravel shoulder along the road to safely connect pedestrians and cyclists from Big Billie's trail to both Jurassic and Boomerang trail, other amenities/recreational opportunities, and planning for future connectivity to the Village Center. To further enhance the safety of those crossing Country Club Drive, a crosswalk will be made of an alternative paving material than the road as well as include striping for traffic calming. The development also proposes extending the sidewalk beyond the property boundary of Lot 152R to connect to Big Billie's trail to the nearby trail connections. Access to Boomerang and Jurassic trails has been maintained and enhanced through a single proposed trail connection that will link users to both trail systems and will minimize disturbance of the natural terrain. The proposed sidewalk to be located adjacent to Lot 152R encourages sidewalk connections if implemented by the town in the future.

ENTRY MONUMENT

The Applicant anticipates the development of an entry monument and landscaping on both sides of the private Access Tract where it meets Country Club Drive. The entry monument is located adjacent to proposed Lot 126-2 and Lot 125-3 and is positioned in such a way that it is visible to vehicular/pedestrian traffic from both directions of Country Club Drive without impeding vehicular line of sight. Design of the entry monuments will be determined in future project phases.

PRESERVATION OF RIDGELINES

According to CDC 17.5.16, lot 126R is a ridgeline lot. To preserve and protect distinctive natural resources and critical views, development on Lot 126R will abide by all ridgeline development and exterior lighting provisions and requirements set forth in the code for ridgeline lots including; varied facades, stepping foundations with the hillside to minimize cut, fill and vegetation removal, utilizing building and roof colors found naturally and to blend with the hillside. Reflective materials are not anticipated. Use of exterior lights on the east side of buildings will be minimized to the extent practical. All light will be shielded and recessed.

Compliance

COMPLIANCE WITH SUBDIVISION DESIGN STANDARDS AND GENERAL STANDARDS

Lot Standards - 17.4.13(F)(1)

Minimum frontage 50'

All lots are shown with a minimum frontage of fifty feet (50') per the requirements.

General vehicular and utility access

Each lot will have access to their residence. A private Access Tract drive through Lot 126R will be provided to ensure access to proposed lots 3-9 as well as utilities and code requirements for emergency vehicle access (refer to fire protection for more information). Proposed lots 1-2 as well as all proposed lots on 152R will be accessed through Country Club Drive.

Minimum Lot Size

All lots within the subdivision have been planned to have sufficient land area for the intended land use, single-family and multi-family residential as well as open space per the requirements of the CDC.

Solar Access

All lots within subdivision have been designed to have solar access as it is on an east – west axis and southern exposure.

General Easement

Both the proposed subdivision on Lot 126R, as well as Lot 152R, will include a sixteen foot (16') general easement along Country Club Drive. A sixteen foot (16') general easement is also proposed at the east and west boundary of Lot 126R, to buffer the proposed lot from adjacent existing residential development and to also serve as the location for the relocated gas facilities. At the property boundary where proposed lot meets the open space, the general easement is thought unnecessary, hence easement is not designated in those areas. around the perimeter of each lot. Existing utilities are primarily located within the right-of-way of Country Club Drive making the sixteen foot (16') general easements unnecessary. Proposed utilities will be supported within the private road right-of-way. Proposed setbacks will continue to allow access to existing utilities, drainage, grading, snow storage and public access.

Design of Lots

The proposed development seeks to reduce this density and to align with adjacent zoning and land uses. The design of the lots was in consideration of the steep slopes on Lot 126R and has attempted to develop the land in a way that will reduce the impact to the steep topography to the greatest extent possible. Design and layout of the road and circulation including public, emergency, construction, maintenance, and service access was thoughtfully considered throughout the design process so that it is both convenient and safe.

The building area on each lot is adequate for the proposed development typologies. The design of the lots considered both the utility service and utility system design and capacity by working with the utility company to ensure requirements and standards were met with the proposed development and is verified in the attached Proof of adequate utilities.

Environmental Standards - 17.4.13(F)(2)(a-c)

Environmental impacts to the lots have been minimized by ensuring that the proposed development integrates into the existing site topography as well as through the preservation and protection natural features such as the ridgeline and proposed open space to buffer a wetland on Lot 152R from disturbance. Layout of the lots, alignment of roads, trails, driveways, trails and other site features were carefully considered to minimize disturbance to slopes and to best integrate future development within the natural topography. Development on steep slopes will be prohibited throughout the subdivision to the greatest extent possible. Large trees, canopy coverage, open space and trail access have been preserved to best serve the community and trail access. Future development on lot 126R will be sensitive to surrounding views by fitting within the topography and abiding by all ridgeline development requirements. No area of environmental hazards have been identified on either Lot 126 R or 152R.

Drainage - 17.4.13(F)(3)

All drainage complies with applicable standards and has been designed and stamped by a Colorado State licensed engineer.

Fire Protection - 17.4.13(G)(1-4)

Water supply, fire flow and hydrants comply with all requirements of the Fire Code. Fire mitigation, such as proposed defensible space, and forest management of the open spaces and proposed development will be the sole responsibility of the applicant. Prior to development a wildfire mitigation plan will be developed by the applicant for the subdivision as well as the open space. All emergency access roads as well as access to water supply and hydrants will be installed and serviced prior to development and will remain accessible throughout the duration of any future construction.

Street Improvements - 17.4.13(H)(1-9)

An Access Plan has been developed by a Colorado State licensed engineer and identifies a preliminary layout as well as approximate grades. The applicant will be responsible for the private road construction and maintenance however will allow the road to be used as a public right-of-way by the Town and will coordinate with the Town as needed for the curb cut and intersections with Country Club Drive. Necessary signage and safety devices will be implemented to ensure both vehicular and pedestrian safety.

The development will provide enhanced access and circulation to existing trails by constructing and maintaining a crosswalk with stripping, a six foot (6') paved sidewalk and (6') gravel path, that meets all applicable standards, within the Town's right-of-way to connect Big Billie's Trail with both Boomerang and Jurassic Trail.

Proposed development has been designed by an engineer to address all necessary drainage improvements for the proposed subdivision.

A commitment will be required from the owners association to be responsible for the removal of all snow from the sidewalk and driveways/curb cuts off Country Club Drive and the private Access Tract.

Water, Sewage Disposal and Utilities - 17.4.13(I)(1-5)

The developer, designers and engineers have met with throughout the design process and have received approval from the Utility company for adequate services to the Subdivision. All water, sewer disposal and utility improvements have been designed and developed to be located underground by a Colorado state

licensed engineer in accordance with Town Water and Sewer Regulations as well as requirements set forth by utility agencies including but not limited to Mountain Village Cable, San Miguel Power Association, Source Gas and Century Link. Relocated above ground gas facilities and emergency shut off valve will be screened through the use of landscaping.

Required Dedications and Easements - 17.4.13(J)(1-9)

The private Access Tract through the proposed subdivision will be a private road with all maintenance being the responsibility of the Applicant and/or future owners association. To run internal utilities as well as to provide some buffering between the single family lots, ten foot (10') setbacks have been proposed around the perimeter of each single family lot. The applicant will not be pursuing the OSP-118 trail relocation contemplated under the 2007 PUD, but rather is proposing a new trail connection alignment over a portion of proposed Lot 126R-2 and a dedication of a public easement. As a result, newly configured open space on Lot 126R-1 will not be disturbed, which will eliminate the impacts on the lots adjacent to Lot 126R-1 from public trail use. Access to the Jurassic Trail will be maintained through the public trail easement created for the Boomerang Road/Trail realignment.

Maintenance of Common Areas - 17.4.13(K)

The maintenance of common areas as well as public improvements as the sole responsibility of the Applicant and/or owners associations created for the development will be included in the Development Agreement for the Property

Public Improvements Policy - 17.4.13(L)

Developer will comply with all requirements within the Public Improvements Policy.

Subdivision, Road and Driveway Naming Requirements - 17.4.13(M)(1-6)

Final subdivision plat will abide by all required subdivision, road and driveway naming requirements.

Plat Standards - 17.4.13(N)(1-6)

Final subdivision plat contains all required CDC subdivision elements, monument standards, plat notes and certifications, provisions of digital plat data and provision of digital copy final recorded legal instruments and has been developed by a Colorado licensed surveyor.

Ridgeline Lots - 17.5.16(A)(2)

Lot 126R is outlined in CDC Section 17.5.16(A)(2) as a Ridgeline Lot. Future development will adhere to all requirements set forth in the Code including maximum building height, exterior lighting, varied facades, landscaping, fitting within the natural topography, materials, etc.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The current Town of Mountain Village Comprehensive Plan (“**Comp Plan**”) does not provide any site-specific policies or goals for Lot 152R or Lot 126R, however, the Future Land Use Plan set forth in the Comp Plan contemplates that both Lot 152R and Lot 126R will maintain their current multi-family zoning and Lot 126R is identified as being suitable for mixed use commercial development. Lots 126R and 152R are not within any of the Subareas identified in the Comp Plan.

The Town has been in the process of updating the Comp Plan commencing since early 2021. The Applicant representatives have had several discussions with Town representatives regarding updates to the Future Land Use Map in the Comp Plan for Lot 126R to reflect the neighborhood and community public comments made and concerns raised during the Comp Plan amendment process to allow for Single Family zoning on Lot 126R. The Applicant's requested Comp Plan amendments discussed with Town staff and consultants are consistent with the feedback provided by neighboring property owners and by Town Council during (i) the July 18, 2019 Town Council work session reviewing a development proposal submitted by a prior owner of the Property to develop 46 Condominium Units and 3,000 square feet of commercial space on Lot 126R and 21 Condominium Units on Lot 152R, and (ii) the November 21, 2019 Town Council hearing considering an amendment to the 2007 PUD proposing 34 Condominium units on Lot 152R and 15 Condominium Units on Lot 126R.

It is the Applicant's understanding that the Future Land Use Map to be incorporated into the amendments to the Comp Plan adopted by Town Council will address the Multi-Family zoning for Lot 126R to be consistent with the Applicant's proposed development.

The proposed development seeks to provide a high-quality of life not only for its residents but also for the surrounding community as well as visitors. The proposed subdivision plan for Lot 126R proposes to activate the currently vacant lots through the enhancement of community connections and access to recreational amenities while maintaining and preserving existing open space. With direct access to world-class skiing, golf, biking, hiking and numerous other recreation opportunities, the Applicant seeks to enhance this access through the development of lots 126R by providing safe and meaningful trail connections for the town of Mountain Village community as well as residents and visitors. Open space has been maintained as well as current trail connections to provide access to the public trail system through the town of Mountain Village as well as connections to the community of Telluride which further supports the community's 'recreational backbone'.

Alpine character preservation will be integrated from the beginning as the development works with the natural topography as well as existing neighborhood context and amenities. Proposed development seeks to blend into the existing community by proposing development that aligns with current adjacent land uses and character of the area. Environmental impacts to the lots have been minimized by ensuring that the proposed development integrates into the existing site topography as well as through the preservation and protection of an existing wetland on Lot 152R.

Density of this project has been significantly reduced to align with the community and neighbors preferred vision. Proposed rezoning and subdivision of Lot 126R will cluster nine single family lots along the north side of Country Club Drive. Lot 126R-7, Lot 126R-8 and Lot 126R-9 will continue split zoning that will include OSP-126 along the ridgeline and north edges of Lot 126R adjacent to existing open space. This will protect ridgeline views and providing a buffer between the Jurassic Trail. While the boundaries of the existing open space have been restructured there has been no change between the total existing and proposed acreage of Passive Open Space of Lot 126R.

The goal of this project is to foster a vibrant and sustainable, year-round residential community for its residents through access to world class recreation and services as well as through thoughtful integration of

the development into the existing neighborhood, community and surrounding natural environment. Refer to development narrative for compliance.

Economic Development

The development strives to foster a ‘vibrant, sustainable, year-round community’ for its residents through the connections and access to world class recreation, services as well as through thoughtful integration of development into the existing neighborhood and surrounding context.

Land Use

Lots 126R and 152R have been previously in the Comprehensive plan as an area for growth and more specifically mixed-use commercial development within a multi-unit project however, previously proposed development that abides by density standards has been previously identified by both the town and neighborhood as inappropriate in this area. The proposed development seeks to approach these lots in a different more holistic manner by decreasing the density to nine (9) single-family lots on Lot 126R and one (1) multi-family lots on 152R along with a GE to compliment adjacent residential and recreational land uses, while working to protect both the existing residential as well as recreation experience found in Mountain Village. Density allocations in excess of requirements for the proposed zoning designation will be transferred to the density bank. The environmental impacts to the lots have been minimized by ensuring that the proposed development fits within its existing environment and character of the area.

Passive open space has been preserved and maintained on Lot 126R Development on the lot 126R single family lots will adhere to Ridgeline Development Regulations to minimize visual impacts and building heights will be reduced to the single family lot maximum building heights resulting in further protect of visual impacts.

Acting as a gateway to a comprehensive trail network including enhanced connectivity to the Boomerang and Jurassic trails and to the valley floor. A public trail connection through Lot 126R is proposed to maintain access to public trails that connect through Mountain Village as well as connect the community to Telluride which further supports the community’s recreational backbone. Adjacent to Telluride Golf the subdivision seeks to enhance the recreation access and connectivity to amenities for both residents and visitors. Alpine character preservation will be integrated from the beginning as the development works with the natural topography and existing amenities.

All new development has been designed and developed by licensed professionals and meets all new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions of a site, and avoids land with development constraints. Both the proposed subdivision and open spaces have considered adjacent developments with sensitivity and has provided setbacks and landscaping to provide buffering and screening.

Deed Restricted Housing

The development will comply with the Workforce Housing Mitigation requirements set forth in Section 17.3.9 of the CDC.

Natural Environment

Disturbance to existing wetlands has been avoided and open space has been developed around them to avoid future disturbance while maintaining the quality. Natural drainage paths have also been maintained where applicable. Proposed development preserves the acreage of existing open space as well as existing tree canopy and forest. Proposed development avoids steep slopes to the greatest extent possible while enhancing pedestrian circulation to trails and the village center.

Increased trail connections will help to decrease the need for vehicular traffic therefore helping to improving the local air quality. Maintaining the existing tree canopy also provide benefits to both local air quality and climate.

Open Space and Recreation

The proposed development seeks to provide a high-quality of life not only for its residents by also for the community and visitors. The plan provides access to world-class recreation and integrates itself into the community. Proposed development maintains current open space acreage. Proposed ridgeline development protects views and minimizes visual impacts through the use of landscape screening and buffering. Addition of open space and enhanced pedestrian and bicycle circulation and connections to existing community wide trails. Proposed lot design carefully considered adjacent open space and recreational opportunities to reduce impact to both the residents and users of these including analysis of golf buffers to reduce impact to residential lots as well as players.

Cultural Enhancement

Not applicable.

Infrastructure

The proposed development has included a Landscape Architect and Civil Engineer on the design team who have worked closely with the utility company to confirm and provide adequate public facilities and services, including emergency services, for future development of single-family and multi-residential homes as well as the proposed clubhouse facilities.

Addition of a sidewalk, gravel path and public trail easement seek to enhance the existing pedestrian and bicycle circulation and both current and future connections to existing community wide trails, bike lanes and sidewalks. Town of Mountain Village snowcat access on the Boomerang trail has been maintained for recreational trail grooming at the valley floor through the public trail easement during the winter months.

Responsive Governance

Not applicable.

SUBDIVISION CRITERIA

CDC Section 17.4.13(D)(1) provides that the following criteria shall be met for the review authority to approve a major subdivision:

- a. **The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan;**

Response:

The proposed development seeks to provide an economically and socially vibrant development that will offer a variety of residential typologies, open space and trail connections that will benefit both full and part-time residents as well as visitors. Although this area was targeted for growth in the Comprehensive Plan, previously proposed development that abides by density standards was identified by both the town and neighborhood as inappropriate in this area. Through well-built and well-designed infrastructure, community services, and environmental stewardship; the proposed development seeks to approach these lots in a different, more holistic

manner than previously to protect both the existing residential as well as the world-class recreation experience found in Mountain Village. Refer to the Compliance with Comprehensive Plan section for additional information.

- b. **The proposed subdivision is consistent with the applicable Zoning and Land Use Regulations and any PUD development agreement regulating development of the property;**

Response:

Proposed development is not requesting any variances regarding the road, height of buildings, ridgeline requirements, etc. and will abide by all standards set forth in the CDC. Refer to Development Narrative for compliance.

- c. **The proposed density is assigned to the lot by the official land use and density allocation, or the applicant is processing a concurrent rezoning and density transfer;**

Response:

Proposed development is processing a Rezoning and Density transfer application concurrently. Both Lot 126R and 152R are currently zoned as multi-family housing. Proposed zoning for Lot 126R is single-family lots and multi-family condominium units for Lot 152R therefore reducing the current density of 355 persons to 60 persons. Refer to Development Narrative for compliance.

- d. **The proposed subdivision is consistent with the applicable Subdivision Regulations;**

Response:

The proposed subdivision is consistent with the applicable Subdivision regulations set forth in the Development Code. Refer to Development Narrative for compliance.

- e. **Adequate public facilities and services are available to serve the intended land uses;**

Response:

The proposed development has included a Landscape Architect and Civil Engineer on the design team who have worked closely with the utility company to confirm and provide adequate public facilities and services for future development of single-family multi-family condominium units as well as the proposed clubhouse facilities. A letter from the utility company has been included in this package. Refer to Development Narrative for compliance.

- f. **The applicant has provided evidence to show that all areas of the proposed subdivision that may involve soil or geological conditions that may present hazards or that may require special precautions have been identified, and that the proposed uses are compatible with such conditions;**

Response:

Topography with a thirty percent (30%) slope or greater have been identified with an overlay in the Proposed Development Plan drawings included in this submittal. Lot design and layout carefully considered these slopes for road, driveway and future residential development. Development has been avoided to the greatest extent possible on the isolated steep slope conditions that have been

identified. No other soil or geological conditions ‘that may present hazards or may require special precautions’ have been identified on site. Refer to Development Narrative for compliance.

- g. **Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC; and**

Response:

Proposed development abides by the majority of applicable Zoning and Land Use regulations. Refer to Development Narrative for compliance.

- h. **The proposed subdivision meets all applicable Town regulations and standards.**

Response:

The proposed subdivision is consistent with all applicable Town regulations and standards. Refer to Development Narrative for compliance.

Supplemental Exhibits

Exhibit A – Proof of Ownership | Title Report
[ATTACHED]

American Land Title Association

Endorsement 9.9-06
Private Rights - Revised 04-02-13**Endorsement****Attached to Policy Number OX86011690.6059336****Our Order Number 86011690****issued by Old Republic National Title Insurance Company**

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only:
 - (a) "Covenant" means a covenant, condition, limitation or restriction in a document or instrument recorded in the Public Records at Date of Policy.
 - (b) "Private Right" means (i) an option to purchase; (ii) a right of first refusal; or (iii) a right of prior approval of a future purchaser or occupant.
3. The Company insures against loss or damage sustained by the Insured under this owner's Policy if enforcement of a Private Right in a Covenant affecting the Title at Date of Policy based on a transfer of Title on or before Date of Policy causes a loss of the Insured's Title.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
 - (a) any Covenant contained in an instrument creating a lease.
 - (b) any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land;
 - (c) any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances; or
 - (d) any Private Right in an instrument identified in Exceptions(s) None in Schedule B.

This endorsement is issued as part of the Policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the Policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the Policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the Policy and of any prior endorsements.

Old Republic National Title Insurance Company**By: LAND TITLE GUARANTEE COMPANY**

By: 

Craig B. Rants, Senior Vice President

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Endorsement
Attached to Policy Number OX86011690.6059336
Our Order Number 86011690
issued by Old Republic National Title Insurance Company

The Company insures the Insured against loss or damage sustained by reason of:

1. Present violations of any restrictive covenants referred to in Schedule B which restrict the use of the Land. The restrictive covenants do not contain any provisions which will cause a forfeiture or reversion of the Title. As used in this paragraph 1, the words "restrictive covenants" do not refer to or include any covenant, condition or restriction (a) relating to obligations of any type to perform maintenance, repair or remediation on the Land, or (b) pertaining to environmental protection of any kind or nature, including hazardous or toxic matters, conditions or substances, except to the extent that a notice of a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy and is not excepted in Schedule B.
2. The enforced removal of any existing structure on the Land (other than a boundary wall or fence) because it encroaches onto adjoining land or onto any easements.
3. 3. The failure of Title by reason of a right of first refusal to purchase the Land which was exercised or could have been exercised at Date of Policy.

This endorsement is issued as part of the Policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the Policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the Policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the Policy and of any prior endorsements.

Old Republic National Title Insurance Company

By: LAND TITLE GUARANTEE COMPANY

By: 

Craig B. Rants, Senior Vice President

Endorsement

Attached to Policy Number OX86011690.6059336

Our Order Number 86011690

issued by Old Republic National Title Insurance Company

The Company hereby insures the Insured against loss or damage that the Insured shall sustain by reason of the failure of the Land to be the same as that delineated on the survey made by FOLEY ASSOCIATES, INC. FEBRUARY 19, 2018 , and designated Job No. 91026.

This endorsement is issued as part of the Policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the Policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the Policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the Policy and of any prior endorsements.

Old Republic National Title Insurance Company

By: LAND TITLE GUARANTEE COMPANY



By:
Craig B. Rants, Senior Vice President

Endorsement

Attached to Policy Number OX86011690.6059336

Our Order Number 86011690

issued by Old Republic National Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of any lien or adverse title matter recorded prior to the time the documents creating the insured estate are recorded, notwithstanding the fact that such adverse matters do not appear in the Public Records at the time of recording.

This endorsement is issued as part of the Policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the Policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the Policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the Policy and of any prior endorsements.

Old Republic National Title Insurance Company

By: LAND TITLE GUARANTEE COMPANY

By: 

Craig B. Rants, Senior Vice President

Exhibit B – Evidence of Adequate Water, Sewage Disposal and Utilities
[ATTACHED]

Carly Clevenstine

From: David Ballode <dballode@msn.com>
Sent: Wednesday, September 14, 2022 1:56 PM
To: Carly Clevenstine
Subject: Fwd: Will Serve Letter for Water and Sewer

Sent from my iPhone

Begin forwarded message:

From: David Ballode <DBALLODE@msn.com>
Date: September 9, 2022 at 7:04:00 AM MST
To: Finn KJome <FKJome@mtnvillage.org>
Cc: "Stephanie L. Fanos" <stephanie@fanoslegal.com>
Subject: RE: Will Serve Letter for Water and Sewer

Thank you.

Once we get through this initial subdivision hurdle, I'll meet with you to go over things in detail.

DB

From: Finn KJome <FKJome@mtnvillage.org>
Sent: Thursday, September 8, 2022 4:09 PM
To: Dave Ballode <dballode@msn.com>
Cc: Stephanie L. Fanos <stephanie@fanoslegal.com>
Subject: Will Serve Letter for Water and Sewer

Hi Dave,

Please accept this email as a Will Serve Letter for Lots 126 and 152. The subject lots are currently platted lots and water and sewer service will be provided in accordance with the density allocated to the platted lots.

Finn KJome
Public Works Director
Town of Mountain Village



Date: __09-21-2022__

To whom it may concern:

I have reviewed utility plan C3.

SMPA will be the electric service provider for lots 126R/152R Country Club DR. in the Mountain Village. This is still in the conceptual design phase and SMPA will need load calculations once known.

SMPA has not seen the proposed metering location.

If you have any questions, please feel free to contact me at our Telluride office.

Best regards,

Byrd Williams
Service Planner
Office: 970.626.5549 x567
Email: bwilliams@smipa.coop



Paul Ficklin
Utility Construction Planner
Colorado Gas
Paul.ficklin@blackhillscorp.com

Black Hills Energy
580 Hwy 92
Delta, Co
81416

November 21 2022

Re: Lots 126/152

To Whom It May Concern:

This letter will confirm that Black Hills Energy will provide Natural Gas Distribution service to the development commonly known as Lots 126/152 (As long as all upgrades are done). Black Hills Energy will install a distribution system capable of serving the demand of the development that lies within the BHE certificated service territory.

This service will be subject to Black Hills Energy tariffs filed with the Colorado Public Utilities Commission and the Black Hills Energy Gas Network Main Extension Policy.

If you have any questions please feel free to contact me.

Sincerely,

Paul Ficklin
Utility Construction Planner
Colorado Gas
Paul.ficklin@blackhillscorp.com
Cell: 970-596-1122

Exhibit C – Geotechnical Report
[ATTACHED]

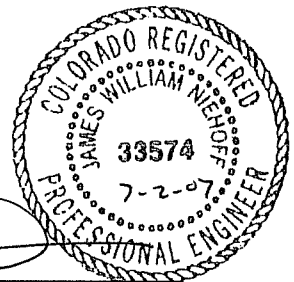
**REPORT OF GEOTECHNICAL ASSESSMENT
ROSEWOOD TELLURIDE HOTEL & RESIDENCES
TELLURIDE, COLORADO
PSI PROJECT NO. 284-75010**

Prepared for

HKS, Inc.
1919 McKinney Avenue
Dallas, Texas 75201-1753

Prepared by

Professional Service Industries, Inc.
451 East 124th Avenue
Thornton, Colorado 80241
(303) 424-5578



James W. Niehoff, PE
Chief Engineer

Stephen R. Bryant
Principal Consultant

July 2, 2007

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APPENDIX

1.0 INTRODUCTION

As authorized, Professional Service Industries, Inc. (PSI) has conducted a geotechnical assessment for the proposed Rosewood Hotel & Residences to be constructed in Telluride, Colorado. Our services on this project were conducted in general accordance with our proposal dated April 3, 2007, authorized by Ken Springer on April 9, 2007.

The purpose of our study was to assess the nature of the subsurface strata across the site of the proposed development and to develop recommendations for site preparation and foundation design for the proposed structures. The report that follows presents a brief review of our understanding of the project, a discussion of the site and subsurface conditions, and our recommendations.

2.0 PROJECT INFORMATION

The following sections present an overview of our understanding of the project, and a description of the site. Project information was obtained through discussions with design team members and through a review of preliminary building plans provided by HKS, Inc. and Brockette Davis Drake. The geotechnical recommendations presented in this report are based upon the available project information, building locations, and the subsurface materials described in this report. If any of the noted information is incorrect, please inform us so that we may amend the recommendations presented in this report, if appropriate.

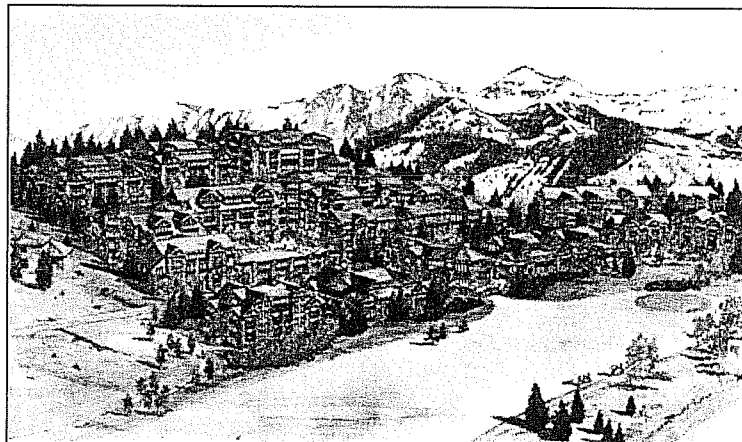
2.1 Site Information

The proposed Rosewood Hotel & Residences project site is located on both sides of Country Club Drive on Lots 126 and 130 (north side) and Lots 152-A, B, and C (south side) within the Mountain Village Metropolitan District (see Site Location Map, Figure 1). At the present time, the site is undeveloped and predominantly covered with grass. Mature trees are present along the northern boundary of Lots 126 and 130. To the south of the site is a golf course. To the west are two parcels developed with private homes. Open space borders the site to the north and northeast.

Topographically, the site slopes moderately upward towards the north from a low point at the southwest corner of Lot 152-A (elevation 9350 feet) to a high point at the north central portion of Lot 126 (elevation 9460 feet). The total change in grade over the site limits is approximately 110 feet.

2.2 Proposed Development

Based upon the provided information, we understand that the proposed development will consist of the construction of a hotel that steps upward toward the north atop 2 levels of underground parking within the northern portion of the site on Lots 126 and 130. Residence structures up to about 5 stories in height will be constructed to the east of the hotel and on the south side of Country Club Drive. Some of these structures will also be underlain by parking. The structural system for these buildings is expected to consist of post tensioned concrete. Maximum column loads will be on the order of 800 to 1000 kips.



Due to the sloping nature of the site, significant grading will be required to reach planned grades. Within the hotel structure, subterranean parking and mechanical rooms will extend to elevations ranging from 9360 feet to 9377 feet. This will require excavations of up to about 75 feet in depth in some locations. To reduce the pressures on basement walls, consideration is being given to the construction of permanent soil nail walls in the deepest cut areas. Permanent basement

walls would be constructed a few feet inboard of the soil nail wall, leaving an open area in between. Lesser cuts of about 15 to 20 feet are expected in the northern portion of the hotel and in areas proposed for the residences to the east and south of the hotel. For these cuts, temporary excavation bracing will be employed in conjunction with permanent below grade walls supporting lateral earth pressures.

3.0 SUBSURFACE INFORMATION

The following sections provide information relating to subsurface conditions in the area of the proposed development. Information relating to subsurface conditions within the property and in adjacent areas was gathered from studies conducted by Buckhorn Geotech and Ground Engineering Consultants, Inc. in 2006.

3.1 Subsurface Conditions

The subsurface conditions in the location of the proposed Rosewood Hotel and Residences were explored by a total of thirty-two soil test and rock core borings (Ground Engineering) and by twelve backhoe test pits (Buckhorn Geotech). The test pits were employed to explore the near surface soils and bedrock within the site and were limited in depth to about 15 feet. The borings conducted by Ground Engineering all extended through soil overburden and into bedrock. The soil overburden and weathered rock were tested and sampled at intervals using a California Barrel Sampler. Bedrock was penetrated and sampled in a few locations using a diamond core barrel to evaluate the composition and continuity of the material.

Based upon our review of the boring and test pit information, the upper portion of the subsurface profile consists of glacial deposits. These materials consist of silty to clayey sand with gravel, cobbles and some boulders. In general, this material was found to extend to depths of up to about 40 feet within the northwestern quadrant of the development area and tapered to grade in other parts of the site.

Beneath these upper soils, where present, and immediately below the ground surface elsewhere, native clays and sands derived from the in-place weathering of native shale and sandstone bedrock materials, were encountered by the borings and test pits. This stratum was generally thin, ranging from less than 1 foot to about 12 feet in thickness. Penetration test values recorded in the native soils ranged from about 8 to greater than 30 blows per foot suggesting a stiff to hard consistency.

Below the native soils, shale and sandstone bedrock was encountered by the borings and test pits. The upper few feet of this material was found to be moderately weathered. However, with depth, weathering was found to be less advanced and rock was found to be relatively hard and continuous. Cores suggested that the rock had few joints and fractures and bedding planes were nearly horizontal.

A Test Location Plan is presented on Figure 2 in the Appendix along with representative cross-sections of subsurface conditions.

3.2 Groundwater Conditions

According to the studies conducted by Buckhorn and Ground Engineering, groundwater was encountered in test pits and borings within the southern portion of the site at depths ranging from near the ground surface to 11 feet below grade. Groundwater was not encountered in borings and test pits to the north of Country Club Drive.

Groundwater in the site area recharges locally as precipitation, snow melt, and waters from irrigation penetrate the porous surface materials and pool atop the low permeability bedrock. The groundwater is a perched system and will tend to vary significantly in depth and lateral extent with seasonal precipitation and other factors.

3.3 Seismicity

The project site is located within a municipality that employs the International Building Code. As part of this code, the design of structures must consider dynamic forces resulting from seismic events. These forces are dependent upon the magnitude of the earthquake event as well as the properties of the soils that underlie the site.

3.3.1 Site Class and Code Parameters

As part of the procedure to evaluate seismic forces, the International Building Code requires the evaluation of the Seismic Site Class, which categorizes the site based upon the characteristics of the subsurface profile within the upper 100 feet of the ground surface. In the commentary to the code, consideration may be given to the final grades of the site, and the materials upon which the foundations for the structures will bear. To define the Seismic Site Class for this project, we reviewed the results of backhoe test pits and borings to their termination depths and have extrapolated the data to depths of 100 feet, based upon our understanding of local geology. Based upon our evaluation, it is our opinion that the subsurface conditions within the site are consistent with the characteristics of Site Class B as defined by the building code.

Other seismic parameters associated with this site and the applicable building code are as follows:

Parameter	Value
Ss	0.40
S1	0.09
Fv	1.0
Fa	1.0

3.3.2 Seismic Risks

In addition to forces associated with ground shaking, sites in seismic prone areas are subject to a number of other risks. A list of these hazards and our assessment of the relative level risk of each is presented in the following table:

Hazard	Relative Risk	Comments
Liquefaction	Low	Most of the materials within the site area are cohesive and are not prone to liquefaction. Granular soils are typically too dense to be susceptible to liquefaction
Slope Stability	Low	The site has moderate slopes which will be excavated and supported by retaining and basement walls and other retention systems. These will need to consider seismic forces. Global stability

		is not considered a concern due to the presence of massive, intact bedrock at shallow depth.
Surface Rupture	Low	The site is not underlain by a mapped Holocene-aged fault

4.0 GEOTECHNICAL EVALUATION

In general, the site of the proposed building appears to be underlain by conditions that are favorable for the proposed development from a geotechnical standpoint. The major factors that will affect construction at the site include the need for substantial excavation and the resulting variation in materials at planned final grades.

As noted in previous sections of this report, the buildings will include one or more below grade levels for parking and mechanical rooms. This, coupled with the sloping topography, will necessitate substantial cuts in most building areas. In many locations, these cuts will extend through overburden soils and extend into weathered and intact bedrock materials. However, in some areas, some soil overburden materials will remain following excavation to final grades. At the present time, consideration is being given to installing a permanent soil nail wall system in areas where substantial cuts will be required as indicated on Figure 3. This wall will be constructed several feet from the face of the permanent basement wall to eliminate the need to support lateral stresses on the basement wall. In other areas, temporary shoring will be used to support cuts and permanent basement walls will be designed to support lateral earth pressures.

Following excavations to final grade, the exposed materials will consist of glacial deposits, native soils and bedrock. To provide for uniform support of structures, we recommend that all foundations supporting heavy column and wall loads be supported by bedrock. In locations where bedrock is at or near final grades, foundations may consist of shallow spread footings. However, where rock lies at depths greater than 5 feet below final grades, consideration should be given to the use of deep foundations. For this purpose, we recommend the use of micropiles. Micropiles are installed by drilling a hole having a maximum diameter of 12 inches through soil and into bedrock, installing a casing and other reinforcement, as required, then grouting the borehole. This foundation type is well suited to sites where subsurface strata include cobbles and boulders which are difficult to penetrate with driven piles and with conventional drilled piers and augercast piles.

Lightly loaded structures or columns may be supported on shallow spread footings bearing in overburden soils.

Detailed recommendations relating to site grading, excavation bracing and foundation design are presented in the following sections of this report.

5.0 SITE GRADING RECOMMENDATIONS

Prior to initiating site grading, the site should be properly prepared. First, all vegetation and unwanted surface materials should be removed from the site. This should include any underground utilities. Additional site grading recommendations are presented in the following sections.

5.1 Excavation

As noted in previous sections of this report, overburden soils are present within much of the site, but vary substantially in thickness and composition. Based upon the planned grades indicated on furnished drawings, we expect that overburden materials will be removed from most areas, except where glacial deposits are present in the western portion of the hotel footprint. The overburden soils may be removed by means of conventional earth-moving equipment. Below the overburden materials, bedrock consisting of shale and sandstone will be encountered in much of the site area. The upper few feet of this material is somewhat weathered and may be loosened with rippers prior to general excavation.

Beneath the weathered zone, the majority of the bedrock is hard and intact. To allow for excavation to the planned excavation and in the complex configuration proposed, line drilling and blasting should be employed. Due to the presence of existing nearby residences, roads and utilities, care should be exercised in the design of blasting programs to keep vibration levels to a maximum velocity of 2 inches per second at the property line.

5.2 Excavation Bracing

Substantial near vertical cuts are expected in many building areas within the project site. As noted previously, consideration is being given to employing a soil nail wall system to permanently support the deeper cuts expected within the hotel building footprint. Conditions will vary within these cuts from soil to rock. For the purposes of the design of either temporary or permanent soil nail walls, the following parameters should be employed:

Material	Unit Weight	Friction Angle	Cohesion	Bond Strength
Glacial Materials	130 pcf	32 degrees	200 psf	12 psi
Native Soils	100 pcf	28 degrees	200 psf	6 psi
Shale Bedrock	144 pcf	10 degrees	5000 psf	15 psi

Temporary excavation bracing used in other parts of the site may consist of soil nails or conventional soldier beam and lagging systems. For the purposes of design, we recommend the use of a uniform equivalent fluid pressure of 45 pounds per square foot of wall height within the overburden soil zone. Within those portions of the excavation that will penetrate through relatively hard, intact bedrock, rock may be excavated to a nearly vertical slope and no bracing will be required.

In many portions of the site, rock is present close to the surface and cuts will be of only moderate depth. In such areas, cuts may be sloped for stability. Overburden soils should incorporate a maximum cut slope of 1.5:1 (horizontal to vertical) for temporary construction purposes. As noted above, intact bedrock may be excavated to a near vertical grade.

5.3 Fill Placement and Compaction

Based upon our review of current plans, it appears that most of the site will be excavated. However, in a few locations, minor amounts of fill will be required to bring the site to final grade. Fill soils should consist of locally available low plasticity glacial outwash materials that are composed of silty sands and gravel that are relatively free of organics and other deleterious materials. In general, suitable materials should conform to Unified Soil Classifications of GW, GP, SP, SW, SC, or SM soils. All fill should be placed in maximum 8 inch loose lifts. Where fill is to be placed against existing slopes, it should be benched into the existing material to provide for adequate shear resistance. Fill soils should be compacted to at least 95 percent of the maximum density determined by the Modified Proctor Test (ASTM D1557). Field density tests should be conducted on a regular basis to confirm that this level of compaction is being achieved.

6.0 FOUNDATION RECOMMENDATIONS

As noted in previous sections of this report, much of the site will be excavated to the level of relatively intact shale and sandstone bedrock. In these areas, foundations may consist of shallow spread footings. Where excavations will not extend to within 3 to 4 feet of bedrock, deep foundations extending into bedrock should be employed to provide uniform support conditions and settlements across the building footprint. The following sections present recommendations for foundation support of the structures as well as for any lightly loaded structures associated with the development.

6.1 Spread Footing Foundations

Spread footing foundations may be employed to support most of the column and walls associated with this development. Lightly loaded columns (150 kips or less) may be supported on footings bearing on native glacial or residual soils or on rock. For the purposes of design, an allowable bearing capacity of 3,000 psf may be employed for foundations supporting light loads bearing on competent overburden soils or rock. Column and wall footings supporting light loads should incorporate minimum lateral dimensions of 24 inches and 18 inches, respectively.

Heavy column and wall loads should be supported on relatively intact shale and sandstone bedrock. Where such materials are present within 4 feet of final grade, these building elements may be supported by shallow spread footing foundations. Footings bearing on relatively fresh unweathered bedrock should be designed for an allowable bearing capacity of 30 ksf. Care should be taken to remove fractured rock resulting from blasting or ripping. High capacity footings supporting column and wall loads should incorporate minimum lateral dimensions of 36 inches and 24 inches, respectively.

A 1/3 increase in the above bearing capacities may be assumed for loads of short duration such as those associated with wind and seismic forces.

Exterior footings should bear at a minimum depth of 36 inches. Interior footings may bear at a depth of 12 inches below surrounding grades.

Footings bearing on overburden soils should experience total settlements on the order of 1 inch. Footings bearing on rock should experience settlements on the order of 1/4 to 1/2 inch.

Spread footing foundations will resist lateral loads through a combination of passive pressure against the sides of the foundation and friction along its base. Assuming that foundations will be overexcavated, then backfilled with compacted crushed stone, we recommend an equivalent passive pressure of 250 psf per foot of embedment, neglecting the top 1 foot. The coefficient of friction between the footing and the supporting material should be taken as 0.35 for footings cast on soil and 0.5 for footings cast on rock.

Footing excavations should be observed by a representative of the geotechnical engineer prior to placement of reinforcing steel or concrete. The purpose of this inspection is to confirm that the material exposed at the foundation bearing elevation is consistent with that assumed in design and is capable of supporting the column and wall loads at the design bearing pressure. Footing excavations should be clean and relatively free of loose soil and fractured or broken

rock. If suitable materials are not exposed at planned grades, footing excavations may be deepened to reach soils or rock having the proper bearing capacity. Over-excavated areas may be backfilled with compacted crushed stone, or with lean concrete or flowable fill to the original bearing elevation.

To the extent possible, foundations should be poured on the same day as they are excavated, observed and approved.

6.2 Deep Foundations

Where site excavation does not reach the level of hard, intact rock in heavier portions of the structure, we recommend the use of a deep foundation system. Deep foundations will need to extend into bedrock to provide for uniform support of the building and to reduce surcharge effects on basement walls and permanent excavation bracing systems. A number of deep foundation system types were considered for use on this project including drilled piers, augercast piles, and micropiles. Considering the presence of cobbles and boulders in the overburden soils in many areas of the site, we believe that drilled piers and augercast piles would encounter significant difficulty in reaching the proper bearing stratum. Consequently, we recommend the use of micropiles in the limited portion of the site where significant overburden soils will remain following site grading.

For this site, we recommend the use of micropiles having a nominal diameter of 7 inches installed at least 20 feet into bedrock. Piles installed in this manner should have an allowable axial compressive capacity of 125 tons. The uplift capacity should be comparable to the compressive capacity as the majority of load will be derived from side shear. The lateral capacity of the piles will be a function of the overburden thickness. We will be pleased to evaluate the lateral capacity of micropiles at specific locations when the design requirements are better defined.

6.3 Slabs on Grade

In the basement areas, a slab on grade floor will be employed. For the purposes of design of grade slabs, we recommend the use of a Modulus of Subgrade Reaction (k) of 100 pci. To reduce the risk of cracking, the slab should be constructed independently of columns and shear walls and should incorporate expansion joints.

The lower level floor will extend below groundwater levels in some areas. To mitigate hydrostatic uplift on floor slabs, and to provide uniform support, we recommend that the floor slab area be overexcavated a minimum depth of 12 inches. The underlying subgrade soils should be covered with a non-woven geotextile and compacted open graded stone to the base of the slab. The below slab drainage system should incorporate a series of trenches with slotted PVC pipes draining by gravity to one or more sumps. From the sumps, the collected water should be directed to the storm water system by gravity or by pumps.

6.4 Basement Walls

Basement walls should be designed to resist earth pressures resulting from backfill soils. As the walls will not be free to rotate at the top, we recommend that the at-rest pressure be employed in design. Considering the nature of materials in the project site area, an equivalent

fluid pressure of 55 psf per foot of wall embedment should be employed in the design of basement walls. Walls should incorporate an appropriate drainage system to prevent the build-up of hydrostatic pressures. This drainage system may be connected to the sub-floor drainage system recommended in the previous section of this report.

As noted previously, some of the excavations will incorporate a temporary or permanent excavation bracing system a few feet behind the permanent basement wall. We understand that this gap may be filled in some locations to allow for grade support of overlying floor slabs, sidewalks and other hardscape features. To reduce the pressures on the basement walls from this backfill, we recommend that crushed stone be employed for the fill and that it be reinforced at 2 foot vertical increments by geogrid. The inclusion of geogrid will reduce the effective lateral stress created by the fill to an average of about 60 psf for the full height of the backfill. Backfill within this confined space should be compacted with relatively light equipment to prevent overstressing of the walls.

7.0 LIMITATIONS

The recommendations submitted herein are based upon the available subsurface information obtained by PSI and design details furnished by the project team. If there are any revisions to the plans for this project or if deviations from the subsurface conditions noted in this report are encountered during construction, PSI should be notified immediately to determine if changes in the foundation recommendations are required.

The geotechnical engineer warrants that the findings, recommendations, or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices. No other warranties are implied or expressed.

After the plans and specifications are more complete, the geotechnical engineer should be retained and provided the opportunity to review the final design plans and specifications to confirm that recommendations have been properly incorporated into the design documents.

The findings of this report are valid as of this date, however changes in conditions of a property can occur with passage of time, whether they be due to natural processes or works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or broadening of knowledge. Accordingly, findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of one (1) year.

APPENDIX



North



Figure 1

PSI Project Number 284-75010

Site Location Map
Rosewood Hotel & Residences
Telluride, Colorado

[PSI] *Information*
To Build On
Engineering • Consulting • Testing

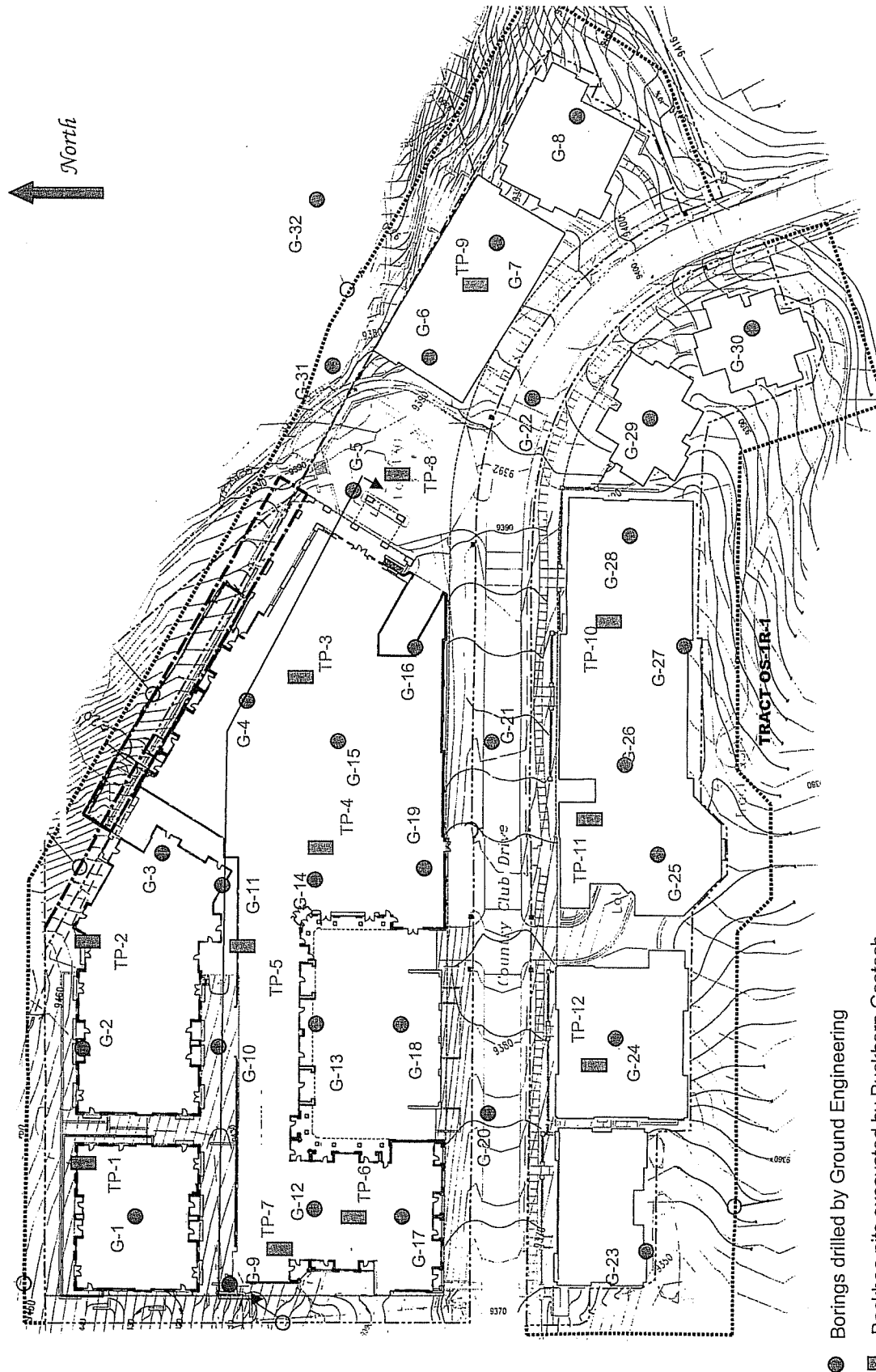


Figure 2
Site Plan and Building Configuration
Rosewood Hotel & Residences
Telluride, Colorado

PSI Project Number 284-75010

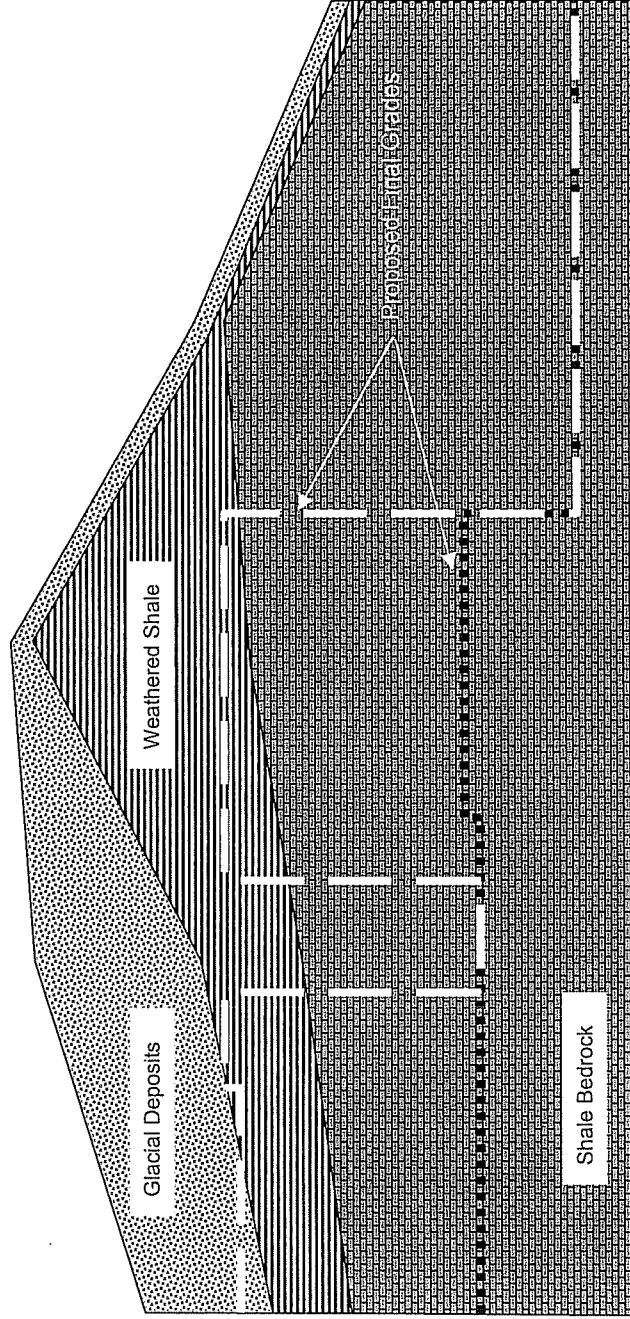
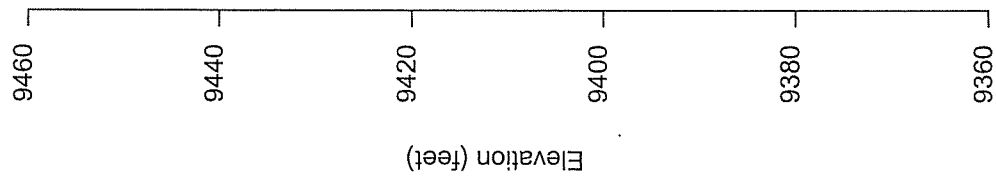
TH-5

TH-4

TH-11

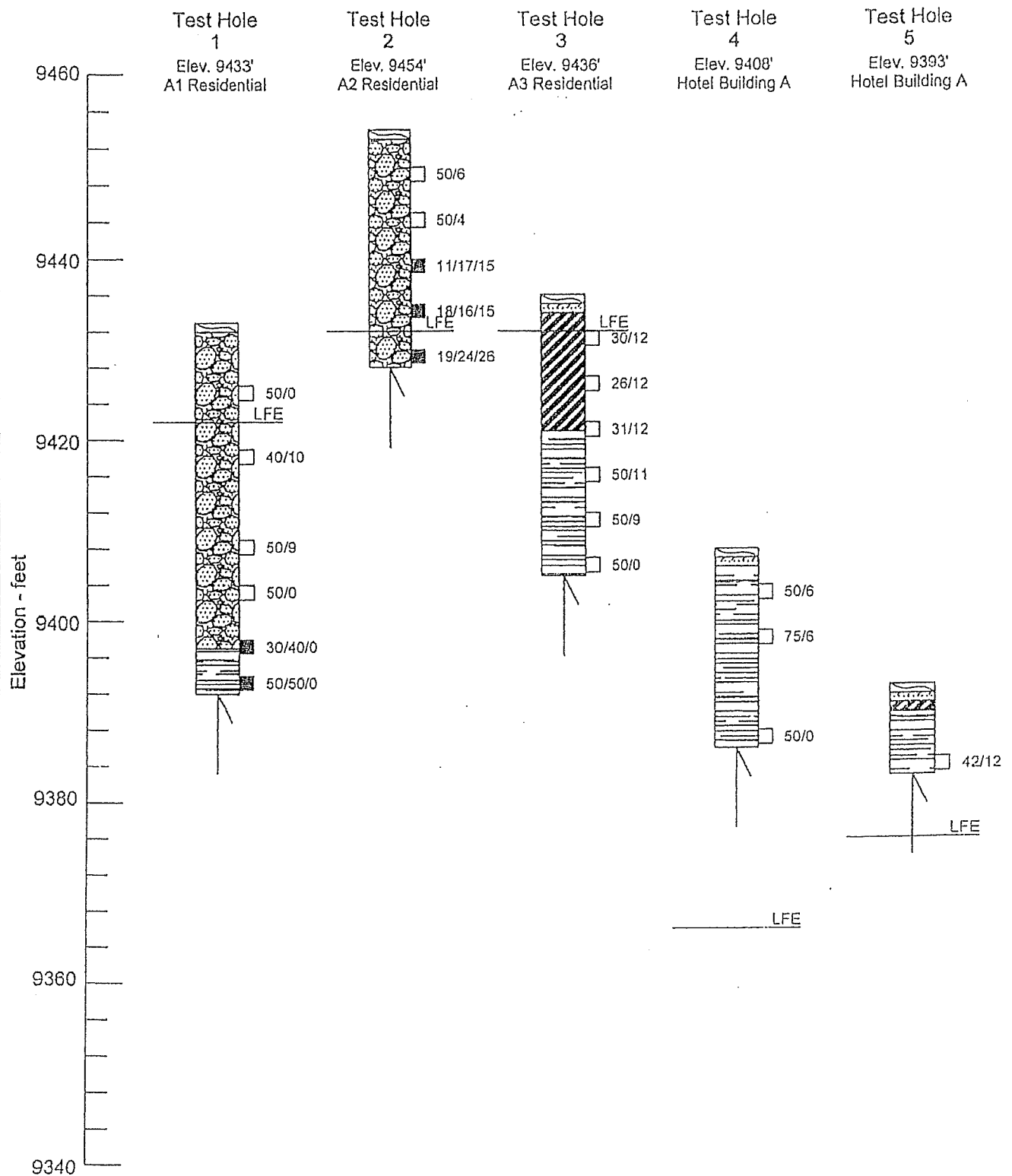
TH-10

TH-9



BORING LOGS
GROUND ENGINEERING CONSULTANTS, INC.

Reference: Subsurface Exploration Program
Geotechnical Recommendations
Proposed Lot 126 Hotel and Residential Development
Town of Mountain Village
Telluride, Colorado
August 29, 2006



GROUND

ENGINEERING CONSULTANTS

LOGS OF TEST HOLES

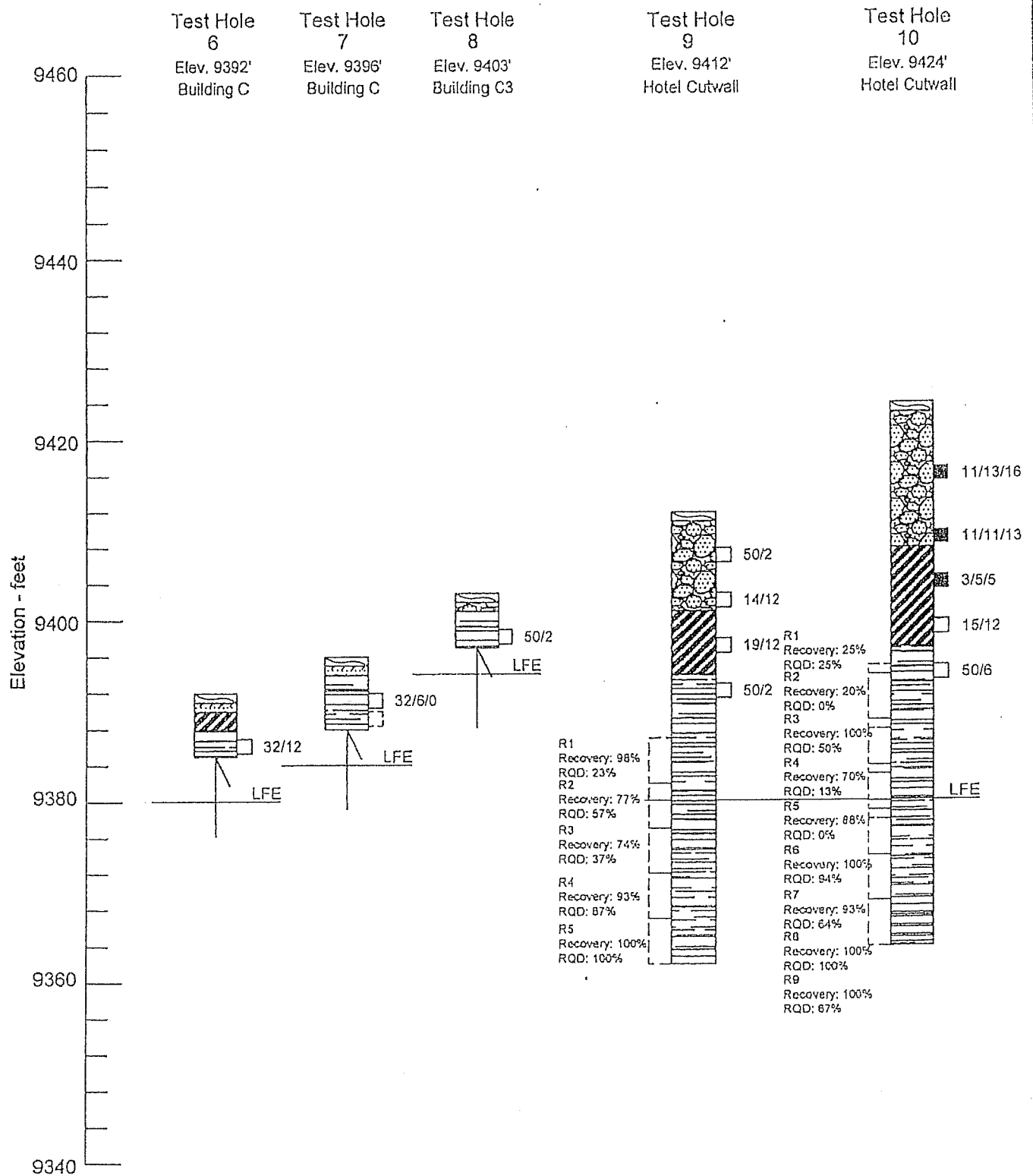
JOB NO. 06-3076

DRAWN BY: HS

FIGURE: 2

APPROVED BY: JS

CADFILE NAME:3076ELOG01.DWG.....



GROUND
ENGINEERING CONSULTANTS

LOGS OF TEST HOLES

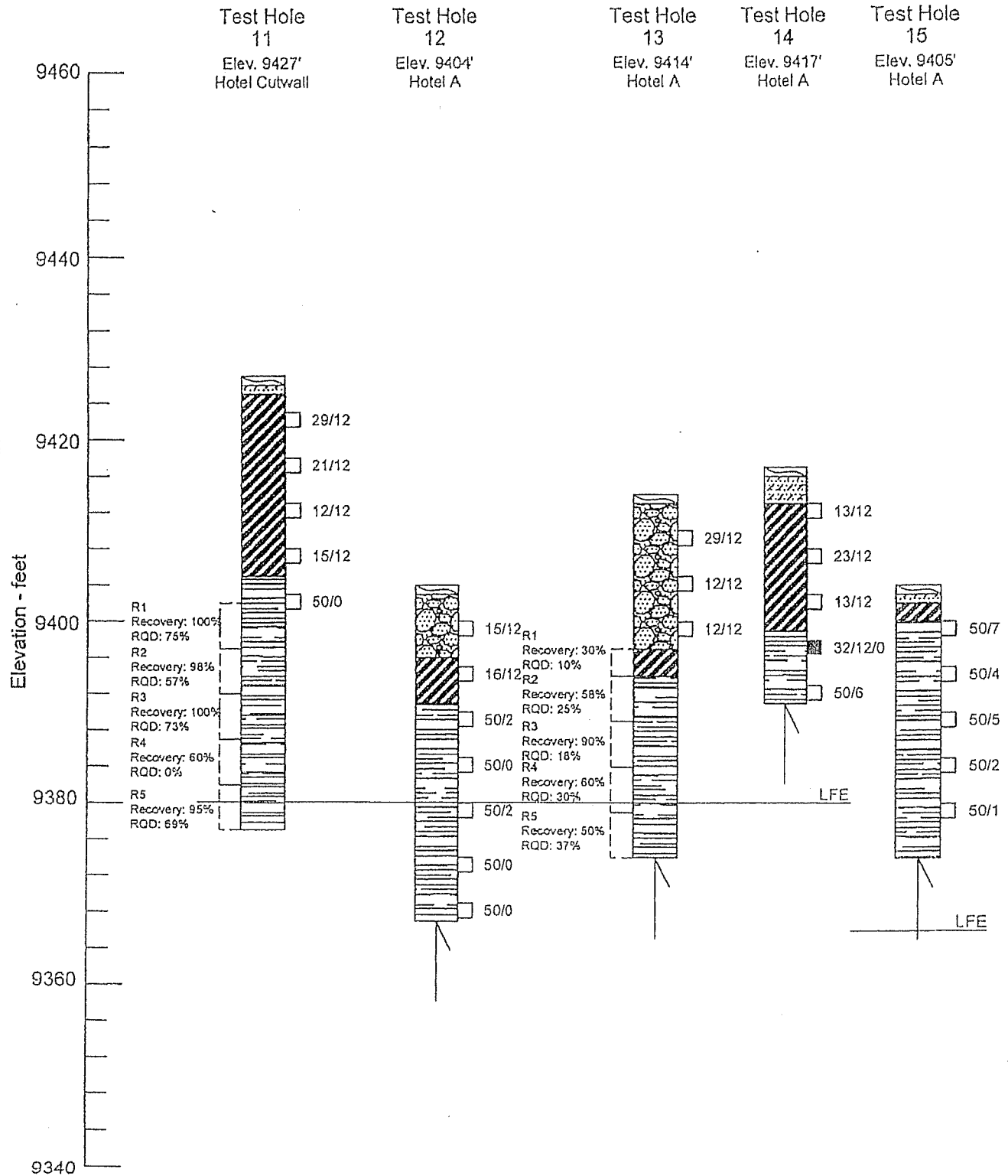
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FIGURE: 3

APPROVED BY: JS

CAOFILE NAME: 3076ELOG02.DWG



GROUND
ENGINEERING CONSULTANTS

LOGS OF TEST HOLES

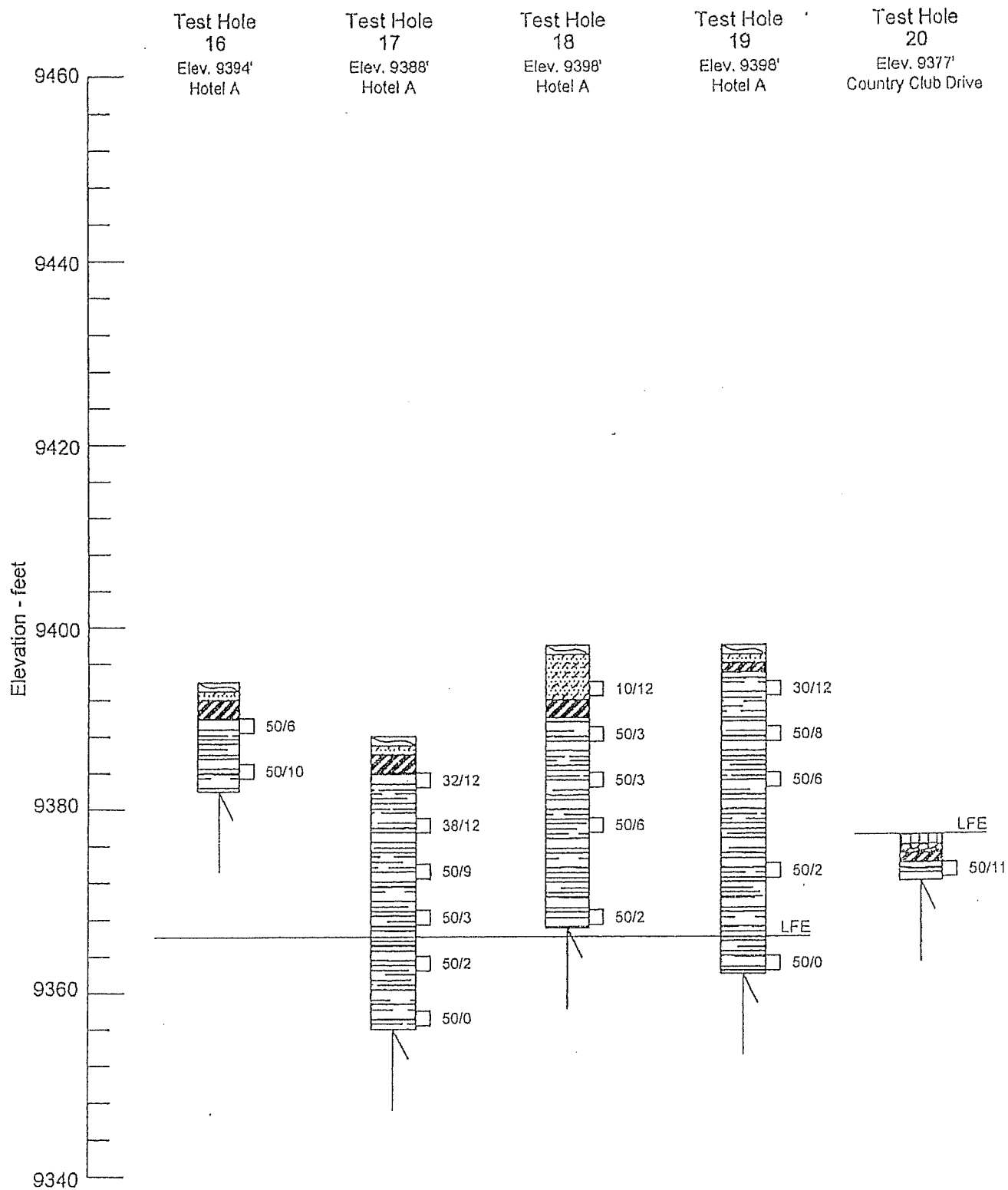
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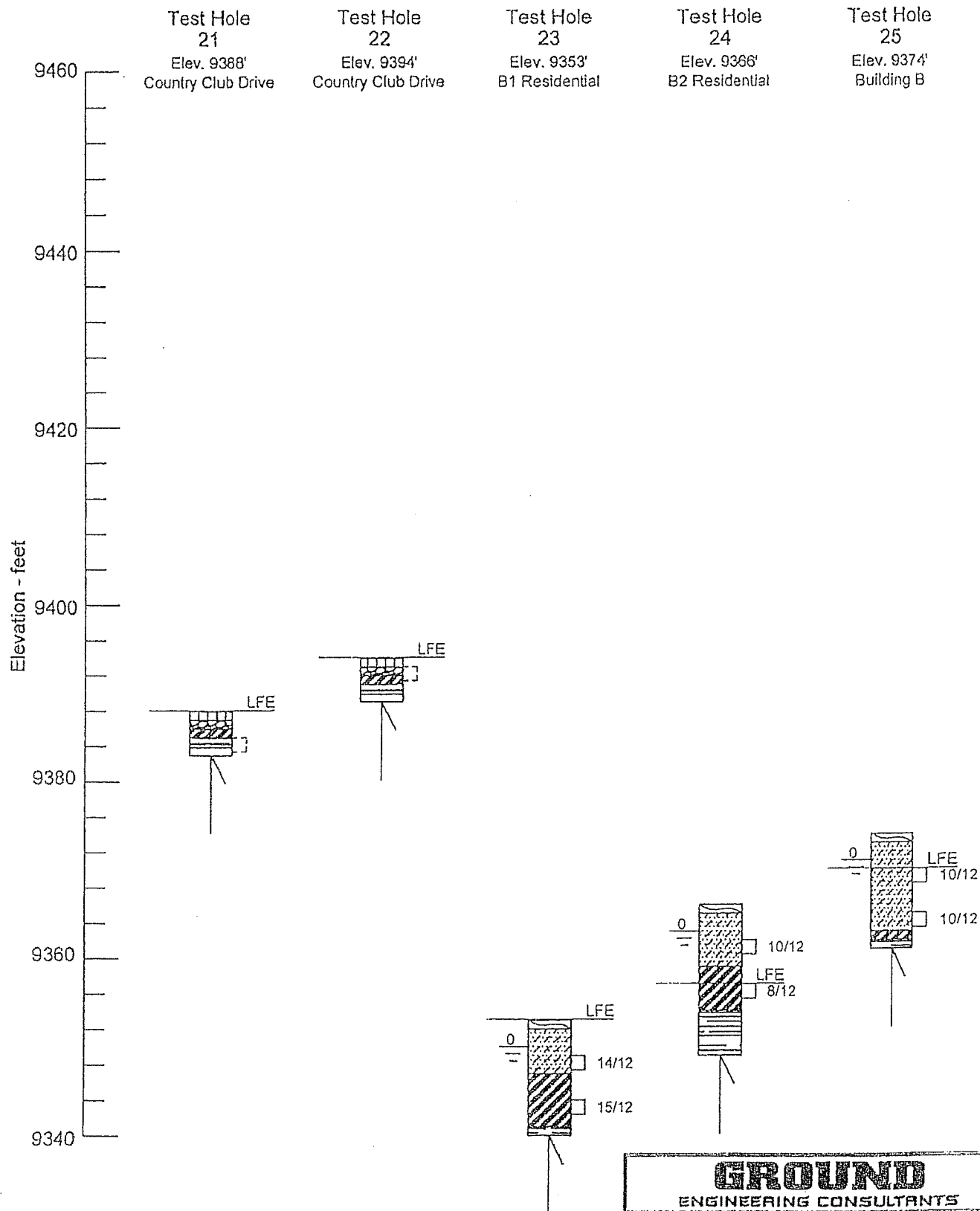
FIGURE: 4

APPROVED BY: JS

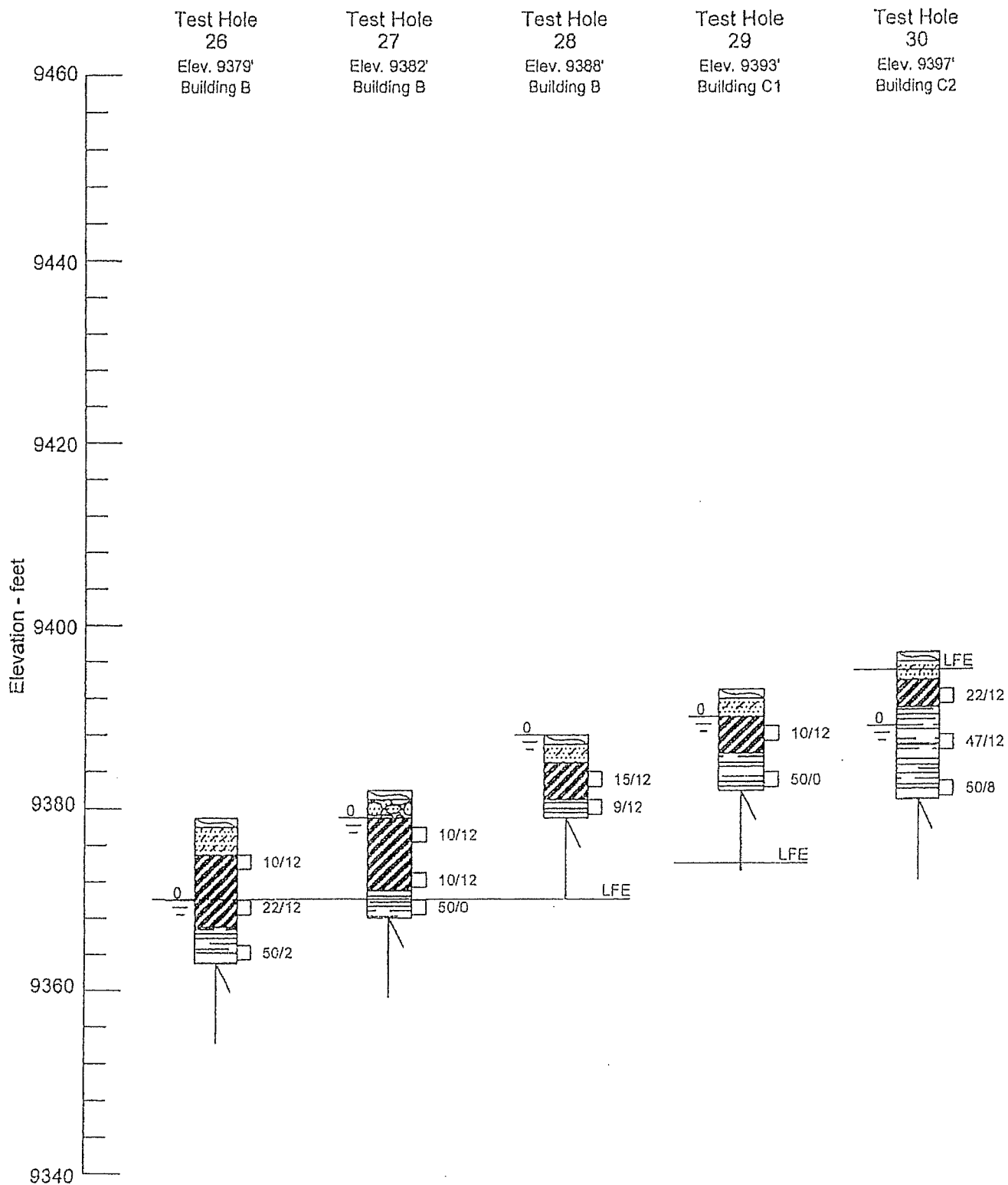
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GROUND ENGINEERING CONSULTANTS	
LOGS OF TEST HOLES	
JOB NO. 06-3076	DRAWN BY: HS
FIGURE: 5	APPROVED BY: JS
CAD FILE NAME:3076ELOG04.DWG.....	



GROUND ENGINEERING CONSULTANTS	
LOGS OF TEST HOLES	
JOB NO. 06-3076	DRAWN BY: HS
FIGURE: 6	APPROVED BY: JS
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GROUND

ENGINEERING CONSULTANTS

LOGS OF TEST HOLES

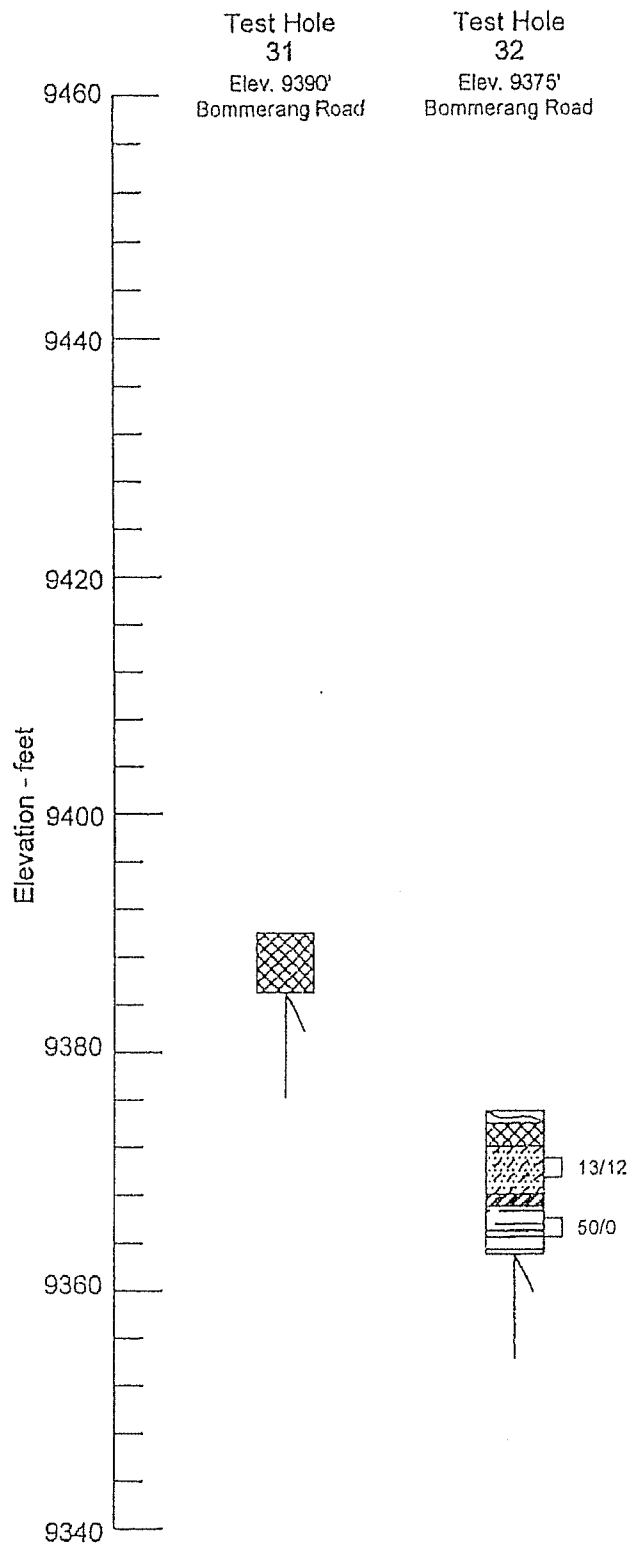
JOB NO. 06-3076

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FIGURE: 7

APPROVED BY: JS

CADFILE NAME: 3076ELOG06.DWG



GROUND ENGINEERING CONSULTANTS	
LOGS OF TEST HOLES	
JOB NO. 06-3076	DRAWN BY: HS
FIGURE: 8	APPROVED BY: JS
CADFILE NAME:3076ELOG07.DWG	

LEGEND:



Topsoil



Asphalt



Base Course



Fill: Clayey sand, glacial moraine, or shale spoils associated with the previous preliminary geotechnical test pits.



Glacial Moraine: Silty with gravels, cobbles and boulders up to 5 feet in diameter; fine to coarse grained with gravel, non- to low plastic, slightly to moist, medium dense to dense, and light brown to brown in color.



Sand and Clay: Silty with gravel and occasional layers and lenses of sandy clays; fine to coarse grained with gravel, non- to low plastic, slightly to moist, medium dense to dense, and light brown to brown in color.



Weathered Shale: Weathered to extremely weathered; non to low plastic, slightly to moist, and gray to black in color.



Shale Bedrock: Non to low plastic, hard to very hard, slightly moist to dry, and gray to black in color.



Drive sample, 2-inch I.D. California liner sample



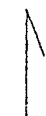
Drive sample, 1-3/8 inch I.D. standard sample



Small disturbed sample

23/12

Drive sample blow count, indicates 23 blows of a 140-pound hammer falling 30 inches were required to drive the sampler 12 inches.



Rig Refusal

The material descriptions on this legend are for general classification purposes only. See the full text of this report for descriptions of the site materials and related recommendations.

GROUND	
ENGINEERING CONSULTANTS	
LEGEND	
JOB NO. 06-3076	DRAWN BY: HS
FIGURE: 9	APPROVED BY: BKS
CADFILE NAME: 06-3076ELEG01.DWG	

NOTES:

- 1) Test holes were drilled on 07/25-31/06 with 4-inch diameter continuous flight power augers.
- 2) Locations of the test holes were measured approximately by pacing from features shown on the site plan provided.
- 3) Elevations of the test holes were not measured and the logs of the test holes are drawn to depth.
- 4) The test hole locations and elevations should be considered accurate only to the degree implied by the method used.
- 5) The lines between materials shown on the test hole logs represent the approximate boundaries between material types and the transitions may be gradual.
- 6) Groundwater was not encountered during drilling. Groundwater levels can fluctuate seasonally and in response to landscape irrigation.

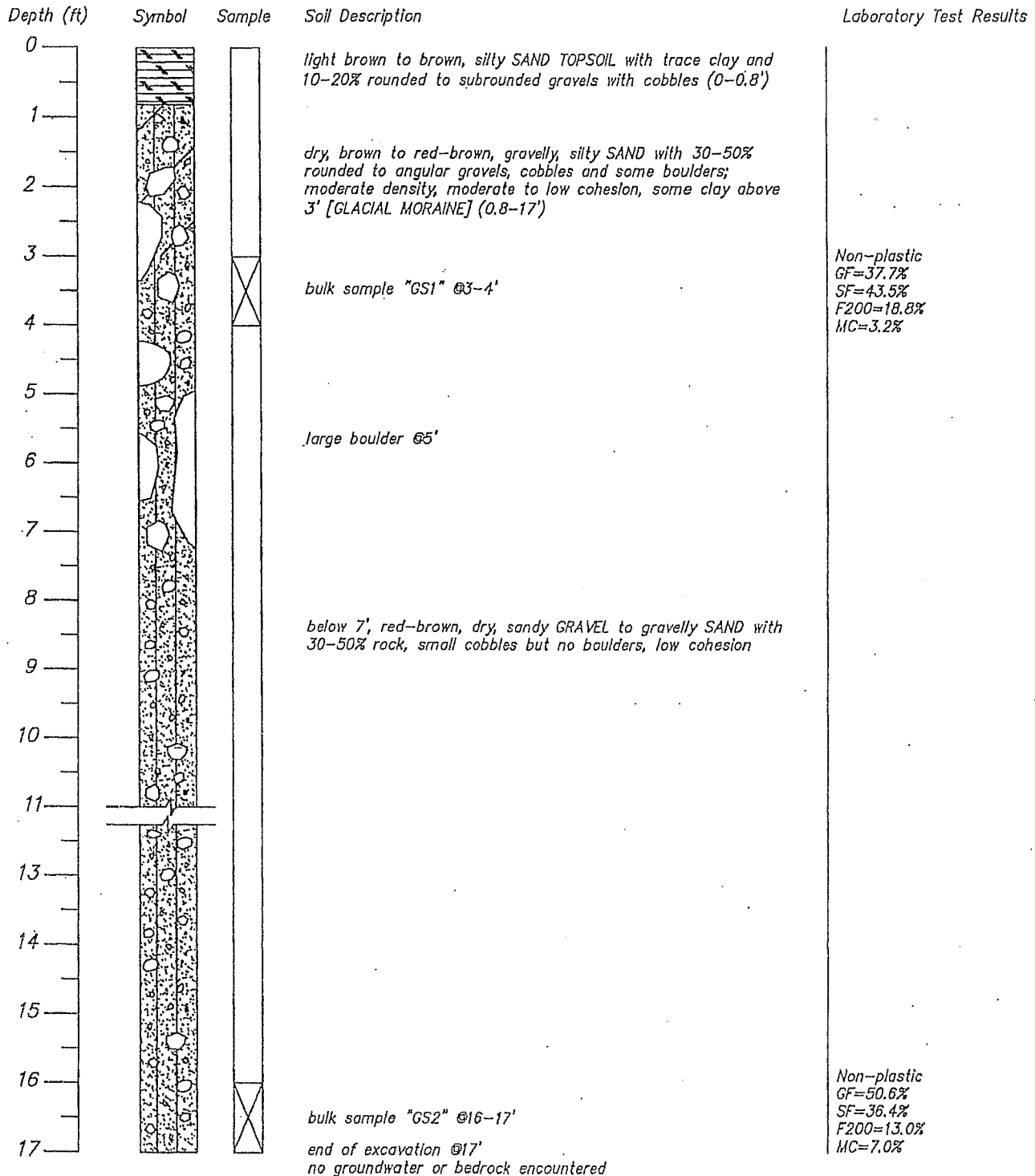
The material descriptions on this legend are for general classification purposes only. See the full text of this report for descriptions of the site materials and related recommendations.

GROUND ENGINEERING CONSULTANTS	
NOTES	
JOB NO. 06-3076	DRAWN BY: HS
FIGURE: 10	APPROVED BY: BKS
CAD FILE NAME:3076ELEG02.DWG.....	

TEST PIT LOGS
BUCKHORN GEOTECH

Reference: Soil Report
Mountain Village Condos-Hotel
Lots 126, 130, 152A, B and C
Telluride Mountain Village
San Miguel County, Colorado
January 31, 2006

SOIL LOG TEST PIT #1 (TP#1) Lot 126 (NW corner)



DRAWING
NUMBER

1

OF 12

INVESTIGATION TG

DRAFTING JG

DATE 9/15/05

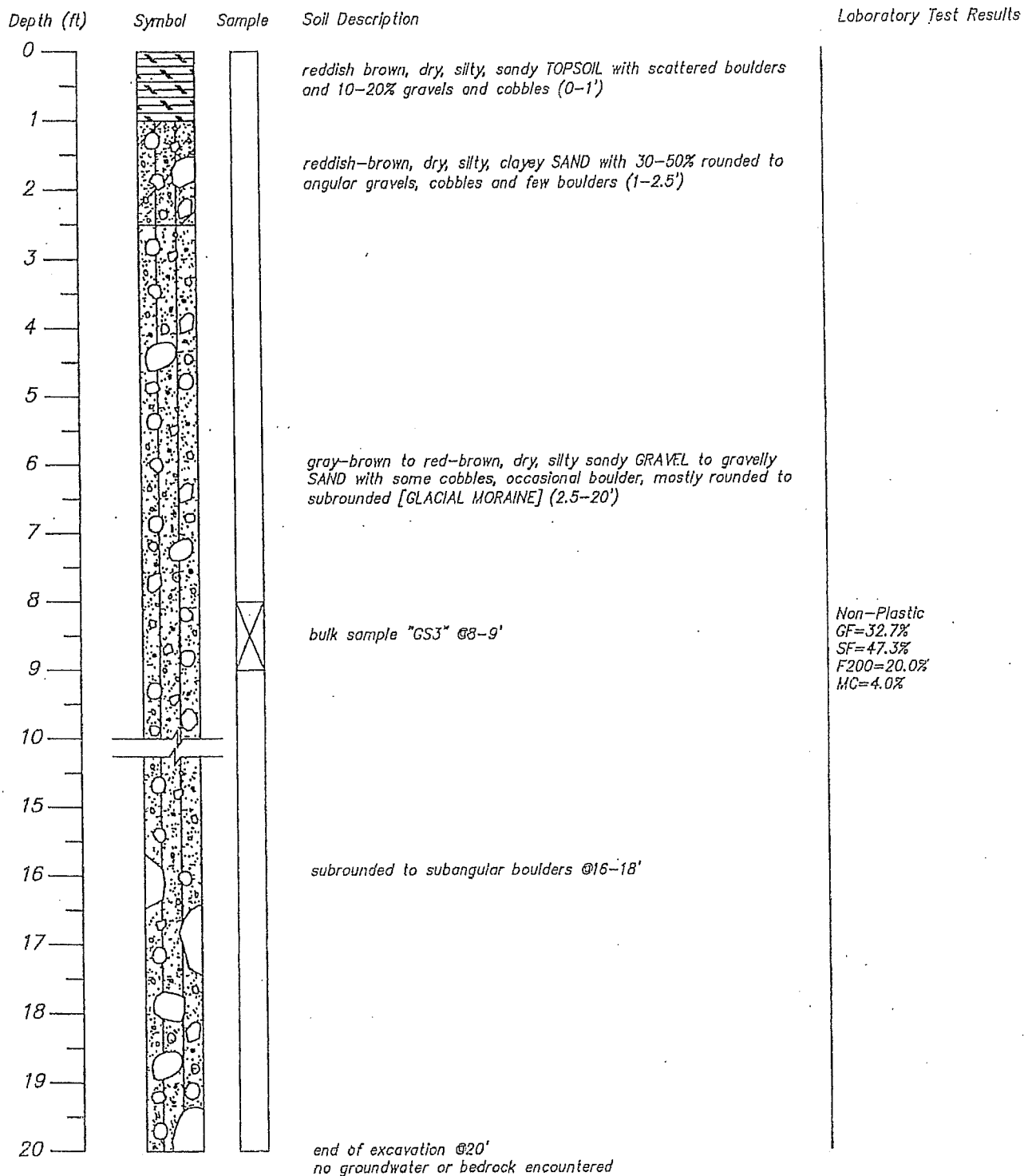
JOB NO. 05-434-GEO

THE HONIGMAN GROUP
MOUNTAIN VILLAGE CONDOS-HOTEL
LOTS 126, 130, 152A,B,C
TELLURIDE MOUNTAIN VILLAGE

BUCKHORN GEOTECH

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

SOIL LOG TEST PIT #2 (TP#2) Lot 126 (NE corner)



DRAWING
NUMBER

2

OF 12

INVESTIGATION TG

DRAFTING JG

DATE 9/15/05

JOB NO. 05-434-GEO

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MOUNTAIN VILLAGE CONDOS-HOTEL
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TELLURIDE MOUNTAIN VILLAGE

BUCKHORN GEOTECH

Civil, Structural, and Geotechnical Engineers, Inc.
222 South Park Avenue
Montrose, Colorado 81401
Phone (970) 249-6628 Fax (970) 249-6945

SOIL LOG TEST PIT #3 (TP#3) Lot 126 (East side)

Depth (ft)	Symbol	Sample	Soil Description	Laboratory Test Results
0			brown, dry, silty, sandy TOPSOIL with shale fragments (0-0.6')	
1				
2				
3			gray-brown, highly weathered/highly fractured SHALE; easily excavated, with 20-30% sandy, silty soil with some clay (0.6-5')	
4				
5				
6				
7			shale turns dark gray with little soil below 5', breaks into 2 to 4" plates; less weathered, formational Mancos shale; bedding appears to be 3-5' to SW (5-15')	
8		X	bulk sample "GS4" @8' (soak test)	shale had no reaction to soak test
9				
10		X	slabs to 4"x12"x4" below 8', less weathered shale but mostly small pieces, vitrious glaze and gritty feel, no soil below 8'	
11		X	bulk sample "GS5" @10-11' (not tested)	
12			hard below 12'	
13				
14				
15			end of excavation @15' (no moisture) no groundwater encountered	
16				

DRAWING
NUMBER

3

OF 12

INVESTIGATION TG

DRAFTING JG

DATE 9/15/05

JOB NO. 05-434-GEO

THE HONIGMAN GROUP
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LOTS 126, 130, 152A,B,C
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Montrose, Colorado 81401
Phone (970) 249-6828 Fax (970) 249-0945

SOIL LOG TEST PIT #4 (TP#4) Lot 126 (SE corner)

Depth (ft)	Symbol	Sample	Soil Description	Laboratory Test Results
0			brown, dry, sandy SILT TOPSOIL with 10-20% angular rock (0-1.1')	
1				
2			weathered sandy SHALE with 40-60% silty, clayey SAND interstitial soil and angular blocks of sandy shale (1.1-3.5')	
3			highly weathered/highly fractured SHALE, similar to TP#3 (3.5-4')	
4			end of excavation @ 4' in weathered shale no groundwater encountered	
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				

DRAWING
NUMBER

4

OF 12

INVESTIGATION TG

DRAFTING JG

DATE 9/15/05

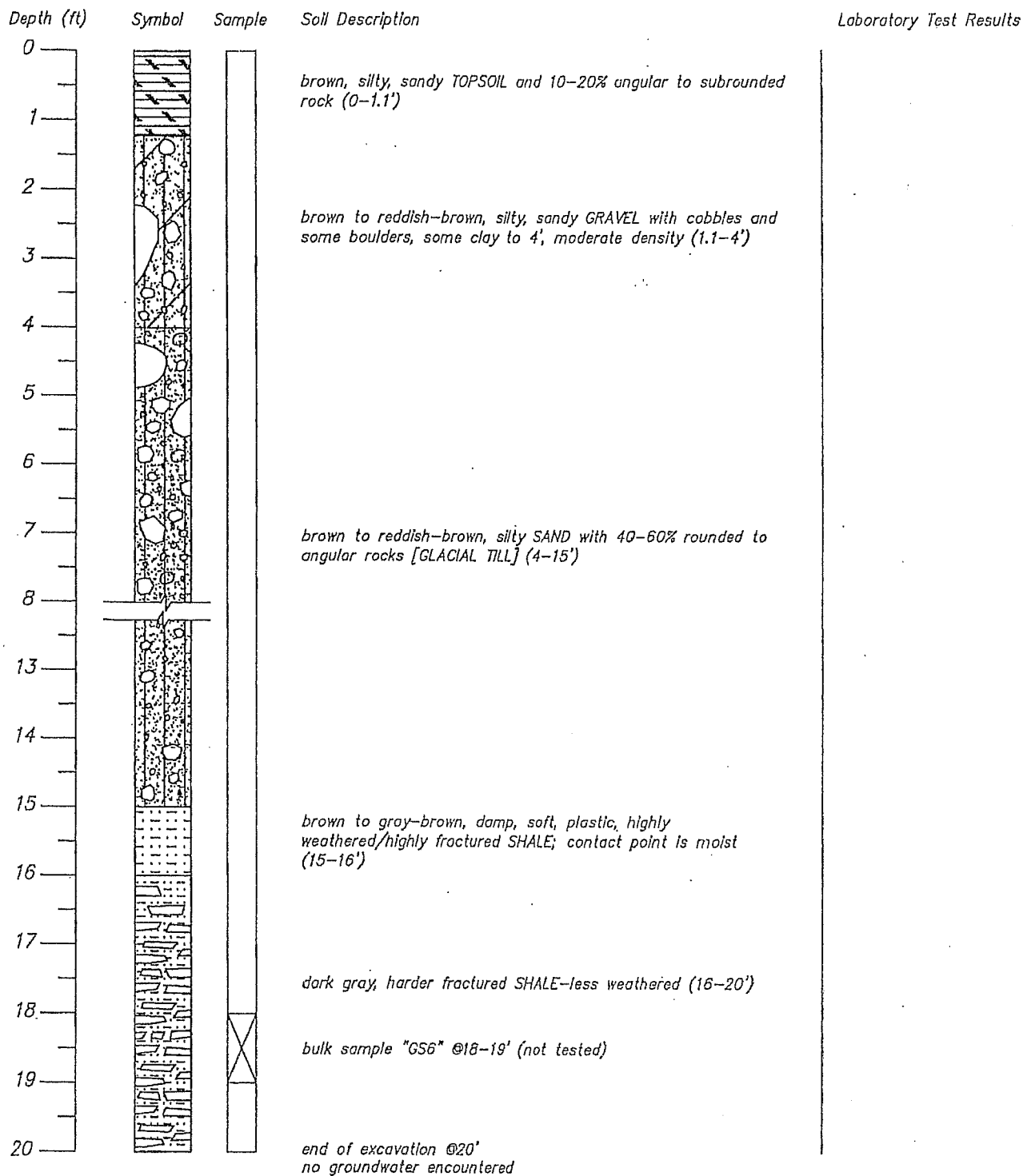
JOB NO. 05-434-GEO

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LOTS 126, 130, 152A,B,C
TELLURIDE MOUNTAIN VILLAGE

BUCKHORN GEOTECH

Civil, Structural, and Geotechnical Engineers, Inc.
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Montrose, Colorado 81401
Phone (970) 249-8828 Fax (970) 249-0945

SOIL LOG TEST PIT #5 (TP#5) Lot 126 (south-central)



DRAWING
NUMBER

5

OF 12

INVESTIGATION TG

DRAFTING JG

DATE 9/15/05

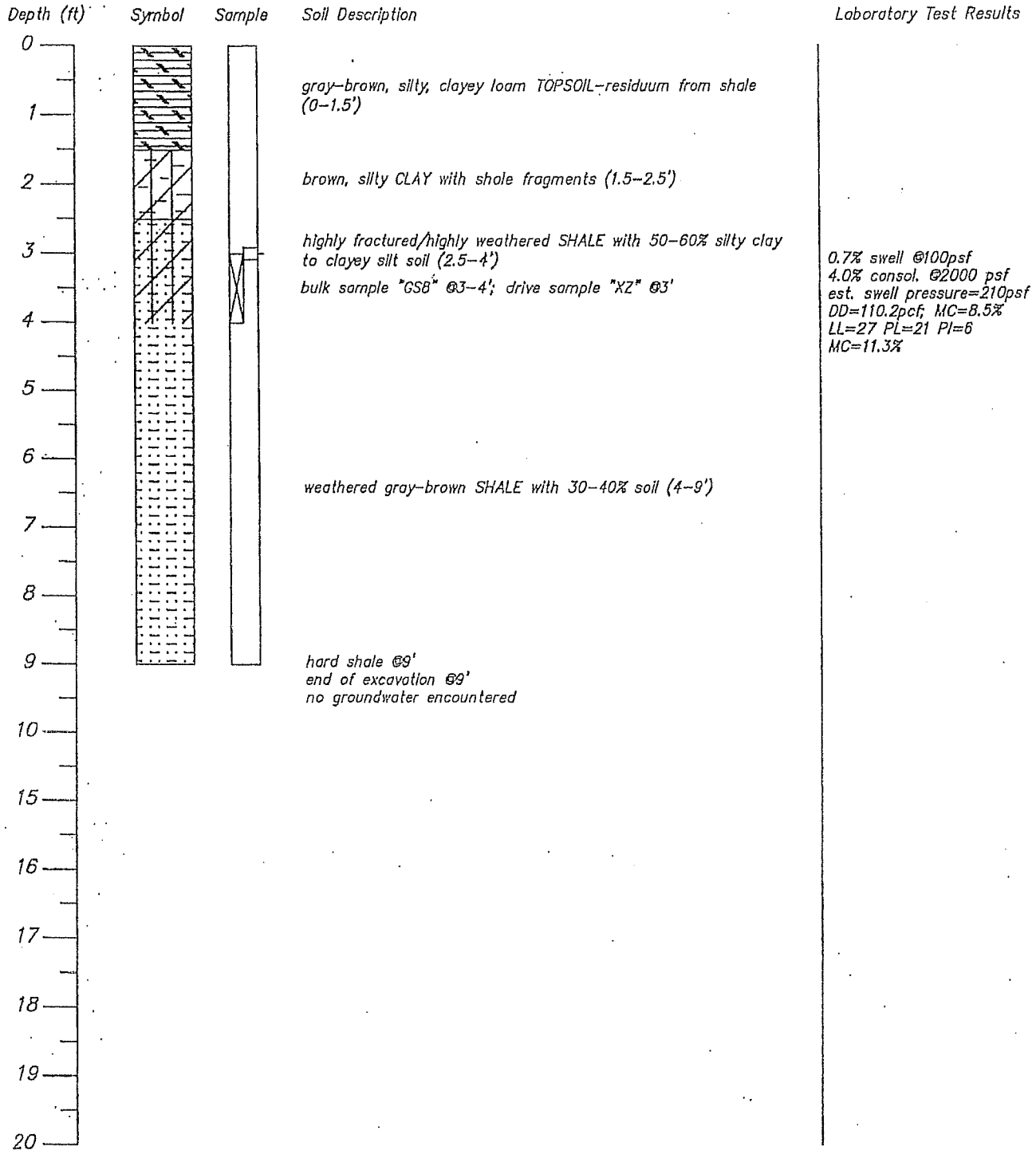
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LOTS 126, 130, 152A,B,C
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Montrose, Colorado 81401
Phone (970) 249-6828 Fax (970) 249-0915

SOIL LOG TEST PIT #6 (TP#6) Lot 126 (SW corner)



DRAWING
NUMBER

6

OF 12

INVESTIGATION TG

DRAFTING JG

DATE 9/15/05

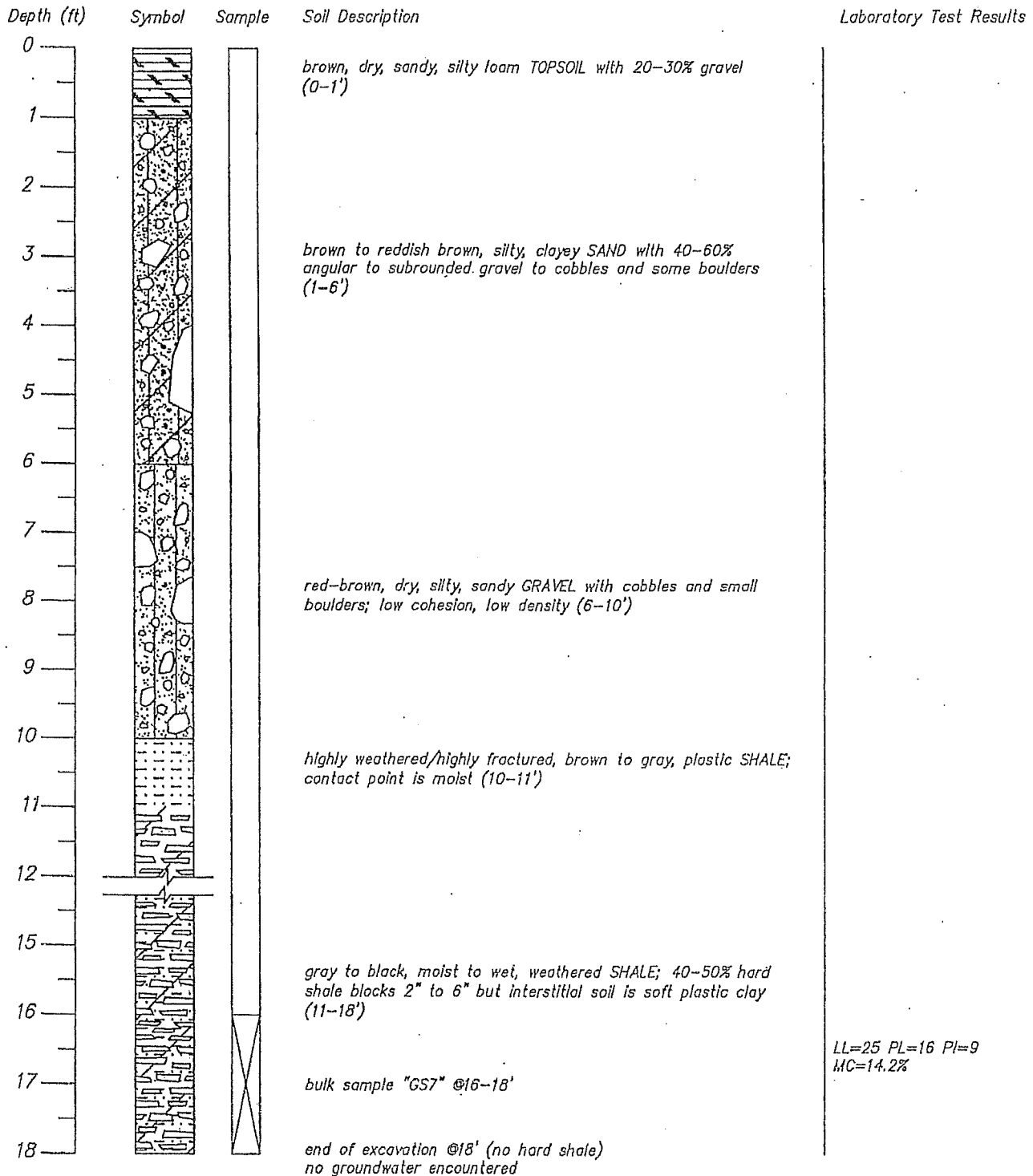
JOB NO. 05-434-GEO

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LOTS 126, 130, 152A,B,C
TELLURIDE MOUNTAIN VILLAGE

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

SOIL LOG TEST PIT #7 (TP#7)
 Lot 126 (north of SW corner)



DRAWING
NUMBER

7

OF 12

INVESTIGATION TG

DRAFTING JG

DATE 9/15/05

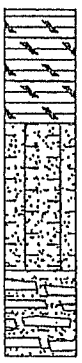

JOB NO. 05-434-GEO

THE HONIGMAN GROUP
 MOUNTAIN VILLAGE CONDOS-HOTEL
 LOTS 126, 130, 152A,B,C
 TELLURIDE MOUNTAIN VILLAGE

BUCKHORN GEOTECH

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

SOIL LOG TEST PIT #8 (TP#8) Lot 130 (west side)

Depth (ft)	Symbol	Sample	Soil Description	Laboratory Test Results
0			brown, dry, silty, sandy TOPSOIL with few rocks (0-1.3')	
1				
2			gray-brown, sandy partially weathered SHALE, 20-40% silty sand soil, highly fractured (1.3-3')	
3				
4			hard, less fractured sandy SHALE (3-4')	
5			refusal in very hard shaly sandstone @4'	
6			no groundwater encountered	
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				

DRAWING
NUMBER

8

OF 12

INVESTIGATION TG

DRAFTING JG

DATE 9/15/05



JOB NO. 05-434-GEO

THE HONIGMAN GROUP
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 LOTS 126, 130, 152A,B,C
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BUCKHORN GEOTECH

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 222 South Park Avenue
 Montrose, Colorado 81401
 Phone (970) 249-6628 Fax (970) 249-0945

SOIL LOG TEST PIT #9 (TP#9) Lot 130 (East side)

Depth (ft)	Symbol	Sample	Soil Description	Laboratory Test Results
0			black, moist, organic loam TOPSOIL (0-1/1.1')	
1				
2			brown to yellow-brown, moist, weathered sandy SHALE to shaley SANDSTONE, possibly sandy claystone (1/1.1-2.5')	
3			gray brown to orange, harder sandy SHALE; wet on fracture surfaces, vertical fractures with orange staining, clay in horizontal fracture surfaces (2.5-4.5')	
4			refusal @4.5' in very hard SHALE/SANDSTONE no groundwater encountered	
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				

DRAWING
NUMBER

9

OF 12

INVESTIGATION TG

DRAFTING JG

DATE 9/15/05

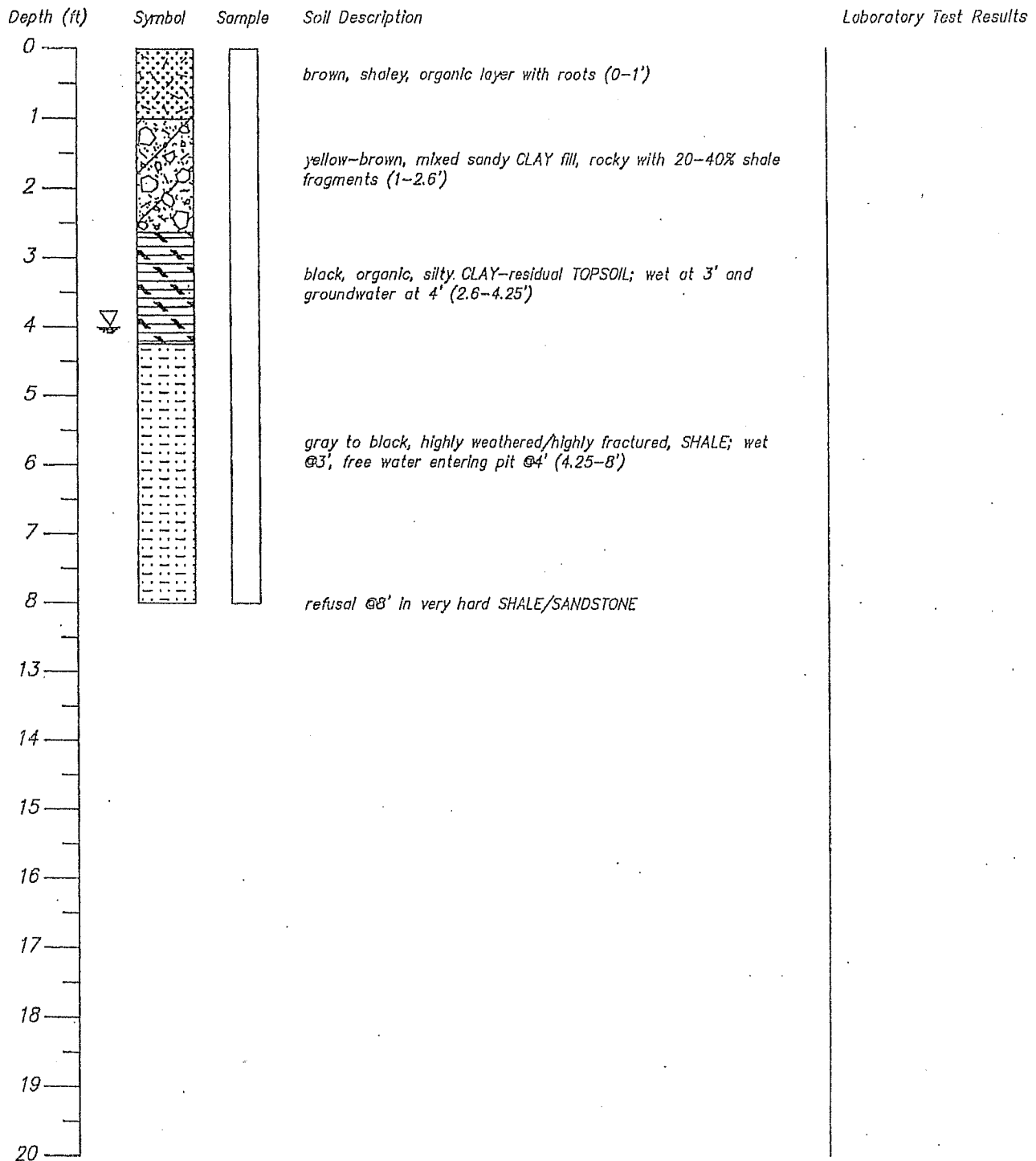
JOB NO. 05-434-GEO

THE HONIGMAN GROUP
MOUNTAIN VILLAGE CONDOS-HOTEL
LOTS 126, 130, 152A,B,C
TELLURIDE MOUNTAIN VILLAGE

BUCKHORN GEOTECH

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

SOIL LOG TEST PIT #10 (TP#10) Lot 152C (north-central)



DRAWING
NUMBER

10

OF 12

INVESTIGATION TG

DRAFTING JG

DATE 9/15/05

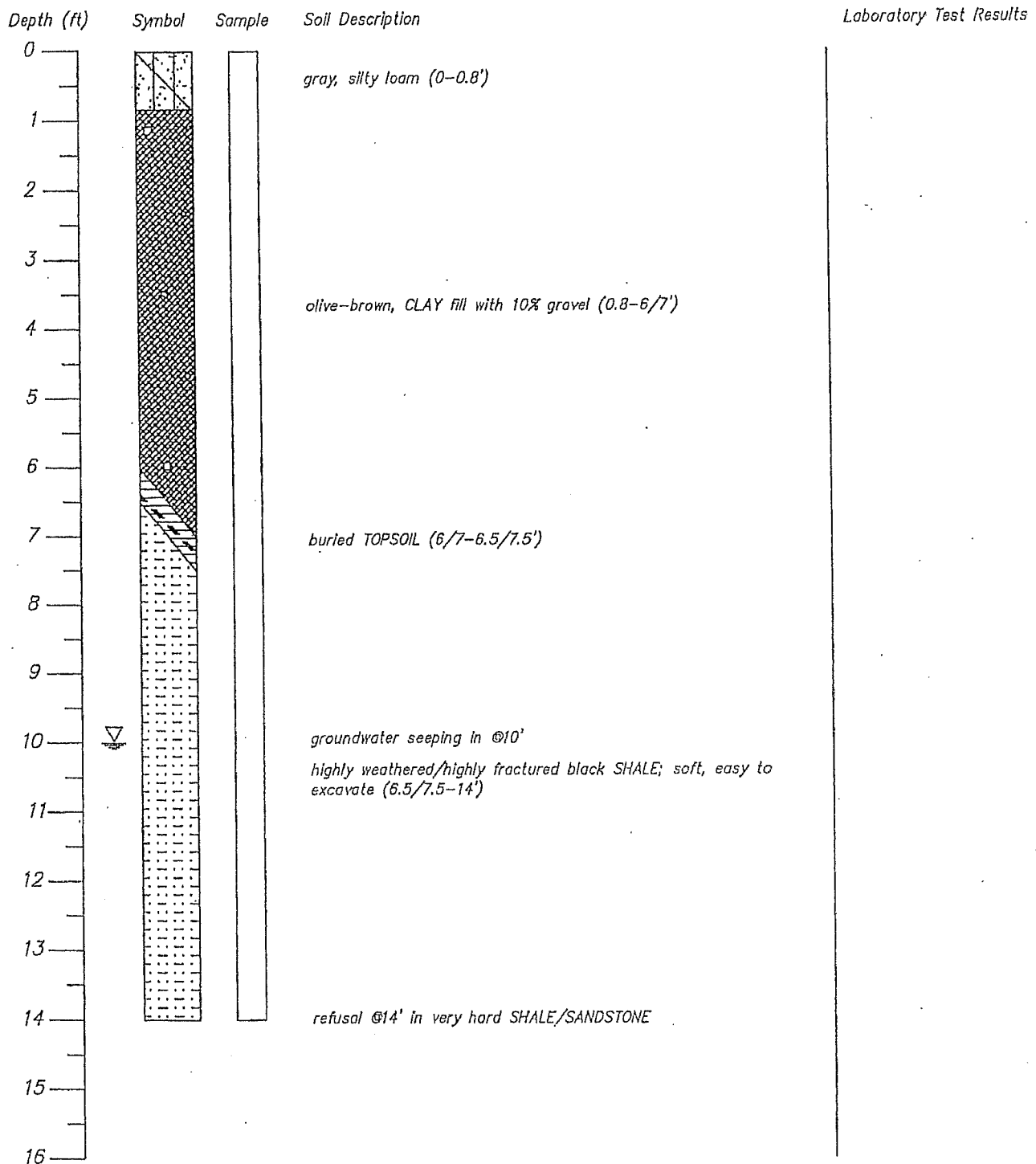
JOB NO. 05-434--GEO

THE HONIGMAN GROUP
MOUNTAIN VILLAGE CONDOS-HOTEL
LOTS 126, 130, 152A,B,C
TELLURIDE MOUNTAIN VILLAGE

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SOIL LOG TEST PIT #11 (TP#11) Lot 152B (NE corner)



DRAWING
NUMBER

11

OF 12

INVESTIGATION TG

DRAFTING JG

DATE 9/15/05

JOB NO. 05-434-GEO

THE HONIGMAN GROUP
 MOUNTAIN VILLAGE CONDOS-HOTEL
 LOTS 126, 130, 152A,B,C
 TELLURIDE MOUNTAIN VILLAGE

BUCKHORNGEOTECH

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 222 South Park Avenue
 Montrose, Colorado 81401
 Phone (970) 249-6828 Fax (970) 249-0945

SOIL LOG TEST PIT #12 (TP#12)

Lot 152A (NE corner)

Depth (ft)	Symbol	Sample	Soil Description	Laboratory Test Results
0				
1				
2			brown, dry, silty, SAND FILL with roots; soft, slightly clayey, 10-20% rocks (0-3.5/4')	
3				
4				
5			light brown, fine sandy SILT to silty fine SAND; possible fill (3.5/4-5')	
6				
7			brown, damp, clayey SAND and GRAVEL with 30-50% angular to subrounded gravels, some cobbles; possible fill; moderately dense (5-10')	
8				
9			drive sample "JP" @8-9'	0.04% swell @100psf 1.7% consol. @2000psf est. swell pressure=130psf DD=100.4pcf MC=13.6%
10				
11	▽		groundwater @11'	
12				
13			highly weathered/highly fractured black SHALE; soft, easy to excavate, thinly bedded, fissile; interstitial soil is silty clay to clayey silt (10-15.5')	LL=26 PL=19 PI=7 MC=14.7% 0.3% swell @100psf 3.0% consol. @2000psf est. swell pressure=255psf DD=99.6pcf
14			bulk sample "GS9" @13-14'; remolded shale sample "GS9"	
15				
16			refusal @15.5' in very hard SHALE/SANDSTONE	

DRAWING
NUMBER

12

OF 12

INVESTIGATION TG

DRAFTING JG

DATE 9/15/05

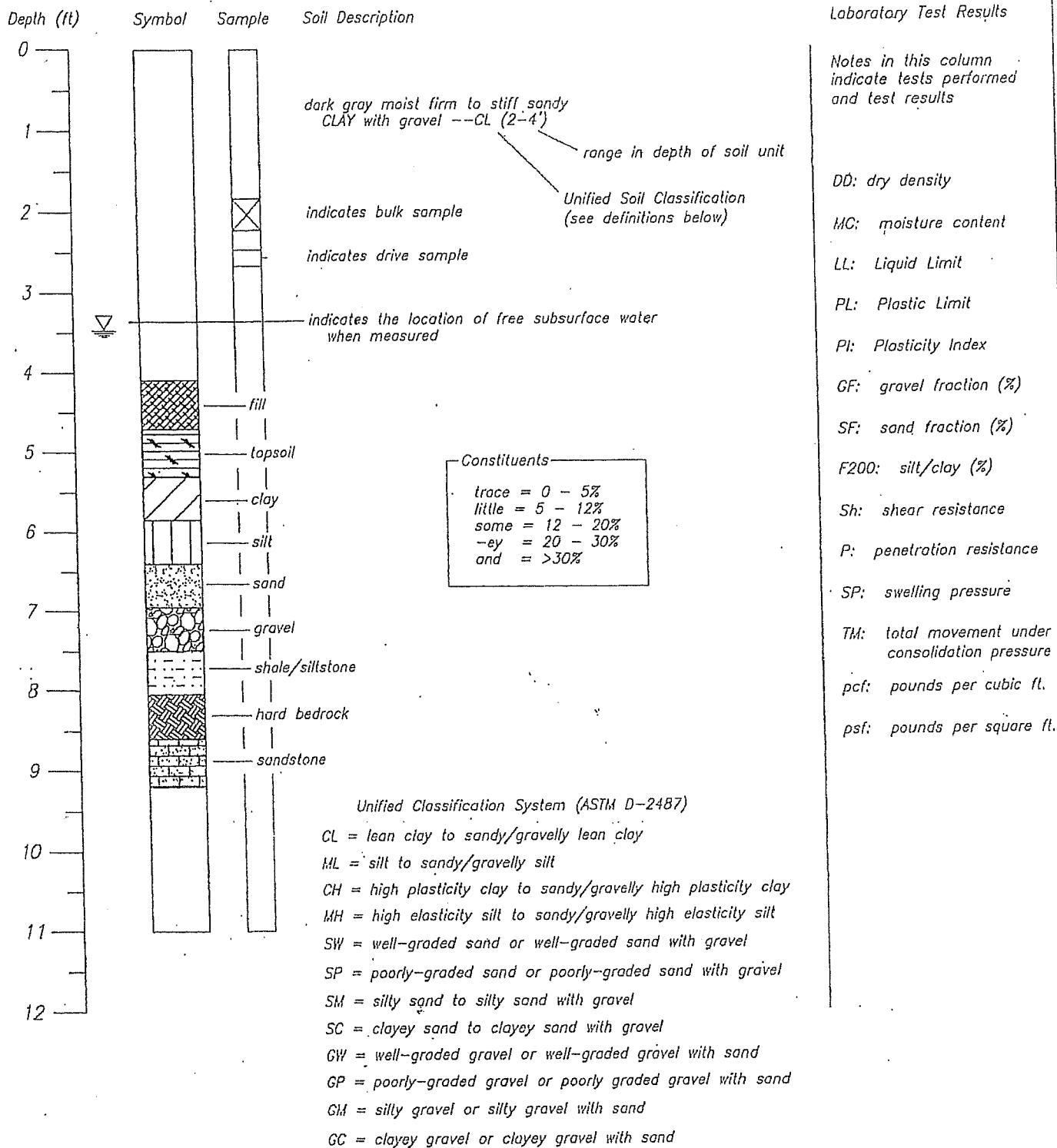
JOB NO. 05-434-GEO

THE HONIGMAN GROUP
MOUNTAIN VILLAGE CONDOS-HOTEL
LOTS 126, 130, 152A,B,C
TELLURIDE MOUNTAIN VILLAGE

BUCKHORN GEOTECH

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Montrose, Colorado 81401
Phone (970) 249-6828 Fax (970) 249-0945

SOIL LOG KEY



DRAWING
NUMBER

1

OF 1

INVESTIGATION

DRAFTING

DATE

JOB NO.

SOIL LOG KEY

BUCKHORN GEOTECH

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

BASE TELLURIDE, LLC

LOTS 126R, 152R, TRACT OSP-126 &
TRACT OSP-118

TOWN OF MOUNTAIN VILLAGE, CO

MAJOR SUBDIVISION APPLICATION

SEPTEMBER 19, 2022

REVISED AS OF DECEMBER 9, 2022

Project Description

The application proposes Lot 126R to be rezoned from one (1) Multi-Family Lot and subdivide into nine (9) individual Single Family Lots and to reallocate OSP-118 and OSP-126 . A private Access Tract (Tract 126-A) is proposed to be carved out of Lot 126R in order to provide one internal access from Country Club Drive to seven (7) of the Single Family Lots. The reconfigured open space parcels OSP-118 and OSP-126 provide increased separation and buffers for adjacent properties and trails. The proposed development preserves and maintains much of the currently existing open space on Lot 126R with no change to total amount of acreage. OSP-126 has been relocated along the west and north edges of Lot 126R buffering existing residential development. OSP-118 has been reconfigured to remove the extension along the east edge of Lot 126R and adjacent residential development, which will be primarily redesignated as General Easement on Lot 126R-1.

A portion of the Lot 152R is proposed to be subdivided to create a new open space parcel, OSP-152R, which will be rezoned from Multi-family to Passive Open Space. The open space is proposed to provide an additional buffer for the Big Billie's Trail and to protect existing wetlands on the Property. A Rezoning/Density Transfer Application has been submitted concurrently.

Base Telluride intends to develop both Lot 152R and the Lot 126R Single Family lots in an integrated development that will include the creation of a common interest community and an owners association for the entire Property. Detailed architectural plans for the integrated development will be presented after the Property is rezoned and subdivided in connection with the current proposed applications.

The work contained within these documents consists of the primary elements listed below:

1. Existing Condition Plan - Refer to Surveyor Drawings
2. Conceptual Site Plan
3. Conceptual Grading Plan - Refer to Civil Engineering Drawings
4. Computer Massing Model
5. Conceptual Landscaping Plan
6. Conceptual Infrastructure Plan - Refer to Civil Engineering Drawings
7. Conceptual Plat - Refer to Surveyor Drawings

Vicinity Map



Sheet Index

Sheet Title	SEPTEMBER 19, 2022	DECEMBER 9, 2022			
Application Drawings:					
GENERAL INFORMATION:					
L0-00 Cover Page	•	•			
Existing Condition Plan	•	•			
PROPOSED DEVELOPMENT PLAN:					
C1 Civil Engineering Notes	•	•			
C2.1 Overall Site Plan/Conceptual Grading Plan	•	•			
C2.2 Upper Lot Access - Plan & Profile	•	•			
C2.3 Road Improvements with Country Club Profile	•	•			
L1 Site Development Concept - Plan	•	•			
L2 Site Development Concept - Computer Massing	•	•			
L3 Conceptual Landscaping Plan	•	•			
ENGINEERED INFRASTRUCTURE PLAN:					
C3 Utility Mains/Engineered Infrastructure Plan	•	•			
Access Plan - See Upper Lot Access					
PROPOSED PLAT:					
Proposed Plat - General Notes	•	•			
Proposed Plat	•	•			
Vacated Easements	•	•			

OWNER:
BASE Telluride
305 Benchmark Dr
Mountain Village, CO
81435
Tel: (512) 420-7317

LANDSCAPE ARCHITECT:
DESIGNWORKSHOP
120 East Main Street
Aspen, Colorado 81611
Tel: (970) 925-8354
Fax: (970) 920-1387
Contact: Darla Callaway

CIVIL ENGINEER:
Uncompahgre Engineering, LLC
PO Box 3945
Telluride, CO 81435
Tel: (970) 729-0683
Contact: David Ballode

LAND USE ATTORNEY:
The Law Offices of Stephanie L. Fanos
101 East Colorado Avenue, Suite 201-A
Telluride, Colorado 81435
Tel: (970) 728-1861
Fax: (866) 515-1221
Contact: Stephanie L. Fanos

SURVEYOR:
Bulson Surveying
166 Alexander Overlook
Telluride, CO 81435
Tel: (970) 318-6987
Contact: David Bulson

Existing Conditions/Improvement Survey

Lots 126R and 152R and Tracts OSP-118 and OSP-126, Town of Mountain Village

County of San Miguel, State of Colorado.

SURVEYOR'S STATEMENT:

This Existing Conditions/Improvement Survey of Lots 126R and 152R and Tracts OSP-118 and OSP-126, Town of Mountain Village, was field surveyed during July of 2022 under the direct responsibility, supervision and checking of David R. Bulson, Surveyor, being a Colorado Licensed Surveyor. This Survey is not an Improvement Location Certificate, Land Survey Plat or Improvement Survey Plat as defined by Article 51, Section 107-15, 14:10:08-06'00' of the Colorado Revised Statutes, signed by David Bulson.

PROPERTY DESCRIPTION:

LOT 126R, LOT 152R, TRACT OSP-118, AND TRACT OSP-126, TELLURIDE MOUNTAIN VILLAGE, AS SHOWN ON A REPLAT OF LOTS 118, 126, 130, 152A, 152B, 152C, AND TRACT OS-1, TOWN OF MOUNTAIN VILLAGE, RECORDED OCTOBER 12, 2007 IN PLAT BOOK 1 AT PAGE 3669, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research by Land Title Guarantee Company, Order No. ABS86007831-1, dated February 01, 2018 at 5:00 P.M.
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 08113C02870, dated 09/30/1992 this property lies in Zone X, areas determined to be outside of the 500 year flood plain.
3. 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.
4. The Town of Mountain Village imposes certain restrictions within delineated wetlands. The wetland boundaries indicated hereon are depicted based on the wetland delineation performed by Chris Hazen of Terra Firma Environmental during August of 2021.
5. Buried utilities shown hereon are based upon markings provided by others between 2019-2022. As such, Bulson Surveying can not and does not make assurances as to the accuracy or precision of the lines shown. All utilities must be field verified prior to construction.
6. Benchmark: Concrete nail set in asphalt near the northwest corner of Lot 152-A, Control Point "CP 149-2", with an elevation of 9369.46 feet.

Contour interval is two feet.

MONUMENT LEGEND

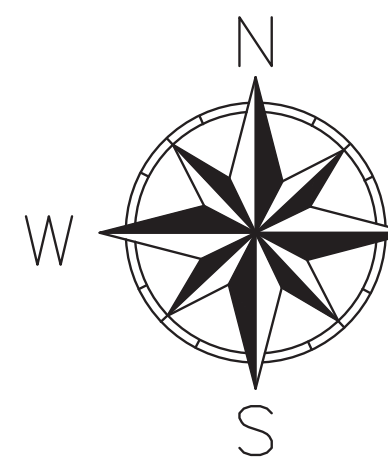
- FOUND REBAR AND 1 1/2" ALUMINUM CAP L.S. 37662
- FOUND REBAR AND 1 1/2" ALUMINUM CAP L.S. 24954
- ▲ FOUND REBAR AND 1 1/2" ALUMINUM CAP L.S. 20632
- FOUND REBAR AND 1 1/2" ALUMINUM CAP L.S. ILLEGIBLE
- FOUND REBAR AND 1 1/2" ALUMINUM CAP L.S. 37662

EASEMENT LEGEND

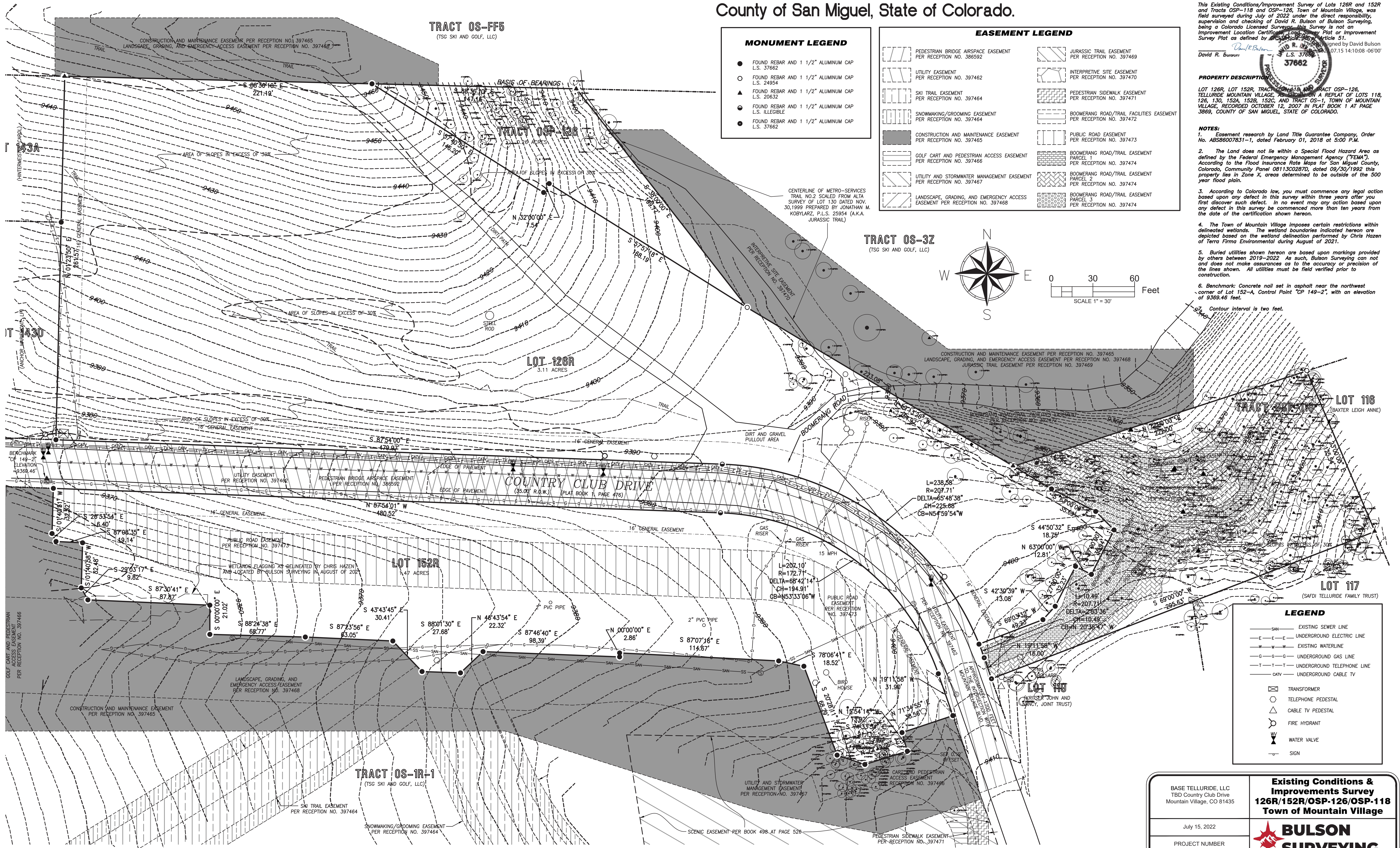
- | | |
|--|---|
| PEDESTRIAN BRIDGE AIRSPACE EASEMENT PER RECEPTION NO. 386592 | JURASSIC TRAIL EASEMENT PER RECEPTION NO. 397469 |
| UTILITY EASEMENT PER RECEPTION NO. 397462 | INTERPRETIVE SITE EASEMENT PER RECEPTION NO. 397470 |
| SKI TRAIL EASEMENT PER RECEPTION NO. 397464 | PEDESTRIAN SIDEWALK EASEMENT PER RECEPTION NO. 397471 |
| SNOWMAKING/GROOMING EASEMENT PER RECEPTION NO. 397464 | BOOMERANG ROAD/TRAIL FACILITIES EASEMENT PER RECEPTION NO. 397472 |
| CONSTRUCTION AND MAINTENANCE EASEMENT PER RECEPTION NO. 397465 | PUBLIC ROAD EASEMENT PER RECEPTION NO. 397473 |
| GOLF CART AND PEDESTRIAN ACCESS EASEMENT PER RECEPTION NO. 397466 | BOOMERANG ROAD/TRAIL EASEMENT PARCEL 3 PER RECEPTION NO. 397474 |
| UTILITY AND STORMWATER MANAGEMENT EASEMENT PER RECEPTION NO. 397467 | BOOMERANG ROAD/TRAIL EASEMENT PARCEL 2 PER RECEPTION NO. 397474 |
| LANDSCAPE, GRADING, AND EMERGENCY ACCESS EASEMENT PER RECEPTION NO. 397468 | BOOMERANG ROAD/TRAIL EASEMENT PARCEL 1 PER RECEPTION NO. 397474 |

TRACT OS-32

(TSG SKI AND GOLF, LLC)



0 30 60 Feet
SCALE 1" = 30'



LEGEND

- | | |
|-----------|----------------------------|
| — SAN — | EXISTING SEWER LINE |
| — E — E — | UNDERGROUND ELECTRIC LINE |
| — W — W — | EXISTING WATERLINE |
| — G — G — | UNDERGROUND GAS LINE |
| — T — T — | UNDERGROUND TELEPHONE LINE |
| — CATV — | UNDERGROUND CABLE TV |
| ⊠ | TRANSFORMER |
| ○ | TELEPHONE PEDESTAL |
| △ | CABLE TV PEDESTAL |
| ⊕ | FIRE HYDRANT |
| ⊕ | WATER VALVE |
| — | SIGN |

BASE TELLURIDE, LLC
TBD Country Club Drive
Mountain Village, CO 81435

July 15, 2022

PROJECT NUMBER
21063

Existing Conditions & Improvements Survey
126R/152R/OSP-126/OSP-118
Town of Mountain Village

BULSON
SURVEYING

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:
SEWER, WATER, AND CABLE TV: TOWN OF MOUNTAIN VILLAGE
NATURAL GAS: BLACK HILLS ENERGY
POWER: SAN MIGUEL POWER
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ALL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIREMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION..

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL COORDINATE THE DISCHARGE REQUIREMENTS WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROFF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILTY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT FEASIBLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTATION AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

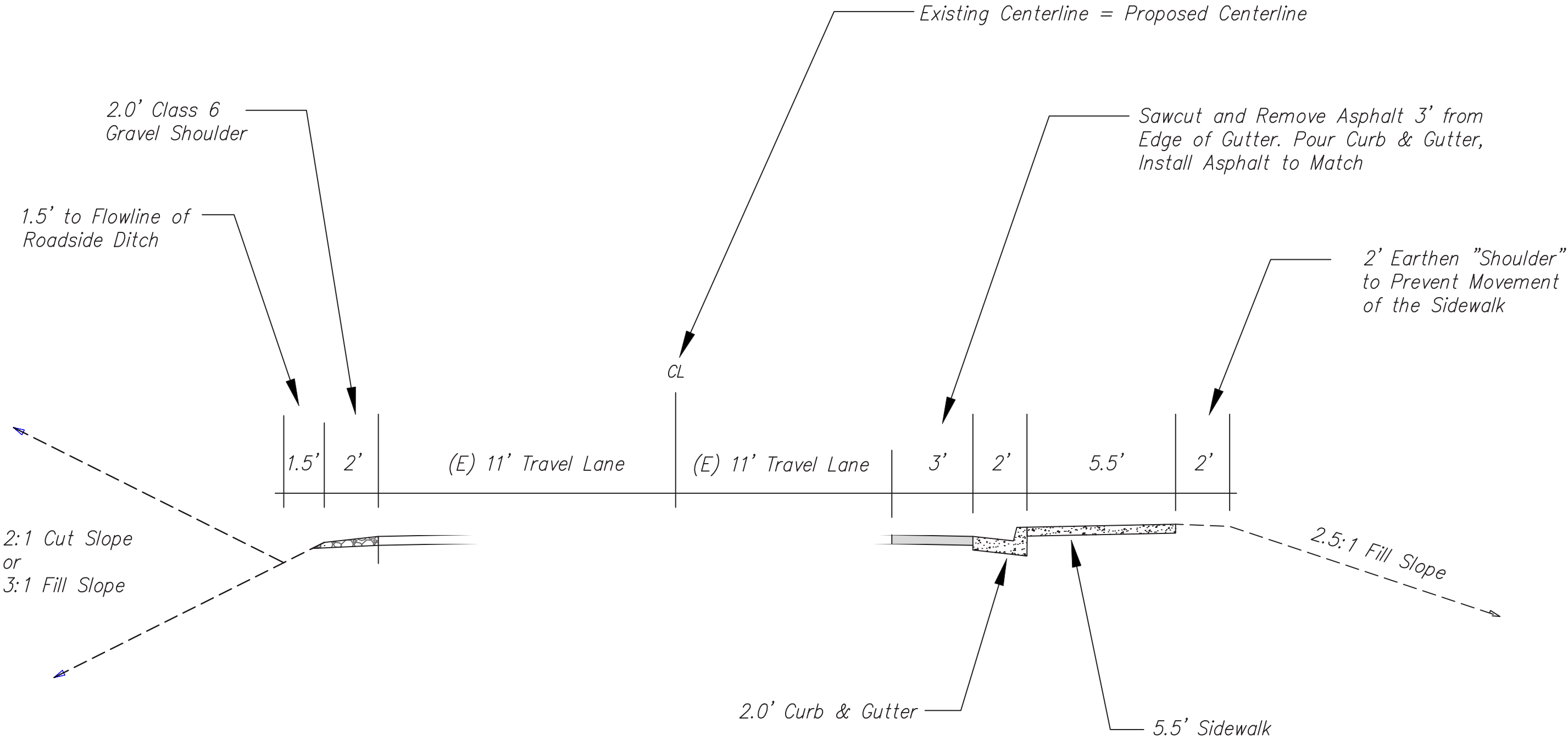
24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

25. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

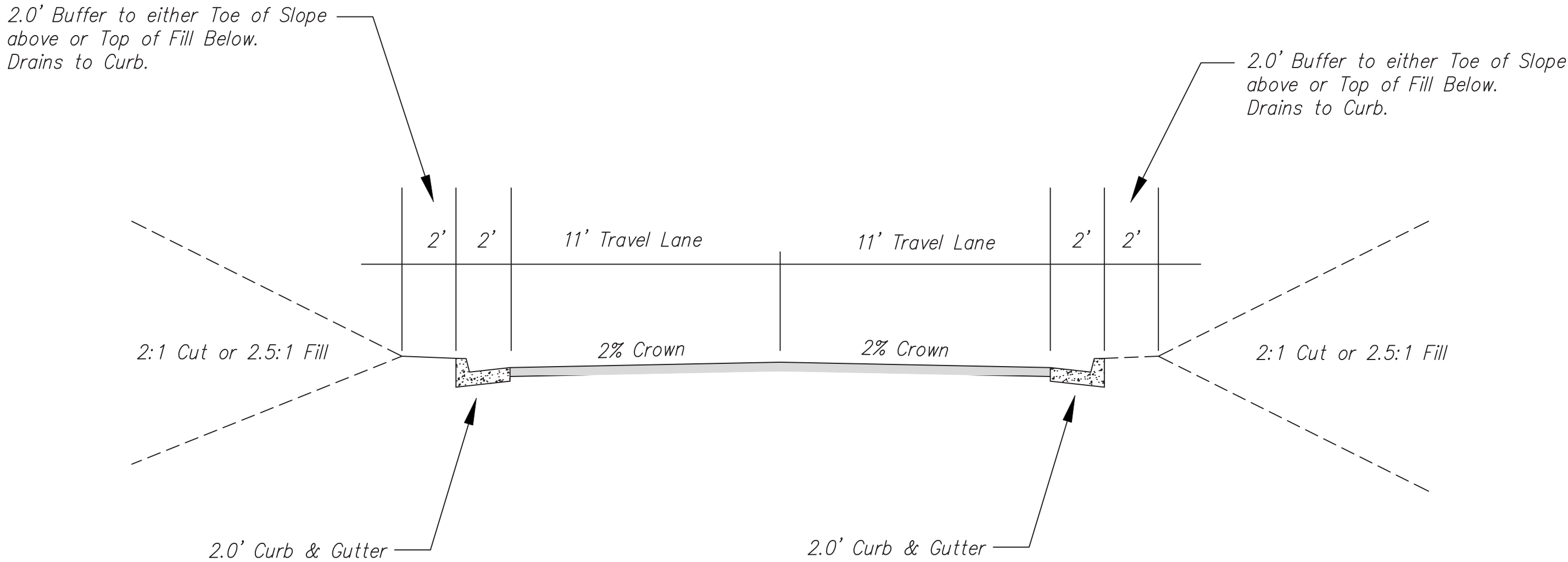
26. HOT TUB DRAINS CANNOT BE CONNECTED TO THE SANITARY SEWER SYSTEM.

27. JOINTS IN SEWER MAINS THAT ARE WITHIN 18 INCHES VERTICALLY AND 10 FEET HORIZONTALLY SHALL BE ENCASED IN CONCRETE.

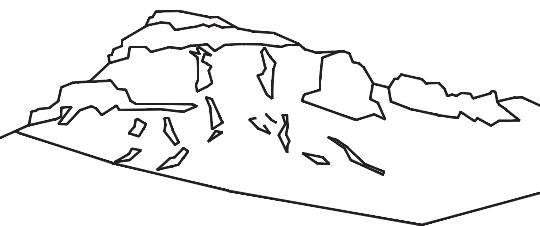
28. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



COUNTRY CLUB DRIVE
TYPICAL ROAD SECTION
Looking Up the Road



126R ACCESS DRIVEWAY
TYPICAL ROAD SECTION
Looking up the Road



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2022-09-12
Lot Line Adjustments	2022-12-09

Lot 126R/152R
Country Club Dr.
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

Civil
Engineering

Notes

C1



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2022-09-12
Lot Line Adjustments 2022-12-09

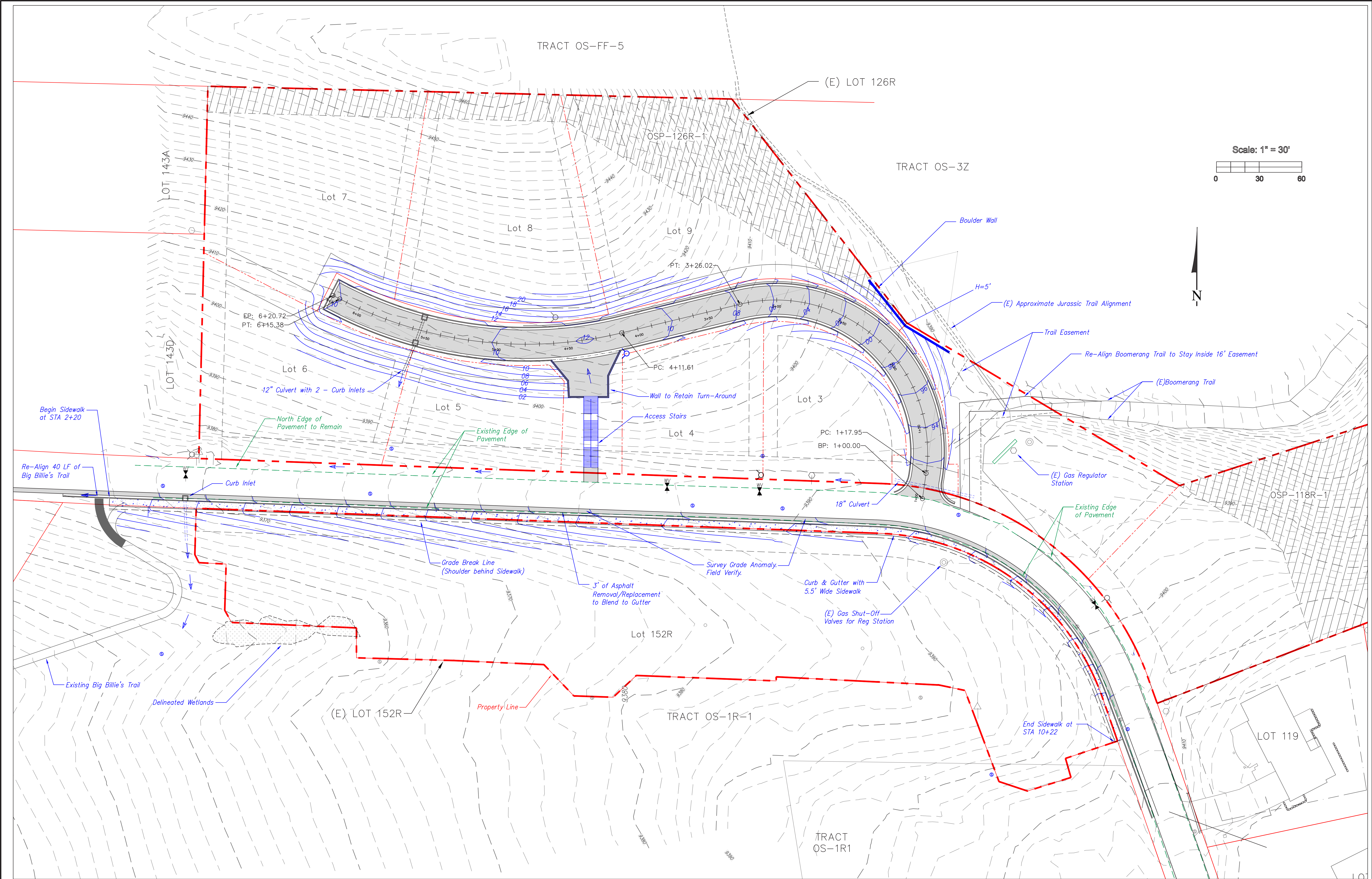
Lot 126R/152R
Country Club Dr.
Mtn. Village, CO

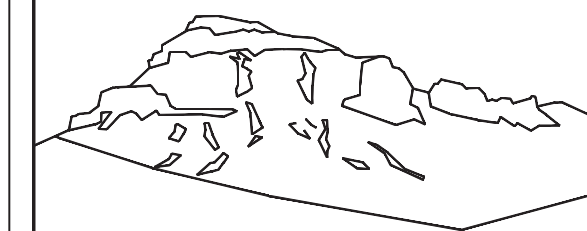


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CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Overall
Site
Plan

C2.1





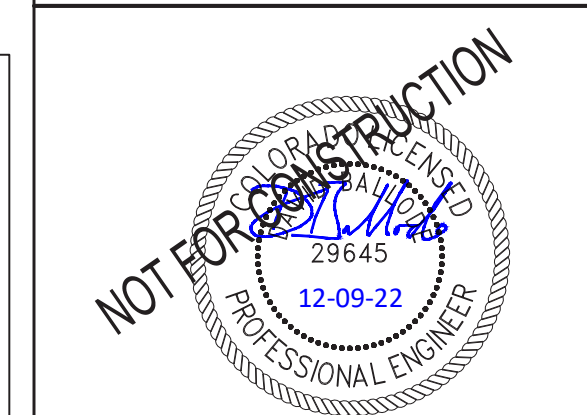
Uncompahgre
Engineering, LLC

P.O. Box 3945
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970-729-0683

SUBMISSIONS:

SUBMITTAL 2022-09-12
Lot Line Adjustments 2022-12-09

Lot 126R/152R
Country Club Dr.
Mtn. Village, CO

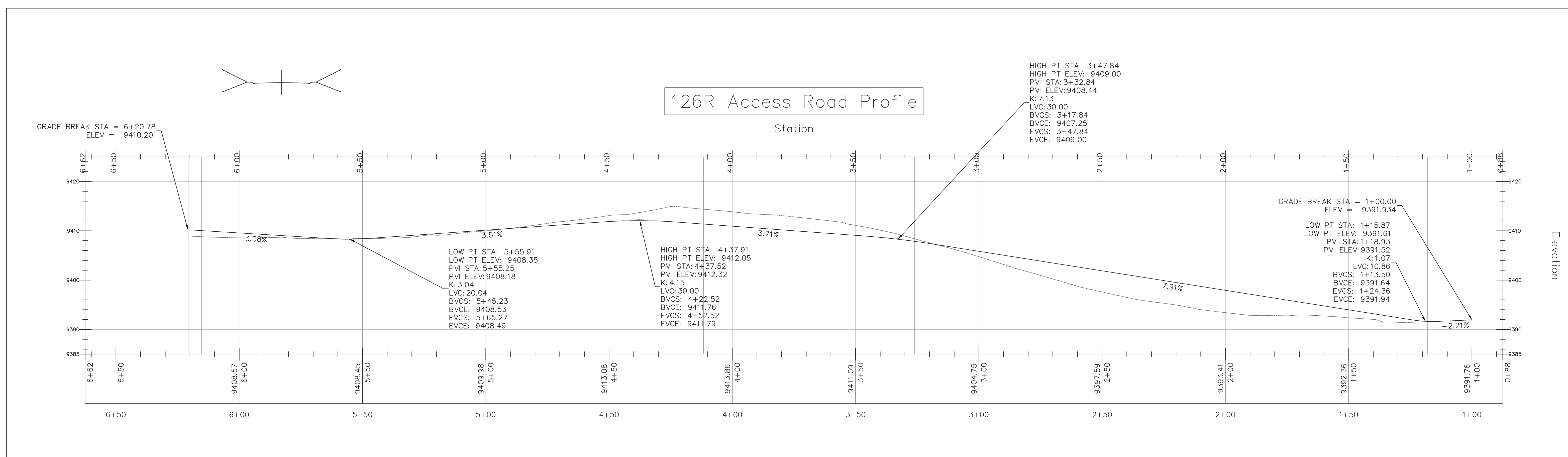
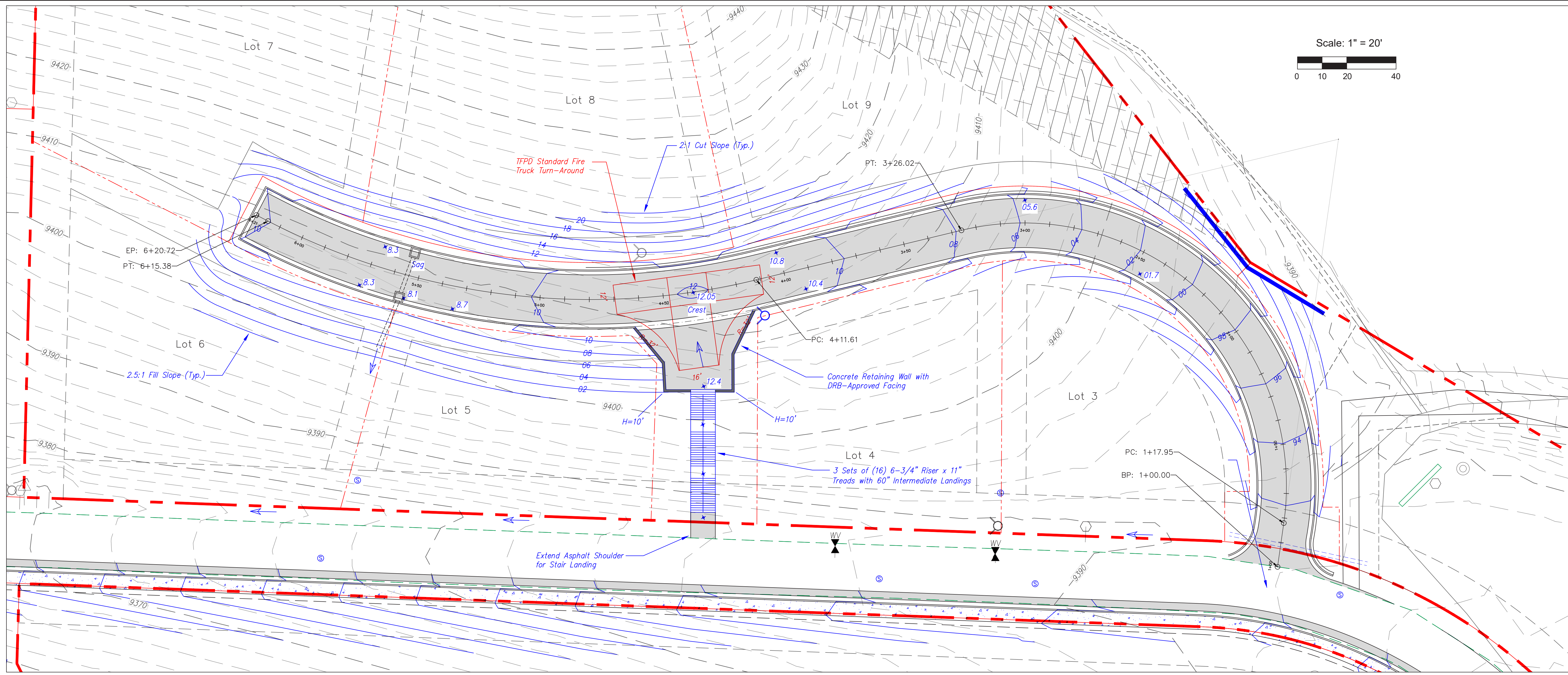
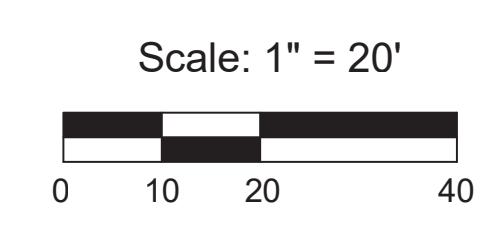


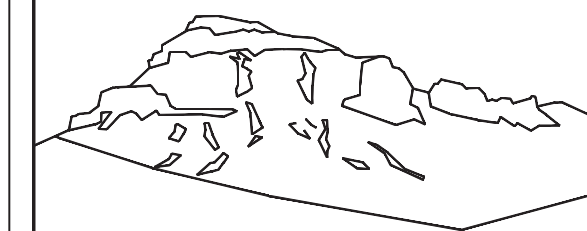
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Upper Lot
Access

Plan
and
Profile

C2.2



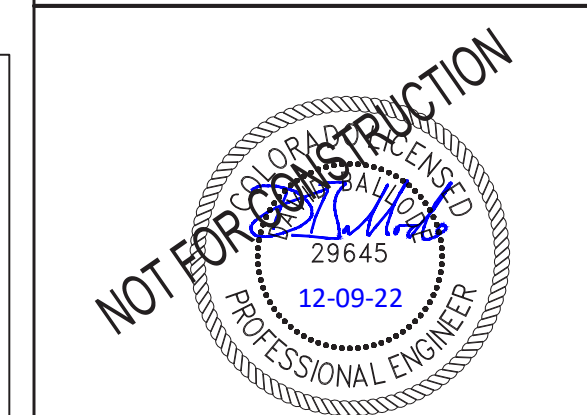


Uncompahgre
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970-729-0683

SUBMISSIONS:
SUBMITTAL 2022-09-12
Lot Line Adjustments 2022-12-09

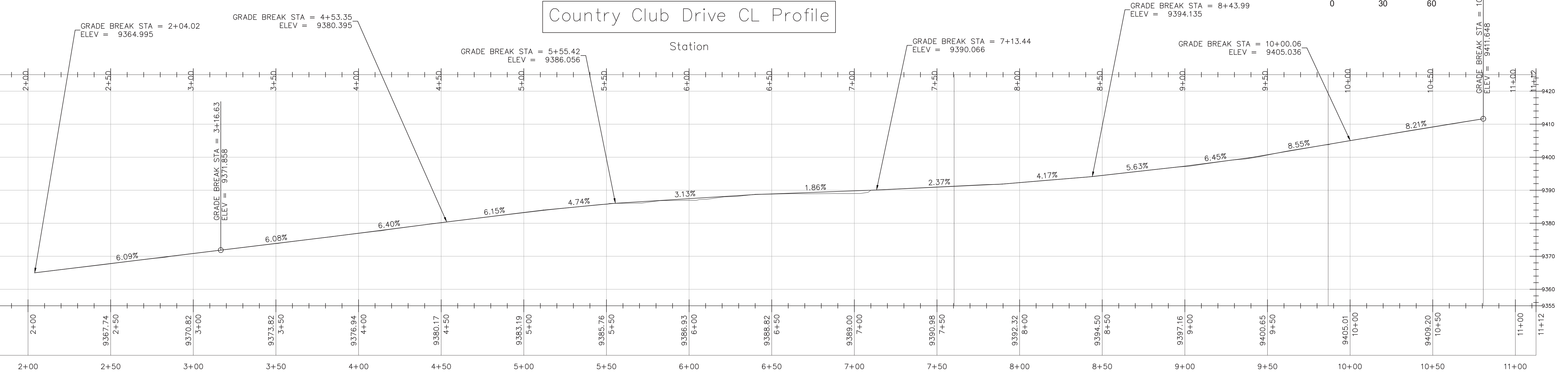
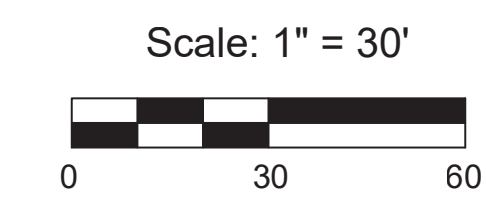
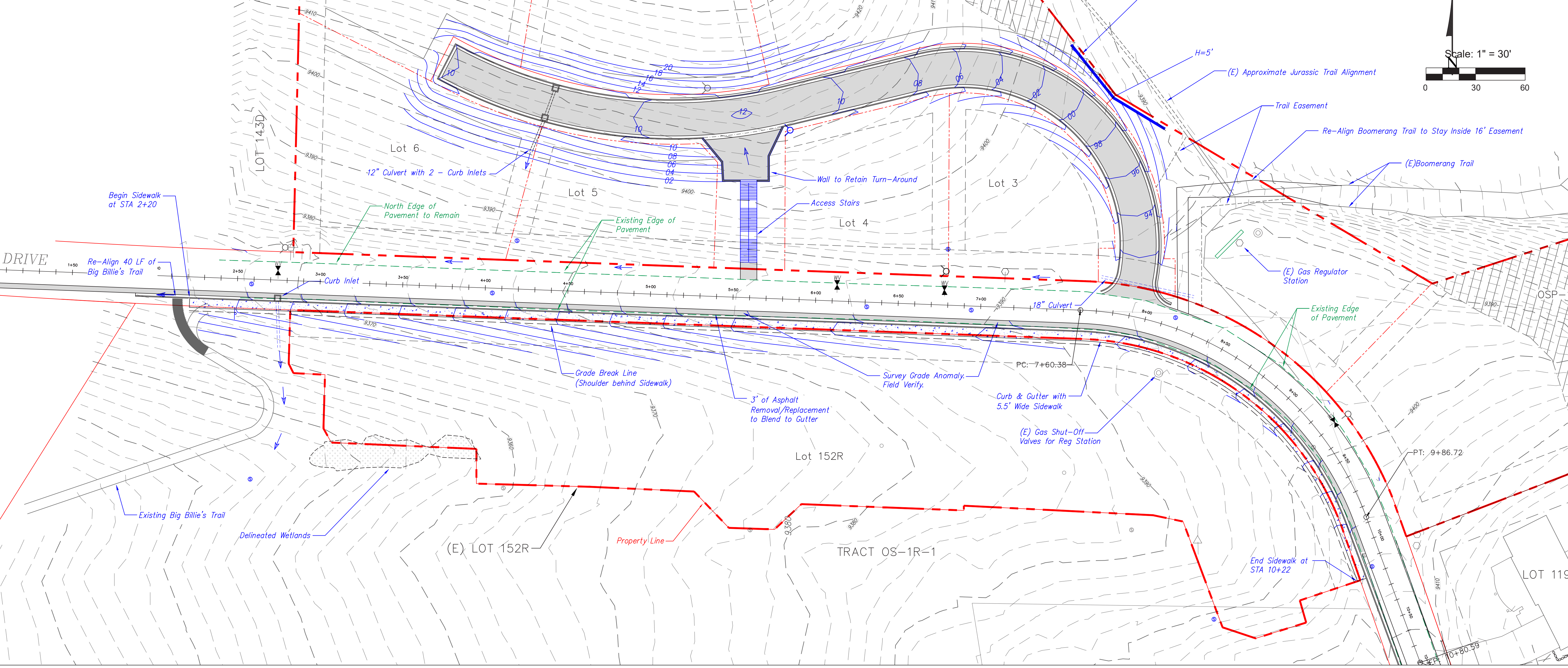
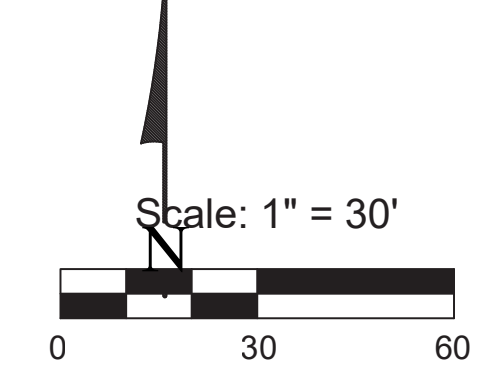
Lot 126R/152R
Country Club Dr.
Mtn. Village, CO

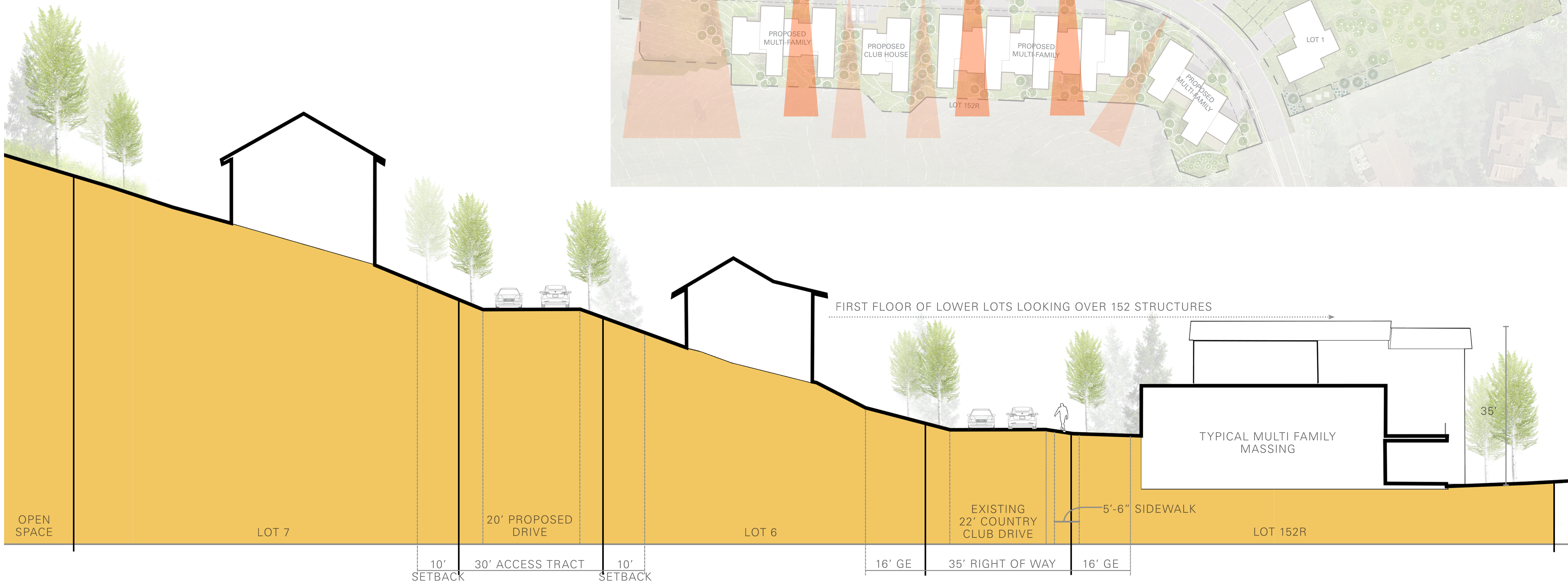


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CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Road
Improvements
with
Country Club
Profile

C2.3





PROPOSED 126R SUBDIVISION DEVELOPMENT OF SINGLE FAMILY LOTS SUBJECT TO CDC.

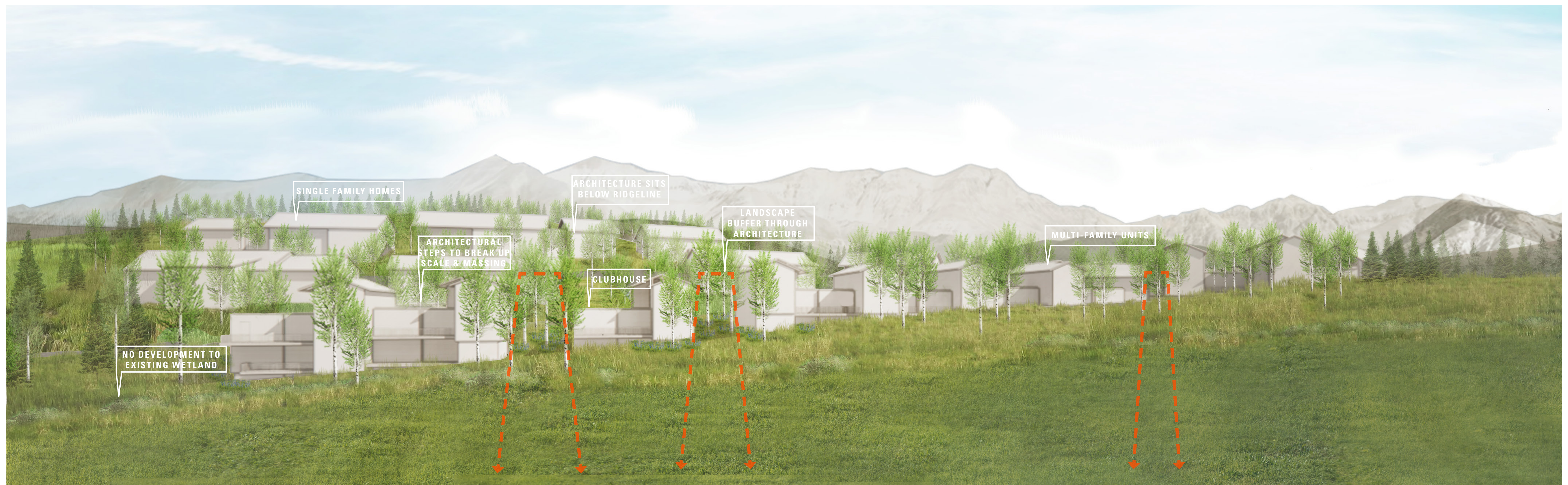
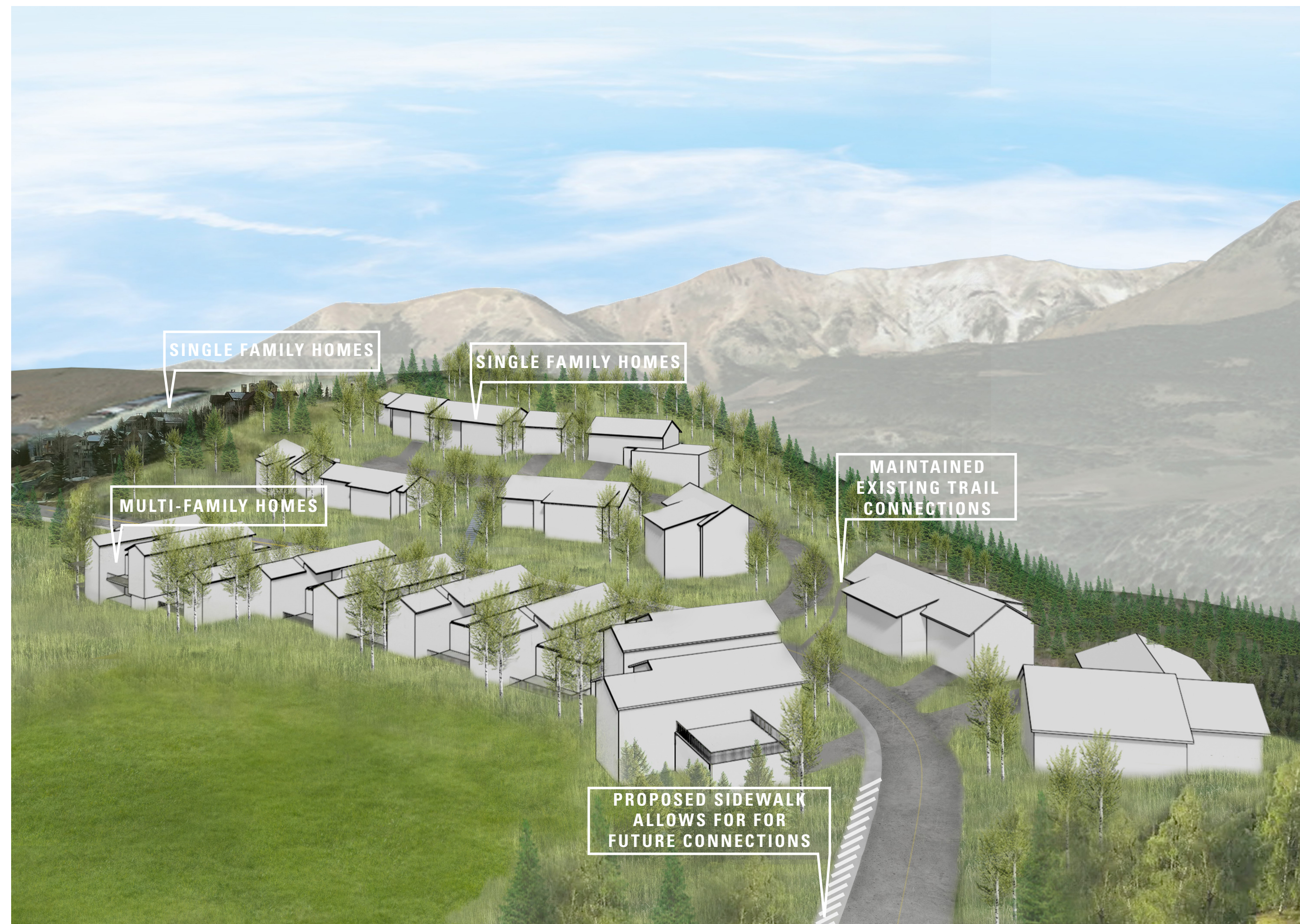
PROPOSED LOT 126R SINGLE FAMILY SUBDIVISION

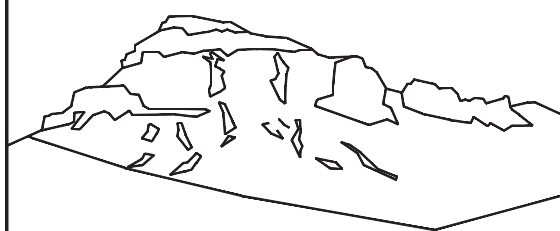
8 MULTI-FAMILY UNITS, 1 WORKFORCE HOUSING UNIT AND ONE CLUB HOUSE.

PROPOSED LOT 152R MULTI-FAMILY AND CLUB HOUSE DEVELOPMENT

SITE DEVELOPMENT CONCEPT | ANALYSIS

FOR ILLUSTRATIVE PURPOSES ONLY.





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL	2022-09-12
Lot Line Adjustments	2022-12-09

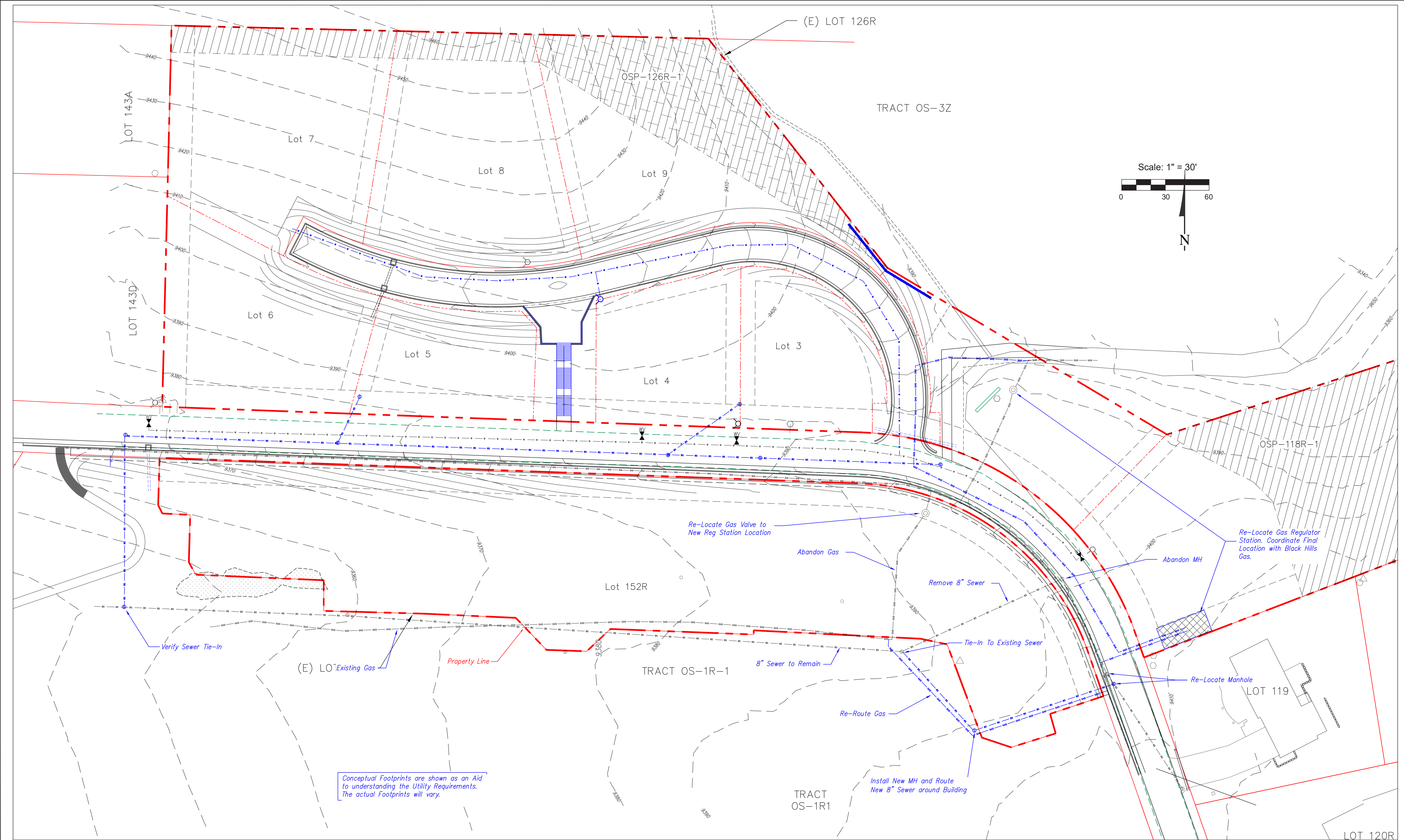
Lot 126R/152R
Country Club Dr.
Mtn. Village, CO



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

Utility
Mains

C3



Conceptual Footprints are shown as an Aid
to understanding the Utility Requirements.
The actual Footprints will vary.

Major Subdivision and Rezone
Lots 126R and Tracts OSP-118 and OSP-126, Town of Mountain Village
County of San Miguel, State of Colorado.

CERTIFICATE OF OWNERSHIP

THAT BASE TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY ("BASE TELLURIDE"), is the owner in fee simple of: the following real property:

LOT 126R, TRACT OSP-118 AND TRACT OSP-126, TELLURIDE MOUNTAIN VILLAGE, AS SHOWN ON A REPLAT OF LOTS 118, 126, 130, 152A, 152B, 152C, AND TRACT OS-1, TOWN OF MOUNTAIN VILLAGE, RECORDED OCTOBER 12, 2007 IN PLAT BOOK 1 AT PAGE 3869, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

BASE TELLURIDE DOES HEREBY , EXECUTE, DELIVER, AND ENTER INTO this Replat under the name and style of "MAJOR SUBDIVISION AND REZONE FOR LOTS 126R AND TRACTS OSP-118 AND OSP-126, TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, STATE OF COLORADO" (the "Replat"); AND

THEREBY, CREATE the following new parcels "Reconfigured Parcels":

Lot 126R-1, Lot 126R-2, Lot 126R-3, Lot 126R-4, Lot 126R-5, Lot 126R-6, Lot 126R-7, Lot 126R-8, Lot 126R-9, and Access Tract 126R

THEREWITH, DO HEREBY ACKNOWLEDGE, VACATE, AND ESTABLISH NEW BOUNDARY LINES WITH RESPECT TO THE RECONFIGURED PARCELS all as set forth on this Replat and further as follows:

BASE TELLURIDE hereby vacates the former property boundary lines of Lot 126R, Tract OSP-118, Tract OSP-126 and establishes the boundaries of the Reconfigured Parcels as set forth, depicted and described on this Replat.

BASE TELLURIDE HEREBY CONFIRMS that, by virtue of and through this Replat, fee simple title ownership is hereby established in and to the Reconfigured Parcels in and to BASE TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, Owner executes this Plat as of _____, 200____ ("Effective Date") for the purposes stated herein.

BASE TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

by: _____
printed name: _____
Title: _____

ACKNOWLEDGMENT

State of _____)
County of _____) ss

The foregoing signature was acknowledged before me this _____ day of _____, 20____ A.D. by _____ as _____ BASE TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and seal.
My commission expires _____.

Notary Public

SURVEYOR'S CERTIFICATE

I, David R. Bulson of Bulson Surveying, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this MAJOR SUBDIVISION AND REZONE FOR LOTS 126R AND TRACTS OSP-118 AND OSP-126, TOWN OF MOUNTAIN VILLAGE, COUNTY OF SAN MIGUEL, STATE OF COLORADO shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS HEREOF, I here unto affix my hand and official seal this _____ day of _____, A.D. 200____.

P.L.S. No. 37662 Date

NOTES

1. Approval of this plat may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.

2. Easement research from Land Title Guarantee Company Policy number OX86011690.6059336 dated September 21, 2021 at 10:09 AM

3. BASIS OF BEARINGS. The bearing of the northern line of Lot 126 was assumed to be S 88°36'10" E according to the Plat of Lot 126, Telluride Mountain Village Filing 1, recorded March 8, 1999 in Plat Book 1 at page 2504. The ends of said line being monumented by a #5 rebar topped with a 1 1/2" aluminum cap, LS 20632

4. Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Land Use Ordinance, of the Town of Mountain Village, December 2003 as amended.

5. NOTES OF CLARIFICATION

a. The Configuration of the following lots, tracts, and right-of-way have been modified by this plat:
None

b. The following lots have been created by this plat:
Lot 126R-1, Lot 126R-2, Lot 126R-3, Lot 126R-4, Lot 126R-5, Lot 126R-6, Lot 126R-7, Lot 126R-8, Lot 126R-9, and Access Tract 126R

c. The following lots have been deleted by this plat:
Lot 126R, Tract OSP-118, Tract OSP-126

6. The approval of this Plat Amendment vacates all prior plats and Lot boundary lines for the area described in the Legal Description as shown hereon in the Certificate of Ownership.

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

8. Wetlands as shown hereon were delineated by Chris Hazen, Terra Firm and field surveyed by Bulson Surveying in August, 2021. Identified wetlands are subject to the site planning provision of the Town of Mountain Village Land Use Ordinance, as such ordinance is now in effect or as it may be amended from time to time.

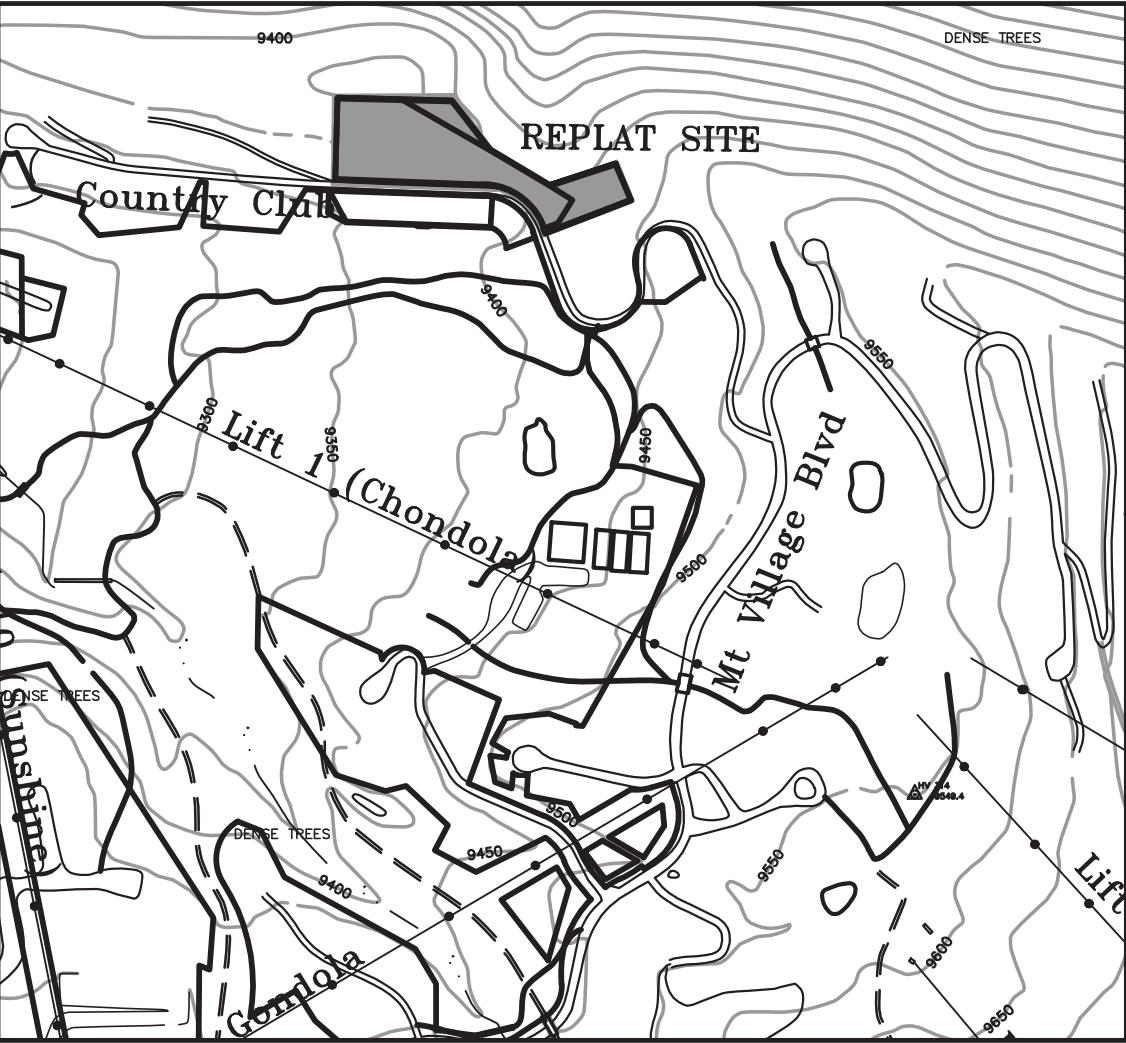
9. The trail depicted hereon appears to be used by the owner(s) of Lot 143A as a means of pedestrian access to Country Club Drive. This trail was first observed by during survey fieldwork performed in 2007. It is the intention to decommission this trail during the construction of the Subdivision Improvements for this subdivision.

10. The trail depicted hereon provides a means of connecting Country Club Drive to the trail running westerly along the ridge line north of Lot 126R. It is the intention to maintain access to the ridge trail by relocating a portion of trail during the construction of the Subdivision Improvements for this subdivision.

11. The existing entrance to Boomerang and Jurassic Trails is being reconfigured within the area noted on Seet 3. The realigned entrance to both trails will fit within the "Relocated Boomerang Trail Easement" area depicted on Sheet 2

12. The approval of this Plat Amendment vacates all prior plats, including plat notes, and all parcel and Lot boundary lines for the described in the Legal Description as shown hereon in the Certificate of Ownership including without limitation Note 10 set forth on the plat recorded at October 12, 2007 in Plat Book 1 at page 3869.

13. The areas depicted as Passive or Active Open Space Zoning are restricted from further development in accordance with the terms contained Town of Mountain Village Community Development Code in affect as of December 9, 2022



TOWN OF MOUNTAIN VILLAGE APPROVAL

I, _____, as Mayor, of the Town of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town of Mountain Village Town Council in accordance with Ordinance No. _____, the Development Agreement recorded at Reception No. _____ and Town of Mountain Village Resolution No. _____ recorded at Reception No. _____ which authorized my execution of this Replat. .

_____, Mayor, Date

ACKNOWLEDGMENT

State of _____)
County of _____) ss

The foregoing signature was acknowledged before me this _____ day of _____, 20____ A.D. by _____ as Mayor of the Town of Mountain Village.

Witness my hand and seal.
My commission expires _____.

Notary Public

TREASURER'S CERTIFICATE

I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records of the San Miguel County Treasurer there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments due and payable, in accordance with Land Use Code Section 3-101.

Dated this _____ day of _____, 20____.

San Miguel County Treasurer

RECORDER'S CERTIFICATE

This Replat was filed for record in the office of the San Miguel County Clerk and Recorder on this _____ day of _____, 20____, at

Reception No. _____, Time _____.

San Miguel County Clerk and Recorder

LAND USE CHART

Lot	ACRES	Zoning	Zoning Designation	DENSITY UNITS	PERSONS OF DENSITY PER UNIT	TOTAL PERSONS OF DENSITY	AREA OF PRIVATE OPEN SPACE COVENANT
126R-1	0.875	Single Family	Single Family	1	4	4	24121 sq.ft.
126R-2	0.310	Single Family	Single Family	1	4	4	N/A
126R-3	0.213	Single Family	Single Family	1	4	4	N/A
126R-4	0.222	Single Family	Single Family	1	4	4	N/A
126R-5	0.201	Single Family	Single Family	1	4	4	N/A
126R-6	0.357	Single Family	Single Family	1	4	4	N/A
126R-7	0.459	Single Family	Single Family	1	4	4	2482 sq.ft.
126R-8	0.442	Single Family	Single Family	1	4	4	1541 sq.ft.
126R-9	0.502	Single Family	Single Family	1	4	4	11085 sq.ft.
Access Tract 126R	0.442						
TOTAL PERSONS						36	
TOTAL OPENSACE COVENANT							39209 sq.ft. (0.90 acres)

TITLE INSURANCE COMPANY CERTIFICATE

Land Title Guarantee Company does hereby certify that we have examined the title to the lands herein shown on this Replat and that the title to this land is in the name of BASE TELLURIDE LLC, A COLORADO LIMITED LIABILITY COMPANY is free and clear of all taxes and special assessments except as follows:

Title Insurance Company Representative

SECURITY INTEREST HOLDER'S CONSENT

The undersigned Bank of Colorado, as a beneficiary of a deed of trust which constitutes a lien upon the declarant's property, recorded at Reception No. 472606, in the San Miguel County Clerk and Recorder's real property records, hereby consents to the subdivision of the real property as depicted on this Plat and to the dedication of land as streets, alleys, roads and other public areas, as designated on this Plat, and hereby releases said dedicated lands from the lien created by said instrument.

Name: _____

Date: _____

Address: _____

Signature: _____

Title: _____

ACKNOWLEDGMENT

State of _____)
County of _____) ss

The foregoing signature was acknowledged before me this _____ day of _____, 20____ A.D. by _____ as _____.

Witness my hand and seal.
My commission expires _____.

Notary Public

BASE TELLURIDE, LLC
TBD Country Club Drive
Mountain Village, CO 81435

Major Subdivision and Rezone
Lot 126R/OSP-126/OSP-118
Town of Mountain Village

December 9, 2022

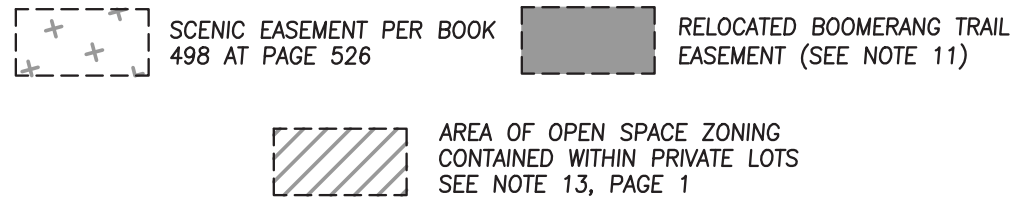
PROJECT NUMBER
21063

BULSON
SURVEYING

Major Subdivision and Rezone
Lots 126R and Tracts OSP-118 and OSP-126, Town of Mountain Village
County of San Miguel, State of Colorado.

TRACT OS-FF5
(TSG SKI AND GOLF, LLC)

HATCHING LEGEND

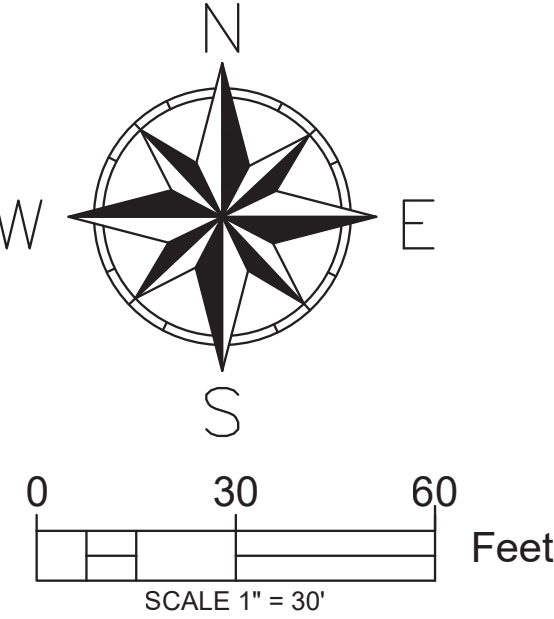
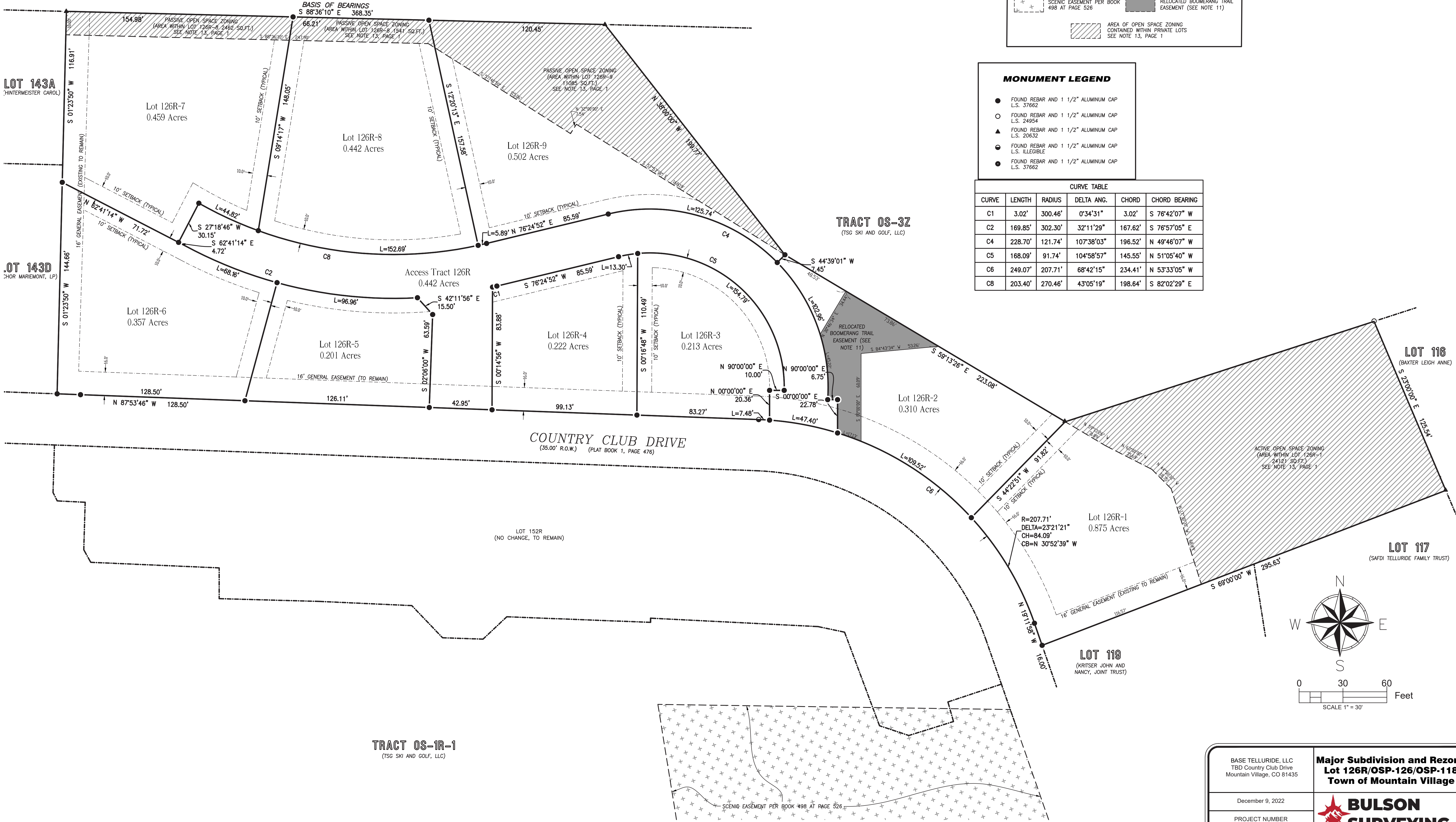


MONUMENT LEGEND

- FOUND REBAR AND 1 1/2" ALUMINUM CAP
L.S. 37662
- FOUND REBAR AND 1 1/2" ALUMINUM CAP
L.S. 24954
- ▲ FOUND REBAR AND 1 1/2" ALUMINUM CAP
L.S. 20632
- FOUND REBAR AND 1 1/2" ALUMINUM CAP
L.S. ILLEGIBLE
- FOUND REBAR AND 1 1/2" ALUMINUM CAP
L.S. 37662

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANG.	CHORD	CHORD BEARING
C1	3.02'	300.46'	0°34'31"	3.02'	S 76°42'07" W
C2	169.85'	302.30'	32°11'29"	167.62'	S 76°57'05" E
C4	228.70'	121.74'	107°38'03"	196.52'	N 49°46'07" W
C5	168.09'	91.74'	104°58'57"	145.55'	N 51°05'40" W
C6	249.07'	207.71'	68°42'15"	234.41'	N 53°33'05" W
C8	203.40'	270.46'	43°05'19"	198.64'	S 82°02'29" E



BASE TELLURIDE, LLC
TBD Country Club Drive
Mountain Village, CO 81435

Major Subdivision and Rezone
Lot 126R/OSP-126/OSP-118
Town of Mountain Village

December 9, 2022

PROJECT NUMBER
21063

BULSON
SURVEYING

Major Subdivision and Rezone
Lots 126R and Tracts OSP-118 and OSP-126, Town of Mountain Village
County of San Miguel, State of Colorado.

