Town Council
Tuesday, September 8, 2026
4:00 PM
Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615
You can watch the meeting live online on our website at tosv.com.

Agenda

1. **Call to Order**

2. **Roll Call**

3. **Proclamations and Presentations**

4. **Public Comment**

   This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

5. **Consent Agenda**

   These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

   5.A. 2026 Draft Agendas

6. **Public Hearings - Quasi-Judicial Hearings**

   Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

   6.A. SHOP Final Plan and PUD Amendment - Ordinance No. of 2026 - 1st Reading

7. **Policy/Legislative Public Hearings**

8. **Administrative Reports**

8.A. Discussion on Pesticide Application

8.B. Discussion on Current Housing Regulations regarding Reasonable Accommodations and Retirement

8.C. Discussion and Consideration of Draft Ordinance Creating a Housing Commission

9. Town Council Reports and Actions

Reports and Updates

10. Executive Session

Executive Session pursuant to C.R.S. 24-6-402(4) and Snowmass Village Municipal Code Section 2-45(c) for the following purpose: a) To discuss personnel matters, except if the employee who is the subject of the session has requested an open meeting, pursuant to C.R.S. 24-6-402(4)(f)(I) and Snowmass Village Municipal Code Section 2-45(c)(6), more specifically related to: Performance Review of Town Manager

10.A. Executive Session - Town Manager Performance Review

11. Adjournment

2026 DRAFT Agenda Overview

- Regular Meetings begin at 4:00 p.m. unless otherwise noted
- Work Sessions begin at 4:00 p.m. and aim to end at 6:00 p.m.
- The dates on which agenda items are listed are only a best approximation. Agenda items are added to this list as they arise. Agenda items may well be moved to different meeting dates. Agendas are generally not finalized until the Thursday prior to the meeting.
- In addition to agenda items, this document also lists expected absences of Town Council members. In compliance with section 2-49 of the municipal code, once the consent agenda is approved, the absences noted will be considered to have received the prior approval necessary of the majority of the Council for members to be absent from meetings.

Topic to incorporate:

- Add spring clean up/annual trash pickup to a future workshop agenda.
- E-Bikes safety issues
- POST Office Update—Next steps, opportunities for improvement?
- Creation of Housing Committee Process discussion
- HCE Easement

Tuesday Sept 8 – Regular Meeting

- SHOP PUD 1 Reading Ordinance
- Draft Ord creating housing commission
- Discussion on current housing regs re: reasonable accommodation and retirement
- Discussion on pesticide application
- Executive Session – Town Manager Review

Monday Sept 14 – Work Session

- SAAB Update – Roundabout Art?
- Mall Transit Center roundtable recap and next steps
- Continued Discussion on updated housing mitigation nexus study
- Review IGA with the Fire Authority

~~**Monday Sept 21 – Regular Meeting**~~ **(Yom Kipper) Move**
Tues Sept 22 – Regular Meeting

- SHOP PUD 2 Reading Ordinance ? depending on 9/8
- Review Rough Draft of 2027 Event Calendar
- 1st reading Cavern Springs Appropriation Ordinance
- Owners Review of Draw Site?
- Adopt IGA with the Fire Authority

Monday Oct 5 – Regular Meeting

- Budget
- Town Attorney Update
- B & C application & appointment procedure update
- Housing mitigation ordinance 1st reading
- Second Reading of Cavern Springs appropriation ordinance

Monday Oct 12 – Work Session

2026 DRAFT Agenda Overview

- Budget

Monday Oct 19 – Regular Meeting

- Budget – Comments from FAB and Tourism Presentation
- Construction & Demolition Debris discussion???
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Thursday Oct. 22nd – 4-6pm EOTC Budget Meeting - Pitkin

Wednesday Nov 4 – Regular Meeting – due to election day (Clint out)

- Budget Adoption
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Wednesday Nov 4 – GID Meeting 4pm

- **Adopting the GID Budget**

Monday Nov 9 – Work Session

Monday Nov 16 – Regular Meeting

- Swear in New TC members and Mayor
- B & C Applications

Monday Dec 7– Regular Meeting

- The Collective Update
- Reso RE 2025 Meeting Dates
- Reso on Delinquent Solid Waste / Trash
- B & C Interviews

Monday Dec 14 – Special Meeting

- **GID Meeting – set Mill Levy**
- B & C Interviews/Discussion

Monday Dec 21 – Regular Meeting

- B & C Resolution appointing new Members

Topics for Work Sessions or Other Meetings Requested by Town Council Members

- Schedule Updates will all of the Town Boards to review priorities and current initiatives.
  - EAB
  - FAB
  - PTRAB
  - POSTR
  - Tourism –
  - Grants – Recent Awards; Review of Criteria; Purpose, etc.
  - SAAB
  - Planning

Town of Snowmass Village
Agenda Item Summary

Date of Meeting:
September 8, 2026

Agenda Item:
SHOP Final Plan and PUD Amendment - Ordinance No. of 2026 - 1st Reading

Presented by:
Carlton Henry, Senior Planner
Michelle Bonfils Thibeault, AICP, Community Development Director

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Background:
The Aspen Skiing Company, herein referred to as the "Applicant", has proposed the construction of twenty (20) workforce housing units on Lot 44 of the Divide PUD. Sketch Plan was adopted by Town Council pursuant to Resolution No. 8 of 2025, followed by Preliminary Plan approval pursuant to Resolution No. 38 of 2025 (Attachment 2). Approval for the Preliminary Plan is for 30 units (30 bedrooms) comprising 20,725 sq.ft. of new construction and 36 parking spaces. The submission for Final Plan is a reduced request for 20 units (25 bedrooms) and 30 parking spaces.

The Application can be found at this link: SHOP SkiCo Workforce Housing Final Review

Preliminary Plan Condition #4 requires the applicant to pay $50,000 annually to support the Town's on-demand transit service to benefit the residents of the Divide subdivision and the public in general. The Applicant is requesting a reduced contribution related to the reduction of units in the Final Plan.

Preliminary Plan Condition # 28 requires the development to be "deed-restricted for use by full-time Aspen One employees or other workforce housing for employees working Snowmass Village and subject to a Restricted Housing Agreement" of which discussion of rental rates for the First Priority residents are described in the Comprehensive Plan Goals section of this memo.

Density, Mass, and Scale

The Application proposes a single 17,163 square foot building, composed of 14,775 square feet of residential space and 2,388 square feet of internal storage. The Application proposes fifteen (15) one-bedroom, and five (5) two-bedroom apartments for a total of twenty (20) deed restricted residential units, housed within a three-story structure. Please note that the number of proposed units differs significantly from the

thirty (30) units proposed and approved at the Preliminary Plan review stage.

The Application proposes a structure of 37’-7” from the existing grade as taken from the northeast corner of the site, with a height of 35’-4” from finished grade. The building meets the Code requirement for the maximum height of principal building(s) in Mixed-Use PUDs per Chapter 16A, Table 3-2.

Mass and Scale Changes

	2025 Preliminary Plan	2026 Final Plan
Square Footage	20,725	17,163
Number of Units	30	20
Number of Bedrooms	30	25
Height		
From Existing Grade	36'-4"	37'-7"
From Finished Grade	36'-0"	35'-4"

Staff Finding: *The reduced number of residential units reflects extensive negotiation with adjacent property owners in the vicinity. The proposed height meets the code.*

Unit Mix

At Preliminary Plan, twenty (20) studio units (average 448 square feet), and ten (10) 1-bedroom units (average 535 square feet) were approved. While providing a reduced number of residential units, the Final Plan Application proposes fifteen (15) one-bedroom units (average 550 square feet), and ten (10) two-bedroom units (average 754 square feet).

Staff Finding: *The reduced number of residential units reflects extensive negotiation with adjacent property owners in the vicinity. The units meet the minimum size for*

workforce housing units per the Municipal Code (Chapter 16A, Table 4-6).

Setbacks and Floor Area

The updated Application does not propose any changes to the siting of the building in relation to the setbacks; at its closest, the building sits over 23' from the setback in the northwest corner of the property.

The Application proposes 17,163 square feet of floor area, a reduction of 3,562 square feet from the 20,725 square feet of floor area approved at Preliminary Plan. This proposed reduction results in a reduction of floor area ratio (FAR) from 28.9% to 24.5% across the entirety of Lot 44, which includes the existing Vehicle Maintenance Facility.

Staff Finding: *The setbacks on the property are not encroached upon in the site plan. The reduced number of residential units and the resultant reduction in FAR reflects extensive negotiation with adjacent property owners in the vicinity.*

Parking and Site Design

The Applicant has reconfigured the Preliminary Plan parking design, removing eight parking spaces from immediately adjacent to the SHOP building, which has been replaced with a reconfigured roadway design, enhanced pedestrian infrastructure, and landscape plantings.

Thirty (30) vehicular parking spaces, including two (2) ADA compliant spaces for a total of thirty (30) vehicular parking spaces are proposed (a reduction from the previously proposed 32 spaces). Four of the spaces are equipped as EV parking spaces, with ten additional spaces equipped as EV ready, with conduit installed; the Applicant exceeds the Code requirement for provision of EV parking.

The Applicant has proposed the inclusion of fifteen (15) exterior bicycle parking spaces, fifteen (15) exterior/seasonal We-Cycle docks, and thirty (30) interior bicycle parking spaces, which include charging capabilities for e-bikes.

Preliminary Plan Condition #4 requires the applicant to pay $50,000 annually to support the Town's on-demand transit service to benefit the residents of the Divide subdivision and the public in general based on an application for 30 units. The Applicant is requesting a reduced contribution related to the reduction of units totaling 20 in the Final Plan.

Staff Finding: *The proposed parking meets the maximum parking calculation for Mixed-U*se/PUD properties by providing at least 25 spaces and no more than 31.25

spaces. *The provision of WeCycle docks exceeds the Code requirements for minimum inclusions as shown in Chapter 16A, Table 4-3 of the Municipal Code.*

Financial Impact:
A Financial Analysis is not required as part of this application.

Applicability to Council Goals & Objectives:
Comprehensive Plan Goal A: Sustainability, Conservation and Environmental Stewardship

A.1 Promote the Town Resiliency & Sustainability Plan

2. Affordable Housing and Community-Serving Commercial

A. Continue to support a viable workforce and our commitment to workforce housing by exploring opportunities that best balance the character and resources of the Town.

B. Build new and update existing affordable housing using energy efficient, green construction practices incorporating renewable energy generation systems.

Staff Finding: *The Application of employer provided workforce housing supports the viability of the workforce and expands housing options for the local workforce. The Application proposes development on a partially developed site, which had been identified for development through past entitlements containing development to parcels identified for development.*

7. Mobility and Transportation

A. Develop an integrated mobility strategy that minimizes single occupancy vehicle trips by providing attractive, safe and convenient transportation alternatives.

Staff Finding: *The Application supports the reduction of single occupancy vehicle trips by providing a tailored transit alternative for current and future residents of the site. Additionally, the Applicant has agreed to a financial contribution to further support the provision of transit alternatives within the Town of Snowmass Village, compatible with Goal A of the Comprehensive Plan.*

Comprehensive Goal E: Expand Housing Choice & Affordability

E.2 Provide More Employee Housing

- Maintain an appropriate housing mitigation standard for new construction in the Village.

Staff Finding: *The Application supports employer provided off-site housing mitigation for private development and new construction undertaken by the Applicant.*

Preliminary Plan Condition # 28 requires the development to be "deed-restricted for use by full-time Aspen One employees or other workforce housing for employees working Snowmass Village and subject to a Restricted Housing Agreement...articulating rental rates and any other rental restrictions determined as part of the approval process." (Attachment 4 – draft Restricted Housing Agreement.) Items for discussion related to the Restricted Housing Agreement include:

- The Applicant is requesting an allowance to charge rental rates based on their standards for its own employees. If the Town Council is amenable, such condition would only apply for the period the Applicant owns the Project.
- In the event a unit is not filled with an employee of the Applicant (First Priority tenant) within 60 days of vacancy/lease termination, then a Second Priority tenant shall be placed in the unit through the Town Housing Department.

Staff Finding: *The subject development is to satisfy required workforce housing mitigation of the applicant. The Housing Regulations stipulate maximum rental rather than minimums.*

Council Options:
To approve a Major PUD Amendment as proposed, the Applicant must receive approval for the proposal at Sketch Plan review, Preliminary Plan review, and Final Plan review. This Application has received Sketch Plan approval through Resolution No. 8, Series of 2025, and Preliminary Plan approval through Resolution No. 38, Series of 2025. The Applicant is seeking Town Council approval for Final Plan.

Staff Recommendation:
Staff recommends Town Council review and discuss the merits of the proposal within the context of review standards, with special attention paid to the changes made since the Preliminary Plan approval. Town Council should then review draft Ordinance No. 14 of 2026, drafted in the affirmative, and included as Attachment A for consideration.

Should Town Council feel compelled, they may make a motion related to approval of the Application on first reading.

It is the recommendation of Town Staff, that the Council, by motion,
Approve Ordinance No. 14 of 2026 on First Reading, and set the date for second reading for October 5, 2026.

Attachments:
1. 20260831 Ordinance - SHOP - Draft
2. 20260831 DA - SHOP - Draft
3. 20260826 SHOP - RHA
4. 09.03.2026 AO Buildout Chart Amendment
5. Town Council Resolution No. 38, 2025
6. 02_SHOP Final Plan _full
7. SHOP-Final-Plan_DRT-Comments
8. 09.03.2026 AO Snowmass_Staff_Comment_Response

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL

ORDINANCE NO. __
SERIES OF 2026

AN ORDINANCE APPROVING A MAJOR AMENDMENT TO A FINAL PLANNED UNIT DEVELOPMENT (PUD) FOR DIVIDE LOT 44 (PARCEL C - PHASE II) - SHOP WORKFORCE HOUSING DEVELOPMENT PROJECT

RECITALS

A. The Town of Snowmass Village ("TOSV" or the "Town") is a home-rule municipality, duly organized and existing under the TOSV's Home Rule Charter adopted pursuant to Article XX of the Constitution of the State of Colorado.

B. Aspen Skiing Company, LLC, a Colorado limited liability company (the "Applicant") is the record owner of that real property situated in the Town of Snowmass Village, Colorado described as Lot 44, The Divide Subdivision, according to the Plat recorded August 28, 1989, in Plat Book 23 at Page 27 at Reception No. 314588, County of Pitkin, State of Colorado (the "Property").

C. By Ordinance No. 16, Series of 1989, the Town Council granted Planned Unit Development approval (the "PUD") for two (2) primary buildings to be constructed on the Property in two (2) phases, with the first phase consisting of a Snowcat Vehicle Maintenance Facility ("VMF") (Phase I) and the second phase consisting of a ski area operations, office and employee housing facility (Phase II).

D. By Ordinance No. 16, Series of 2001, the Town Council approved a Minor PUD Amendment regarding Phase II.

E. Phase I was constructed in 2002, but Phase II was not constructed.

F. Applicant wishes to amend the PUD for the Property with respect to the originally approved ski area operations, office and employee housing components of Phase II, allowing for a change of use of Phase II to provide for the construction of a residential development of workforce housing units. Such workforce housing units are proposed to be constructed to satisfy Applicant's pre-existing employee housing mitigation deficit of twenty-six and one-half (26.5) employee housing units, as established pursuant to Resolution No. 16, Series of 2024, Resolution No. 29, Series of 2024, and Resolution No. 18, Series of 2025.

G. The process and requirements for Amendment of a Final PUD are set forth in Section 16A-5-390 of the Town Municipal Code (the "Code).

H. By Resolution No. __, Series of 2024, the Town Council approved Applicant's Sketch Plan Application for a Major PUD Amendment for the Property, authorizing submission of a Preliminary Plan Application.

I. By Resolution No. 38, 2025, the Town Council approved Applicant's Preliminary Plan Application for a Major PUD Amendment for the Property to provide for the construction of a residential development of thirty (30) workforce housing units comprising approximately 20,275 gross square feet of new building space, and authorizing submission of a Final Plan Application.

J. Applicant submitted an application for a Final Plan Review for a Major Amendment to a Final PUD for the Property to provide for the construction of a residential development of twenty (20) workforce housing units comprising approximately 17,100 gross square feet of new building space and corresponding amendment to the Buildout Chart in the 2018 Comprehensive Plan (the "Final Plan Application").

K. The Town Council considered the Final Plan Application at a public hearing on September 8, 2026 and _____, 2026.

L. The Town Council wishes to approve the Final Plan Application (the "Project"), subject to the conditions set forth herein.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Snowmass Village, Colorado, as follows:

Section One: General Findings. The Town Council hereby finds as follows:

1. The foregoing recitals are incorporated herein as findings of the Town Council.

2. All public notification requirements, as set forth in Section 16A-5-60(b) of the Code, have been satisfied.

3. The Final Plan Application provided the minimum contents required pursuant to Section 16A-5-390 of the Code and included written and graphic materials in sufficient detail to deem the application complete for Final Review.

4. The Final Plan Application proposes land uses for the Property that are consistent with the intent of the 2021 Workforce Housing Master Plan and the Snowmass Village 2018 Comprehensive Plan (the "Comprehensive Plan") pursuant to Section 16A-5-310 of the Code. Further, the Comprehensive Plan provides the incentive for a "creative" development,

which the application satisfies by providing workforce housing on a private parcel as offered by a private entity.

5. The Final Plan Application is consistent with the provisions of Section 16A-5-300(c), General Restrictions, of the Code, subject to satisfying the applicable conditions contained within Section Three of this Ordinance.

6. The Final Plan Application is also consistent with the provisions of Section 16A-5-310, Review Standards, and Section 16A-5-360 Final Plan of the Code, subject to satisfying the applicable conditions contained within Section Three of this Ordinance.

7. Upon construction, the Project shall satisfy current Aspen Skiing Company Employee Housing mitigation deficit requirements of 26.5 employee units pursuant to Resolution No 16, Series of 2024, Resolution No 29, Series of 2024, and Resolution No. 18, Series of 2025. The Town Council finds that the Project includes acceptable Community Purpose for PUDs pursuant to Section 16A-5-300(c)(6).a of the Code.

8. With respect to slopes, the Town Council finds that the slopes exceeding 30% on the Property are a result of man-made cutting or filling; regardless, the Town Council finds that the development is unable to avoid the steep slopes based on prior site improvements for the VMF property, and that based on engineering provided to the Town the design and/or construction techniques that will be incorporated within the development will satisfactorily mitigate the risk of potential harm to the public health, safety or welfare.

Section Two: Action. The Town Council hereby approves the Final Plan Application for a Major PUD Amendment for the Property, as reflected in the Amended Final Plat, Plans, and Agreements that are Exhibits to this Ordinance, and subject to the Conditions in Section Three.

Section Three: Conditions. The approval granted in Section Two above shall be subject to satisfying the following conditions:

1. Workforce Housing. The Project shall include a three-story building containing twenty (20) units of workforce housing. The Project includes fifteen (15) one-bedroom and five (5) two-bedroom units, which shall be accessible by stair cores on either end of the building, as set forth in the Plans that are Exhibits to this Ordinance. The building square footage shall be a total of approximately 17,100 gross square feet.

    a. The Project shall be used and occupied as described in the Restricted Housing Agreement for the Project. The occupancy priority for the Project shall be as follows: (a) year-round (not seasonal), full-time

employees of Owner and Owner affiliates that meet the Qualification Standards for First Priority Renter set forth in the Restricted Housing Agreement; (b) employees working in Snowmass Village qualified under the Permanent Moderate Housing Regulations (the "Housing Regulations") or as otherwise selected by the Town of Snowmass Housing Department; or (c) employees that provide community benefit to Snowmass Village residents and who are qualified under the Housing Regulations or as otherwise selected by the Town of Snowmass Housing Department.

b. Prior to issuance of a Certificate of Occupancy for the Project, Applicant shall enter into a restricted housing agreement with the Town (the "Restricted Housing Agreement"). The Restricted Housing Agreement shall confirm the occupancy restrictions (above), rental restrictions, and operational requirements as are determined necessary through the approval process and approved by the Town, in a form approved by the Town Attorney.

c. The Development Agreement shall include Applicant's voluntary covenant and agreement that the Project shall be limited to full-time residents, with a maximum occupancy of no more than thirty (30) full-time adult residents at any time. For purposes of this provision, "full-time resident" shall mean any adult individual occupying a dwelling unit within the Project as his or her primary place of residence. The Development Agreement shall include additional detail regarding the implementation of this condition.

2. Parking.

a. Parking shall comply with the Parking Plan.

b. The Project shall provide and maintain a total of thirty (30) designated on-site parking spaces (including two (2) ADA-compliant parking spaces) (the "Parking Space Inventory") for residents and guests of the Project. All 30 parking spaces remain available for Project resident use unless and until modified in accordance with the provisions set forth herein. The Parking Space Inventory may be re-evaluated by the Town at the request of Applicant three (3) years following issuance of the final Certificate of Occupancy for the Project. Any such re-evaluation shall be subject to review and administrative approval by Town planning staff and the Town Manager. The re-evaluation shall be based upon: (i) a determination regarding the effectiveness of demand response to the transportation measures implemented; and (ii) an assessment of demonstrated resident parking utilization and need.

c. Four (4) immediate EV parking spaces and twelve (12) additional EV-ready parking spaces shall be included in the Parking Space Inventory.

The implementation of EV charging station infrastructure shall not decrease the depth of the parking spaces to less than eighteen (18) feet long, as designed in the Amended Final Plat.

d. Residents of the Project shall not park in the Town's "numbered lots" or the Ditch Trail trailhead parking lot (Lot 43, Divide Subdivision). Residents shall not be eligible for parking permits int eh Town's public parking lots.

3. Alternative Transportation Services. To address transit access and safety concerns associated with the Project, Applicant shall provide the following:

a. *Annual Demand Response Funding*. Commencing upon the date of issuance of the final Certificate of Occupancy for the Project and continuing annually thereafter, Applicant shall pay the Town the sum of Fifty Thousand Dollars ($50,000.00) per year. Such funds shall be used exclusively by, and in the sole discretion of, the Town's Transportation Department to provide demand response transportation services to the Project area for the benefit of residents of The Divide subdivision and the public at large. Three (3) years following issuance of the final Certificate of Occupancy for the Project, the Town and Applicant shall jointly review the effectiveness and appropriateness of the demand response service in addressing transit and safety concerns relating to the Project and surrounding area. The review shall include, but not be limited to, consideration of service utilization data, safety metrics, operational performance, program costs commensurate with other demand response services available in the Town, and community feedback. If, upon such review, the Town Manager determines that the demand response service is not effective or appropriate in adequately addressing identified transit and safety concerns, Applicant shall, in lieu of or in addition to the annual payment described above, as determined by the Town, provide and fund year-round Black Saddle Shuttle Service (as described below) with the same service hours as the winter service hours.

b. *Seasonal Black Saddle Shuttle Service Expansion*. Applicant shall cause its Black Saddle Shuttle Service to be expanded to include a designated stop at or immediately adjacent to the Project site during the winter ski season. The expanded Black Saddle Shuttle Service to the Project shall operate at approximately thirty (30) minute intervals between the hours of 6:00 a.m. and 9:15 a.m. and between 3:20 p.m. and 5:20 p.m. each day during the ski season. Service shall commence at the beginning of the ski season (typically in November) and shall continue through the close of the ski season (typically on or about April 20), subject to annual operational adjustments based on the official opening and closing dates of Snowmass Ski Area. The routing, stop location on the Project, and operational logistics shall be managed by

Applicant or Applicant's affiliates or designees. Following the initial three-year review, the Town Manager and Applicant may re-evaluate the Black Saddle Shuttle Service at three (3) year intervals thereafter to determine continued effectiveness and appropriateness, and to consider whether modification, continuation, or substitution of transportation measures is warranted.

4. Project Lighting. Lighting shall comply with lighting regulations set forth in the Code, including but not limited to light shielding and dark-sky compliance.

5. Project Landscaping and New Tree Warranty.

   a. The Project shall prioritize the use of native vegetation, cobble, and boulder treatments. As needed and as directed by Planning Staff, Applicant shall cluster the planting of spruce (and other tree species, as well as significant brush stands) along on the north side of Divide Way on the Property to the extent reasonably possible and required by the Town, and Applicant shall maintain and protect such new and existing plantings during and after construction to screen light emissions from the Project's building improvements that emit light toward the north and west, into the Snowmass Creek valley.

   b. Any tree planted on the Property, including the trees planted on the north side of Divide Way, as well as significant brush stands, shall be maintained and protected during and after construction, inspected annually, and protected against beetle-kill and other diseases. In the event a spruce tree in the tree cluster planted north of Divide Way requires replacement, the replacement tree shall be of comparable size and density to the tree being replaced, to the extent reasonably possible.

   c. Newly planted trees on the Property shall be warranted for two years. Any tree on the Property that is planted and dies within the warranty period shall be replaced by Applicant at Applicant's expense, except as otherwise determined by the Town Planning Director.

   d. For up to three (3) years after issuance of the final Certificate of Occupancy, the Town can require Applicant to install additional vegetative screening on the Property to further screen the Project from the Ditch Trail. Applicant will also plant additional vegetative screening on Lot 47 of The Divide (owned by The Divide Homeowners Association), to the extent approved by the Planning Director and permitted by The Divide Homeowners Association. Applicant shall not be responsible for irrigating, maintaining or replacing trees or other vegetative screening planted on Lot 47 or in locations outside the boundaries of the Property.

6. Community Benefits. The Project satisfies the Community Purpose requirements of Section 16A-5-300(c)(6).a of the Code through the Project-specific amenities and public improvements, including the following:

   a. The Project shall include a resident gathering space, as depicted in the Plans.

   b. Applicant shall grant a public easement for the "social" trail that extends south of and runs uphill from Divide Way to the Ditch Trail, creating a formal trail connection to the Ditch Trail.

   c. The building shall be fully electric and will be tested to verify maximum energy efficiency and minimize operational carbon emissions.

7. Public Improvements. Applicant shall enter a Subdivision Improvement Agreement to secure the completion of the public improvements for the Project set forth in the Plans, including but not limited to:

   a. Divide Way Improvements, including new retaining walls and guardrails. Applicant and the Town shall enter a Maintenance Agreement for the long-term maintenance of retaining walls and guardrails.

   b. Water detention structures.

   c. Sanitary sewer lift station.

   d. Relocation of Snowmass Water and Sanitation District raw water line.

8. Amended Final Plat for the Property. The Amended Final Plat for the Property shall be recorded prior to Building Permit and shall include the amendments to:

   a. The Public Access Easement and Utility Easement for Divide Way.

   b. The Town's Access Easement across Lot 44 to Lot 45 and Lot 51.

   c. Easements for Drainage Improvements.

9. Satisfaction of Applicant's Pre-Existing Housing Mitigation Obligations. Upon construction of the Project, the Project shall fully satisfy Applicant's current, pre-existing employee housing mitigation deficit of twenty-six and one-half (26.5) employee housing units, as established pursuant to Resolution No. 16, Series of 2024, Resolution No. 29, Series of 2024, and Resolution No. 18, Series of 2025.

10. Amendment to the Buildout Chart in the 2018 Comprehensive Plan. Approval of this Ordinance shall hereby approve the requested amendment

to the Buildout Chart found in the 2018 Comprehensive Plan, amending the Buildout Chart to include 9 additional vacant lots/units in the Divide Subdivision. Greater buildout shall be approved by Town Council in accordance with Section 16-5-300(c)(4)(b) of the Municipal Code.

11. Miscellaneous.

a. Any outstanding review comments from the referral agencies shall be sufficiently addressed by the Applicant with a subsequent Building Permit application.

b. The land use entitlements created by this Ordinance replace and supersede any unexercised land use entitlements for the Property.

c. Prior to recording of this Ordinance, the Applicant shall provide updated documents as amended or required by this Ordinance (e.g. Development Agreement, Subdivision Improvement Agreement, Restricted Housing Agreement, Maintenance Agreement, License Agreement, including updated and corrected exhibits to this Ordinance, to be reviewed and accepted by the Community Development Department and Town Attorney and recorded in public records of Pitkin County with the amended Plan, as applicable. In the event the Town and Applicant cannot agree on the form of the documents to be amended or otherwise to be agreed upon pursuant to these conditions of approval, then this approval shall be void and of no effect, and the existing PUD approval and related documents shall remain in effect.

d. If the Applicant and the Town's staff discover issues related to the Project that are not expressly or adequately addressed by this Ordinance or the other approval documents, then they shall endeavor to arrive at a mutually acceptable approach to such issues that does not conflict with any of the express terms of such documents. Issues that cannot be resolved in this manner may be addressed through the interpretation provisions of the Code, as applicable.

e. Vested property rights are granted for this Final Plan Approval for a Major PUD Amendment for a period of 3 years from the effective date of this Ordinance.

f. Any building permit submitted for the Project shall be subject to the building codes in effect at the time of submittal. Applicant shall pay all applicable development fees at the time of building permit.

g. All exhibits and application materials are incorporated herein by reference.

INTRODUCED, READ, AND ADOPTED on first reading by the Town Council of the Town of Snowmass Village, Colorado on the __ day of _____, 2026, with a motion made by Council member _____ and a second by Council member _____, by a vote of __ in favor and __ opposed.

INTRODUCED, READ, AND ADOPTED on second reading by the Town Council of the Town of Snowmass Village, Colorado on this ___ day of _____, 2026, with a motion made by Council member _____ and a second by Council member _____, by a vote of __ in favor and __ opposed.

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL

_____
Alyssa Shenk, Mayor

ATTEST:

_____
Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

_____
Jeff Conklin, Town Attorney

Exhibits:
A. Amended Final Plat
B. Landscape Plans
C. Architectural Plans
D. Civil Plans
E. Lighting Plans
F. Existing Survey
G. Construction Management Plan
H. Parking Plan
I. Energy Conservation Plan
J. Architectural Renderings
K. Development Agreement
L. Subdivision Improvement Agreement
M. Restricted Housing Agreement
N. Maintenance Agreement
O. License Agreement

SNOWMASS HOUSING OPERATIONS PROJECT
("SHOP")
DEVELOPMENT AGREEMENT

THIS SNOWMASS HOUSING OPERATIONS PROJECT ("SHOP") DEVELOPMENT AGREEMENT (the **"Agreement"**) is made and entered into as of the ____ day of _____, 2026, by and between **ASPEN SKIING COMPANY LLC**, a Colorado limited liability company ("**Owner**") and the **TOWN OF SNOWMASS VILLAGE, COLORADO**, a Colorado home-rule municipal corporation (the "**Town**").

RECITALS

A. Owner is the record owner of that real property situated in the Town of Snowmass Village, Colorado described as Lot 44, The Divide Subdivision, according to the Plat recorded August 28, 1989, in Plat Book 23 at Page 27 at Reception No. 314588, County of Pitkin, State of Colorado (the **"Property"**).

B. The Town Council of the Town granted preliminary approval for a Major Amendment to a Final PUD on June 30, 2025, as a modification and amendment to the original planned unit development approved for the Property pursuant to Ordinance No. 16, Series of 1989, which granted Planned Unit Development Approval (the "PUD") for two (2) primary buildings to be constructed on the Property in two (2) phases, with the first phase consisting of a Snowcat Vehicle Maintenance Facility (commonly known as the "VMF" but referred to herein as "Phase I") and the second phase consisting of a ski area operations, office and employee housing facility (referred to as Phase II), as modified by a Minor PUD Amendment pursuant to Ordinance No. 16, Series of 2001.The PUD, as amended and modified by Ordinance No.16, Series of 2001, shall hereinafter be sometimes referred to as the "**Original Approval Ordinance**". Phase I was constructed in 2002, but Phase II has not yet been constructed.

C. On December 15, 2025, the Town adopted Resolution No. 38, Series of 2025, granting preliminary approval of Owner's application to amend the PUD as it pertained to the originally approved ski area operations, office and employee housing components of Phase II, allowing for a change of use of Phase II to provide for the construction of a residential development of thirty (30) workforce housing units comprising approximately 20,275 gross square feet of new building space (the "**Resolution**").

D. On _____, the Town Council of the Town granted final approval ("**Final Approval**") of the development of the Property proposed for Phase II (the "**Project**") by enacting Ordinance No. ___, Series of _____ recorded as Reception No. _____ in the records of Pitkin County, Colorado (the **"Final Approval Ordinance"**).

E. In connection with the Final Approval Ordinance, the following documents were approved and recorded in the real property records of Pitkin County: (i) Amended Final Plat of Lot 44 – Divide Subdivision recorded _____ as Reception No. _____ (the "**Amended Final Plat for Lot 44**"); (ii) this Development Agreement for the Snowmass Housing Operations Project ("SHOP") recorded _____ as Reception No. _____ (the "**Development Agreement**"); (iii) Subdivision Improvements Agreement recorded _____ as Reception No. _____ ("**SIA**"); and (iv) the Retaining Wall and Guardrail Maintenance and Repair

Agreement recorded _____ as Reception No. _____ (the "**Retaining Wall and Guardrail Maintenance Agreement**"); (collectively, the "**Final Approval Documents**").

F. Except as otherwise defined in this Agreement, references to certain buildings, parcels or other areas within the Project shall mean such buildings, parcels or areas as shown on the engineering and architectural drawings filed as part of the Amended Final Plat for Lot 44.

G. The Town of Snowmass Village Municipal Code (the "**Code**") authorizes the execution of "development agreements" by the Town and the execution of this Agreement is contemplated by the Final Approval Ordinance.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree to enter into this Agreement for the development of the Project as follows:

Part I. Project Components.

1. Workforce Housing. The Project shall include a three-story building containing twenty (20) units of workforce housing. The Project includes fifteen (15) one-bedroom and five (5) two-bedroom units, which shall be accessible by stair cores on either end of the building. The building square footage shall be a total of approximately 17,100 gross square feet.

The Project shall be used and occupied by: (a) year-round (not seasonal), full-time employees of Owner and Owner affiliates whose primary place of work is in the Town of Snowmass Village and who are qualified under the Permanent Moderate Housing Regulations (the "**Housing Regulations**"); (b) local employees working in Snowmass Village qualified under the Housing Regulations; or (c) by employees that provide community benefit to Snowmass Village residents, whose district boundaries include Snowmass Village. The primary tenant for each housing unit in the Project shall meet these employment criteria (spouses, domestic partners or housemates of the primary tenant for each housing unit will not need to satisfy this criteria).

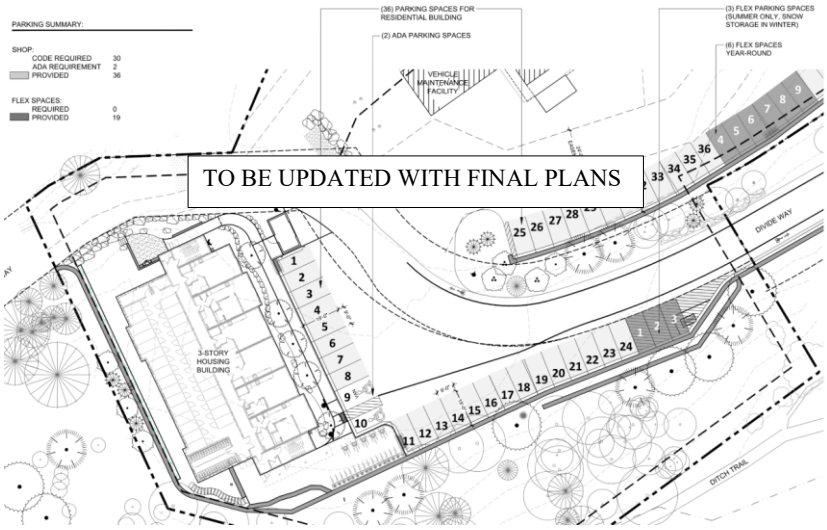
Prior to issuance of a Certificate of Occupancy for the Project, Owner shall enter into a restricted housing agreement with the Town of Snowmass Village (the "Restricted Housing Agreement"). The Restricted Housing Agreement shall confirm the occupancy restrictions (above), rental restrictions, and operational requirements as are determined necessary through the approval process and approved by the Town, in a form approved by the Town Attorney. The Restricted Housing Agreement shall be recorded in the Pitkin County real property records and shall run with the land, binding Owner and Owner's successors and assigns.

The Restricted Housing Agreement shall remain in full force and effect in perpetuity, unless otherwise amended or released by the Town in accordance with applicable law and Town approval procedures.

2. Maximum Occupancy Limitation. Owner hereby voluntarily covenants and agrees that the Project shall be limited to full-time residents, with a maximum occupancy of no more than thirty (30) full-time adult residents at any time. For purposes of this provision, "full-time resident" shall mean any adult individual occupying a dwelling unit within the Project as his or her primary

place of residence. Owner shall establish, implement, and maintain rental policies designed to ensure compliance with the foregoing maximum occupancy limitation. Such policies shall include, without limitation, appropriate terms and conditions incorporated into all lease agreements or occupancy agreements with residents, including provisions reasonably calculated to prevent occupancy in excess of thirty (30) full-time residents, occupancy by persons that are not full-time residents, and occupancy by persons not meeting the workforce housing restrictions in Section 1. Owner shall be responsible for ongoing monitoring and enforcement of such limitations, subject to applicable federal, state and local laws and regulations.

3. Parking for Project Residents. The Project shall provide and maintain a total of thirty (30) designated on-site parking spaces (including two (2) ADA-compliant parking spaces) (the "Parking Space Inventory") for residents and guests of the Project. All 30 parking spaces remain available for Project resident use unless and until modified in accordance with the provisions set forth herein. The parking space configuration is illustrated in the following exhibit.



The Parking Space Inventory may be re-evaluated by the Town at the request of Owner three (3) years following issuance of the final Certificate of Occupancy for the Project. Any such re-evaluation shall be subject to review and administrative approval by Town planning staff and the Town Manager. The re-evaluation shall be based upon: (i) a determination regarding the effectiveness of demand response to the transportation measures implemented pursuant to the provisions of Section 5 below; and (ii) an assessment of demonstrated resident parking utilization and need.

Four (4) immediate EV parking spaces and twelve (12) additional EV-ready parking spaces shall be included in the Parking Space Inventory. The implementation of EV charging station infrastructure shall not decrease the depth of the parking spaces to less than eighteen (18) feet long, as designed in the Amended Final Plat.

4. Restrictions on Resident Parking in Town Lots. Owner acknowledges that the Town's public parking "numbered lots" are at capacity and not available for use by residents of new private development. Owner covenants and agrees that residents of the Project shall not be eligible to apply for, obtain, or use resident parking permits for the Town's public parking lots pursuant to Chapter 8, Article II of the Municipal Code, as amended.

Owner shall disclose this restriction in all lease agreements, occupancy agreements, and rental policies applicable to residents of the Project. Such agreements shall expressly state that residency in the Project does not confer eligibility for any Town-issued resident parking permit and that residents are prohibited from seeking or utilizing such permits based upon their residence in the Project.

Owner shall be responsible for notifying prospective and current residents of this restriction and shall reasonably cooperate with the Town in enforcing this condition. The Town may deny issuance of or revoke any resident parking permit to any person listing the Project as his or her residence.

Notwithstanding the foregoing, nothing contained herein shall preclude Project residents from using designated short-term parking spaces in Town parking lots which do not require resident parking permits and are available for use by the general public. Such short-term parking space use shall be subject to the Town's parking regulations as such regulations may be amended or modified from time to time.

Residents of the Project shall also be prohibited from parking vehicles in the Ditch Trail trailhead parking lot (Lot 43, The Divide Subdivision). The lease agreements and occupancy agreements for residents of the Project shall include provisions which contain this parking prohibition, with enforcement mechanisms that will include the right of Owner to declare a resident to be in default and terminate the resident's lease if the resident is found in violation of this parking prohibition.

5. Alternative Transportation Services. To address transit access and safety concerns associated with the Project, the Owner hereby agrees to fund and provide transportation services as set forth herein.

a. Annual Demand Response Funding. Commencing upon the date of issuance of the final Certificate of Occupancy for the Project and continuing annually thereafter, Owner shall pay the Town the sum of Fifty Thousand Dollars ($50,000.00) per year. Such funds shall be used exclusively by, and in the sole discretion of, the Town's Transportation Department to provide demand response transportation services to the Project area for the benefit of residents of The Divide subdivision and the public at large. Annual payments shall be due on June 1 of each year unless another date is designated by the Town, and shall continue unless modified pursuant to the review provisions set forth below.

Commented [JC1]: For Council Discussion: ASC requests reduction to $34,000/year based on reduced size of Project.

Three (3) years following issuance of the final Certificate of Occupancy for the Project, the Town and Owner shall jointly review the effectiveness and appropriateness of the demand response service in addressing transit and safety concerns relating to the Project and

surrounding area. The review shall include, but not be limited to, consideration of service utilization data, safety metrics, operational performance, program costs commensurate with other demand response services available in the Town, and community feedback.

If, upon such review, the Town Manager determines that the demand response service is not effective or appropriate in adequately addressing identified transit and safety concerns, Owner shall, in lieu of or in addition to the annual payment described above, as determined by the Town, provide and fund year-round Black Saddle Shuttle Service (as described below) with the same service hours as the winter service hours described in Section 5.b. Any such modifications of the demand response system following the review shall be memorialized through an Amendment to this Agreement approved under applicable Town review procedures (i.e. Notice of Decision).

b. Seasonal Black Saddle Shuttle Service Expansion. In addition to the annual payments described in the Section 5.a, Owner currently operates a winter-season shuttle service for Snowmass Ski Area employees on a route connecting the Black Saddle parking lot adjacent to the Snowmass Club golf course clubhouse to the Snowmass Ski Area, with stops at certain slope-side hotel and condominium projects (the "Black Saddle Shuttle Service"). Owner shall cause the Black Saddle Shuttle Service to be expanded to include a designated stop at or immediately adjacent to the Project site during the winter ski season.

The expanded Black Saddle Shuttle Service to the Project shall operate at approximately thirty (30) minute intervals between the hours of 6:00 a.m. and 9:15 a.m. and between 3:20 p.m. and 5:20 p.m. each day during the ski season. Service shall commence at the beginning of the ski season (typically in November) and shall continue through the close of the ski season (typically on or about April 20), subject to annual operational adjustments based on the official opening and closing dates of Snowmass Ski Area. The routing, stop location on the Project, and operational logistics shall be managed by Owner or Owner's affiliates or designees.

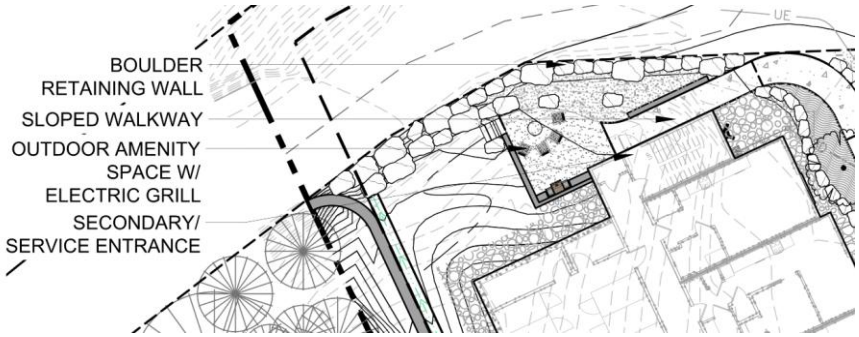
Following the initial three-year review, the Town Manager and Owner may re-evaluate the Black Saddle Shuttle Service at three (3) year intervals thereafter to determine continued effectiveness and appropriateness, and to consider whether modification, continuation, or substitution of transportation measures is warranted. Any agreed-upon modification shall be memorialized through an amendment to this Agreement and approved in accordance with applicable Town review procedures.

6. Community Benefits and Public Improvements.

a. Generally. The Project includes several Project-specific amenities as well as on-site and off-site public infrastructure improvements which shall benefit Town residents and members of the public. These community purpose benefits and public improvements are described below. Completion of the public improvements are also subject to the SIA.

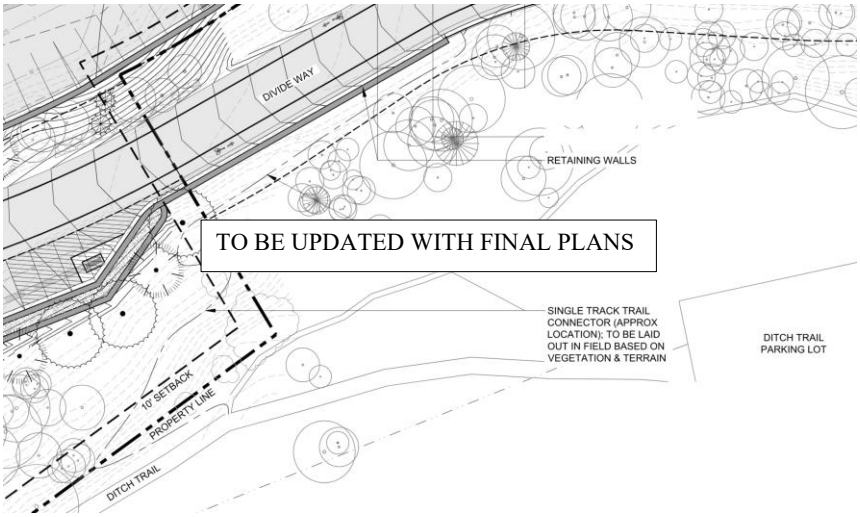
b. Project Resident Gathering Place. A community building resident amenity space shall be included in the Project. The amenity space shall be located to the north of the building and include a seating area and an outdoor electric grill, as depicted in the following illustration.

TO BE UI



c. Trail Connection to the Ditch Trail. As part of the Project, Owner shall improve and maintain the historic off-street single-track, gravel, and dirt-surfaced "social" trail that extends south of and runs uphill from Divide Way to the Ditch Trail, creating a formal trail connection to the Ditch Trail. This connecting trail will be realigned as shown on the civil engineering plans and be field located to minimize impacts on existing vegetation and will be located entirely on the Property and/or stay within the Ditch Trail public access easement dedicated in the original plat of The Divide Subdivision recorded August 28, 1989 at Reception No. 314588. The approximate location of the new Trail Connection is depicted in the following illustration.

Owner shall dedicate on the Amended Final Plat or convey by a separate instrument a non-exclusive public trail easement for the connecting trail, extending from Divide Way along the most practical alignment to its intersection with the Ditch Trail. The trail alignment may vary and shift from time to time based on trail use, vegetation, and terrain conditions, but the trail alignment shall always be located entirely on the Property.



d. Sustainability. The Project exemplifies a holistic approach to sustainability through its design, construction and occupancy model. The building shall be fully electric and will be tested to verify maximum energy efficiency and minimize operational carbon emissions. By offering live/work opportunities, it is anticipated that at least half of all Project residents will be able to walk or bike to work rather than commuting 20-30 minutes each way, significantly reducing distances traveled and associated greenhouse gas emissions.

To support sustainable commuting for Project residents, Owner will fund and locate a We-Cycle bike sharing station on-site and provide the Black Saddle Shuttle services described in Section 5.b. The We-Cycle location shall be approved by the Town Manager.

The Project is entirely funded by a private employer with a long-term commitment to the Snowmass Village community, ensuring that these sustainable practices are economically feasible and aligned with local needs. Together, these strategies advance environmental responsibility, support healthy lifestyles, and reduce the Project's overall carbon footprint.

e. Divide Way Improvements. As provided in the Grading and Utility Plan included with the civil engineering plans recorded with the Amended Final Plat for Lot 44, the surface of Divide Way will be widened and resurfaced to twenty-four (24) feet in width within the Divide Way Access Easement. To accomplish this new road width and meet the Town of Snowmass's other engineering requirements, the road shall be regraded and will feature several retaining walls and subsurface upgrades to establish a new road platform with improved sight distances. The Project shall also include a vertical curb and gutter along Divide Way as depicted on the civil engineering plans recorded with the Amended Final Plat for Lot 44. Additionally, as described below, the Project will replace aging guardrails along Divide Way in the same location with new guardrails that meet all current Colorado Department of Transportation (CDOT) specifications. The widened and improved road surface will also be painted and striped to include seasonal bicycle lanes in accordance with the directions and specifications of the Town's Public Works department.

With an improved Divide Way road surface, residents of the Project shall be able to more easily and safely access Sleigh Ride Trail, which connects to the Snowmass Mall. From the Snowmass Mall, Project residents will also be able to access all Town shuttles and regional Roaring Fork Transportation Authority (RFTA) buses from designated bus stops.

f. Divide Way Retaining Walls; Maintenance Agreement for Retaining Walls and Guardrails. Owner shall construct new retaining walls and guardrails on, and adjacent to, the Property for the Project. Under the Project's current civil engineering design plans, all retaining walls associated with Divide Way roadway improvements shall not require construction easements, as the retaining walls are to be located either within the dedicated Divide Way Access Easement or within the boundaries of the Property. The long-term maintenance and upkeep of the retaining walls shall be covered in the separate Retaining Wall and Guardrail Maintenance Agreement recorded simultaneously with this Agreement, with the Town generally maintaining the retaining walls and guardrails within the Divide Way Access Easement.

g. Divide Way Public Right of Way/Access Easement. The original subdivision plat for The Divide Subdivision plat recorded August 28, 1989 at Reception No. 314588 dedicated a sixty-foot (60′) wide public access easement for Road D, now known as Divide Way, extending from Divide Road and to and through the Property, for public ingress and egress purposes, thereby constituting legally sufficient access to the Project (the "Divide Way Access Easement"). Except for the shared maintenance responsibilities described in the Retaining Wall and Guardrail Maintenance Agreement, the Town shall remain responsible for year-round maintenance and snowplowing of the Divide Way roadway surface following acceptance by the Town of the new roadway construction contemplated as part of the Project. Notwithstanding the foregoing, to allow rubber-tracked ski area maintenance vehicles access to the Snowmass Mountain Ski Area, the Town agrees to work with Owner to allow Owner to conduct snowplowing and snow management of the surface of Divide Way during the winter closure of that portion of Divide Way which passes through the Property by entering a separate limited revocable license. Further, Owner shall not plow, store, or relocate snow onto the portion of Divide Way not subject to winter closure.

h. Water Detention Structures and Connection. A fully engineered chambered underground stormwater detention facility shall be constructed as part of the Project to accommodate the new building and surface improvements, and Owner shall be solely responsible for the maintenance, repair, and replacement thereof. Stormwater treatment and drainage for the existing structures, including the existing Vehicle Maintenance Facility (known as Phase I), shall remain unchanged and shall continue to follow the historic drainage patterns. Owner shall provide stormwater maintenance and management records to the Town pursuant to a stormwater management plan approved the Town's Public Works Department.

i. Sanitary Sewer Lift Station Ownership and Maintenance. The Property, Lot 45 of The Divide Subdivision (owned by the Town) and Lot 47 of The Divide Subdivision (owned by The Divide Homeowners Association) share a sanitary sewer lift station located on Lot 47 (the "Shared Lift Station") that connects to the sewer infrastructure of the Snowmass Water and Sanitation District. Owner previously constructed, funded and has historically operated and maintained the Shared Lift Station. Lot 45 is the site of the former Krabloonik Restaurant and Lot 47 is presently vacant but may in the future be subject to various development options that could require sanitary sewer service. In connection with the development of the Project, Owner has

designed and will construct at its sole expense a new sanitary sewer lift station (the "Lot 44 Lift Station") sufficient to serve all current and future needs of the Project as well as the Phase I Vehicle Maintenance Facility (as described in Recital Paragraph B, above). Upon activation of the Lot 44 Lift Station and acceptance by Snowmass Water and Sanitation District, Owner shall disconnect the Property from the Shared Lift Station. Thereafter, the Town as owner of Lot 45 and The Divide Homeowners Association as owner of Lot 47 shall retain the use, ownership and control of the Shared Lift Station and shall assume all responsibility for its operation, maintenance, repair and replacement and Lot 44 shall have no further obligations with respect to the Shared Lift Station. This arrangement provides mutual benefits, including increased capacity and operational flexibility for Lot 45 and Lot 47, as well as simplified utility service by allowing each lot to be served independently. To the extent mutually desired by the Snowmass Water and Sanitation District, Owner, the Town and/or the owner of Lot 47, a separate agreement or memorandum describing these arrangements shall be prepared and filed in the Pitkin County real property records to further document these terms and provide record notice to the successors and assigns of Lot 45 and Lot 47 and to sanitary sewer lift station users.

j. Relocation of 10-inch Raw Water Line. Owner acknowledges that a 10-inch raw water line will be affected by this project. Its location has been confirmed, and the Owner acknowledges that the water line will likely need to be relocated. The proposed alignment is included on Sheet C2.5 – Raw Water Plan and Profile. Final construction drawings will include the final location, plan, and profile of this water line. Owner acknowledges and confirms that any relocation required as a result of this project will be paid for by the Owner and will be subject to review and approval by the Snowmass Water and Sanitation District.

k. Access Easement Across the Property to Lots 45 and 51 of The Divide for Town's Use and Benefit. Owner acknowledges and confirms that the Town, as owner of Lots 45 and 51 of The Divide Subdivision ("Lots 45 and 51"), currently has and will continue to have a nonexclusive easement for ingress and egress over and across all roadways and vehicular parking facilities which are constructed or may be constructed upon the Property, as dedicated in the First Amended Plat of The Divide, recorded on September 25, 2006, at Reception No. 528952. As part of the Town's long-term planning for Lots 45 and 51, Owner will collaborate with the Town's Public Works Department to provide any additional clarifications or modifications to this nonexclusive ingress and egress easement as may be reasonably requested.

l. Sleigh Ride Trail Use and Maintenance Responsibilities. The original subdivision plat for The Divide recorded August 28, 1989 at Reception No. 314588 dedicated to the Town a twenty foot (20') wide public trail easement, now known as the Sleigh Ride Trail (the "Sleigh Ride Trail") for public non-motorized pedestrian travel. Owner, as operator of the Snowmass Ski Area, has occasionally voluntarily groomed the snow surface of the Sleigh Ride Trail during the winter. The Town has also previously permitted Owner under a limited construction license to install a twenty inch (20') underground water line (the "Sleigh Ride Water Line Project") within the alignment of portions of the Sleigh Ride Trail. In this regard, Owner and the Town acknowledge the following:

Owner has fully satisfied all responsibilities associated with the Sleigh Ride Water Line Project, as authorized by the Town of Snowmass Village (TOSV) in its August 1, 2019 letter, which expressly agreed to the project scope and responsibility list submitted by Owner on July 29, 2019.

At the time of project close-out for the Sleigh Ride Water Line Project in September of 2021, a final acceptance and walk-through with the Town, the Snowmass Water and Sanitation District, and Owner occurred which generated miscellaneous punch-list items. All punch-list items were addressed and deemed satisfied and/or completed on or about October 1, 2021.

Upon completion and acceptance of the Sleigh Ride Water Line Project, the construction license terminated and Owner's maintenance responsibility for maintaining the Sleigh Ride Trail ended on October 1, 2021. Commencing on October 2, 2021, the Town resumed full responsibility for maintenance of the Sleigh Ride Trail.

The Town acknowledges and agrees that Owner may, in its sole discretion, perform winter snow grooming on the Sleigh Ride Trail in a manner consistent with the easement for the Sleigh Ride Trail; such grooming is voluntary and does not create an ongoing maintenance obligation on the part of Owner nor does it modify the Town's ownership or maintenance responsibilities. Except for this optional snow grooming provided as a courtesy, all routine and long-term maintenance, repair, management, and capital responsibility for the Sleigh Ride Trail shall remain solely with the Town. Owner shall be responsible for any damage and liability arising from Owner's snow grooming. The Parties shall enter a revocable license agreement to memorialize the ability to complete such winter snow grooming.

8. Project Lighting. Owner covenants and agrees that all exterior and site lighting associated with the Project, including but not limited to building-mounted fixtures, parking area lighting, pathway lighting, landscape lighting, signage illumination, and security lighting, shall comply in all respects with the Town's lighting regulations as set forth in the Code, as of the date of the Final Approval Ordinance.

All lighting fixtures shall be designed, installed, shielded, and maintained in accordance with applicable codified standards, including requirements relating to fixture type, shielding, light trespass, glare control, illumination levels, hours of operation, and dark-sky compliance, as applicable. Photometric plans and fixture specifications shall be submitted for review and approval as required by the Town prior to issuance of applicable permits.

Owner shall be responsible for ongoing compliance and maintenance of all lighting to ensure continued conformity with Town standards. Any modification to installed lighting shall be subject to review and approval by the Town to verify continued compliance with applicable regulations.

9. Project Landscaping and New Tree Warranty. The Project shall prioritize the use of native vegetation, cobble, and boulder treatments. As needed and as directed by Planning Staff, Owner shall cluster the planting of spruce (and other tree species, as well as significant brush stands) along on the north side of Divide Way on the Property to the extent reasonably possible and required by the Town, and Owner shall maintain and protect such new and existing plantings during and after construction to screen light emissions from the Project's building improvements that emit light toward the north and west, into the Snowmass Creek valley.

Any tree planted on the Property, including the trees planted on the north side of Divide Way, as well as significant brush stands, shall be maintained and protected during and after construction, inspected annually, and protected against beetle-kill and other diseases. In the event

a spruce tree in the tree cluster planted north of Divide Way requires replacement, the replacement tree shall be of comparable size and density to the tree being replaced, to the extent reasonably possible.

Newly planted trees on the Property shall be warranted as provided in Section 10. Any tree on the Property that is planted and dies within the warranty period shall be replaced by Owner at Owner's expense, except as otherwise determined by the Town Planning Director.

For up to three (3) years after issuance of the final Certificate of Occupancy, the Town can require Owner to install additional vegetative screening on the Property to further screen the Project from the Ditch Trail. Owner will also plant additional vegetative screening on Lot 47 of The Divide (owned by The Divide Homeowners Association), to the extent approved by the Planning Director and permitted by The Divide Homeowners Association. Owner shall not be responsible for irrigating, maintaining or replacing trees or other vegetative screening planted on Lot 47 or in locations outside the boundaries of the Property.

10. Public Improvements Warranty. Owner shall warrant the quality, workmanship and function of all public improvements dedicated to the Town, the public or a utility for a period of two (2) years, or until July 1 of the year during which the second winter terminates after acceptance by the Town, whichever is longer.

11. Financial Assurances for Construction of Project's Public Improvements. Owner shall secure the faithful and diligent performance of all obligations under this Agreement by providing a pledge of security in an amount not less than one-hundred and ten percent (110%) of the current estimated cost of the required public improvements. The cost estimate shall be prepared by the Owner and approved by the Town Engineer. The security for performance of these obligations shall be in a form or forms acceptable to the Town, which may include but are not limited to a letter of credit, cash escrow, or other financial instrument approved by the Town, and such security shall remain in effect until all required public improvements have been completed in accordance with approved plans, applicable standards, and the terms of this Agreement, as verified and accepted by the Town.

The Town may approve partial releases of the security as portions of the required improvements are completed. No partial or final release of security shall be granted until the improvements have been inspected and accepted by the Town Engineer and a written report of such inspection and acceptance has been filed with the Planning Director. Upon acceptance, the Town shall authorize the release of the security associated with the completed improvements. Any partial release of security shall provide for the Town's retention of an amount of security sufficient to ensure the completion of all remaining improvements.

12. Satisfaction of Owner's Pre-Existing Housing Mitigation Obligations. Owner and the Town hereby acknowledge and agree that, upon construction of the Project, the Project shall fully satisfy Owner's current, pre-existing employee housing mitigation deficit of twenty-six and one-half (26.5) employee housing units, as established pursuant to Resolution No. 16, Series of 2024, Resolution No.29, Series of 2024 and Resolution No. 18, Series of 2025.

The mitigation for 26.5 employees requires a total of 11,872 square feet of affordable housing, calculated pursuant to Code Section 16A-4-410(b) and expressed mathematically as

follows: 26.5 employees x 448 per square feet per employee = 11,872 square feet required for mitigation. The Project's 20 units (consisting of 15 one-bedroom and 5 two-bedroom units) provides a total of 12,000 square feet of mitigation (15 x 550 sq. ft. plus 5 x 750 square feet = 12,000 sq. ft.). This exceeds the required mitigation thus satisfying Owner's mitigation obligation in full.

The Project provides workforce housing for Owner's pre-existing mitigation obligations and delivers additional public benefits beyond the workforce housing component. In addition to the 12,000 square feet of workforce housing supporting critical resort operations, the Project features community-serving infrastructure and mobility improvements, including widening and regrading Divide Way to enhance roadway safety, a new We-Cycle station serving the Ditch Trail area, and ongoing support for Town public transit connecting the Divide neighborhood to the Ditch Trail trailhead.

Based on the Project's provision for workforce housing, the additional housing in excess of mitigation requirements, and the transportation, mobility and infrastructure improvements, the Town Council has found that the Project provides a substantial "Community Purpose" pursuant to Section 16A-5-300(c)(6)(a) of the Code to permit the PUD to exceed one hundred percent (100%) of that identified in the buildout analysis, as requested by the Owner, consistent with the approvals granted in the Final Approval Ordinance and as more particularly described in this Agreement. Upon substantial completion of the Project, the Town will release the security previously provided by Owner for the housing mitigation to be satisfied by this Project.

Commented [JC2]: For Council Discussion: ASC requests proportional reduction on LOC as project progresses. Possible language as follows:

"*As security for satisfying Owner's employee housing mitigation for twenty-six and one-half (26.5) employee housing units, Owner provided the Town Letters of Credit in the total amount of $_____. Not more frequently then once every six (6) months, Owner may request from the Town a partial reduction to the Letters of Credit based upon progress on completion of the Project (excluding public improvements), as determined by the Town Manager in consultation with the Town Building Official. With such request, Owner shall include describe the portion of the Project completed, the costs of such work, and the overall project budget. For example, if the Project is determined to be 10% complete, the Letter of Credit amount may be reduced by 10%"*

Part II. Amended Final Plat of Lot 44

The Amended Final Plat of Lot 44 recorded simultaneously with this Agreement shows and dedicates certain modifications and amendments to the previously created Access and Right of Way Easements for the Property.

1. Right of Way and Utility Easements. The Town is the beneficiary of that certain sixty foot (60') wide Public Access Easement and Utility Easement, commonly known as Divide Way, and platted as Road D, as identified on the Plat of The Divide Subdivision recorded August 28, 1989 in Plat Book 23 at Page 27, County of Pitkin, State of Colorado, as amended by that certain First Amended Final Plat of Lots 42, 45, and 47 of the Divide Subdivision, dated September 15, 2006, recorded on September 25, 2006, in Plat Book 81, Page 45, in the records of the Clerk and Recorder of Pitkin County, Colorado (the "Divide Way Access Easement"). The ROW and Utility Easement modifications shall be as provided and shown in the Amended Final Plat for Lot 44.

2. Town Access Easement. The Project includes that certain nonexclusive Access Easement, which provides access from Divide Way, an open public road, over and across Lot 44 to the boundary of adjoining Lot 51, owned by the Town, created by the Deed recorded in the public records of Pitkin County, Colorado at Reception No. 314694 (the "Lot 51 Access Easement"). This Lot 51 Access Easement is shown and described on the First Amended Final Plat of Lots 42, 45, and 47 of The Divide Subdivision, dated September 15, 2006, recorded on September 25, 2006 in Plat Book 81, Page 45, in the records of the Clerk and Recorder for Pitkin County, Colorado (the "First Amended Final Plat"). The alignment of the Lot 51 Access Easement

has been changed and modified pursuant to the Final Approval Ordinance, with such new alignment being shown and described on the Amended Final Plat for Lot 44.

3. Easements for Drainage Improvements. Pursuant to the Amended Final Plat for Lot 44, a perpetual, non-exclusive easement over, across, through and under the Property is being granted to the Town for the installation, construction, maintenance, repair, replacement, enlargement and extension of drainage improvements to be constructed on the Property pursuant to Town-approved engineering plans in connection with the development of the Project.

Pursuant to the Amended Final Plat for Lot 44, the areas labeled as "Drainage Improvements Easement" on the Property on the Amended Final Plat for Lot 44 are being granted to the Town as perpetual non-exclusive easements for the installation, construction, maintenance, repair, replacement, enlargement and extension of drainage improvements constructed or to be constructed pursuant to the Town-approved engineering plans, including ingress and egress to such areas, for storm water conveyance, drainage and retention purposes for the benefit of the parcels.

Pursuant to the Amended Final Plat for Lot 44, until such time as the drainage improvements to be constructed in the easements within the Property have been completed, the Owner is being granted a temporary nonexclusive construction easement on, over and across portions of Town-owned land and the Divide Way right of way as shown on the Amended Final Plat for Lot 44 for the purposes of constructing and maintaining a temporary drainage debris channel pursuant to engineering plans to be approved by the Town. Such temporary easement shall be deemed terminated at such time as the required drainage improvements to be located on the Property and within the Divide Way right of way and the related connections are constructed by the Owner.

Part III. Civil Engineering Plans, Construction Phasing and Construction Management

1. Civil Engineering Plans. All civil engineering plans will be reviewed, updated as required, and approved by the Town prior to issuance of the initial building permit for the Project to confirm conformity with the Final Approval Documents.

2. Phasing of Development. The Owner's development of the Project as detailed in the Final Approval Documents and the Construction Management Plan (described below) may occur in two construction phases that provide an orderly and systematic development to accommodate existing uses and occupants of the Vehicle Maintenance Facility for tenants, parking, and construction staging, as described below.

3. Construction Management Plan. Owner's building permit application materials shall include a Construction Management Plan (the "CMP") that generally speaks to parking, safety, dust suppression, erosion, hazardous materials, and traffic control (among others). The sequencing of construction will occur in two phases. First, site construction - which will entail the installation of ground utilities, grading, site wall development, and road widening. Second, the building construction will proceed using volumetric modular, panelized, and/or traditional on-site construction methods, depending on the final design and execution strategy. The Owner intends to complete construction within two years.

4. Temporary Closures. Construction activities will require periodic temporary closures of roads upon approval of the Town as well as interruptions in utility services to integrate

building systems between existing and new systems such as structural, mechanical, or plumbing conditions. Owner will endeavor to provide a safe and efficient building site with reasonable access to the existing occupants and tenants. However, when the above conditions do exist, reasonable efforts by Owner will be used to minimize the effect on occupants, tenants and members of the public traveling on Divide Way.

5. Drainage Improvements. The drainage improvements shall be constructed pursuant to the Grading and Utility Plans which are included in civil engineering plans recorded with the Amended Final Plat for Lot 44. The drainage improvements shall be constructed within the drainage easements on the Property and within the Divide Way Access Easement and shall be maintained in good condition by the Owner until such time as development work is completed on the Property and within the Divide Way Access Easement. Once development has been completed on the Property and in the Divide Way Access Easement, Owner shall become responsible for maintaining such storm water improvement vaults, collection systems and other drainage improvements on the Property, and, upon acceptance of such improvements by the Town, the Town shall be responsible for maintaining any drainage improvements within the Divide Way Access Easement unless expressly agreed to by the Town and Owner.

6. Dewatering Underdrain System. The dewatering underdrain system will be implemented during and after construction. The location of the dewatering underdrain system and its point of discharge is shown in the civil engineering plans recorded simultaneously with the Amended Final Plat for Lot 44. Owner shall be solely responsible for maintaining the dewatering underdrain system.

Part IV. Miscellaneous Provisions.

1. Vested Rights. The Town and Owner agree that all rights of Owner granted, recognized and confirmed in the Original Approval Ordinance amended by the Final Approval Ordinance, and this Agreement constitute "**Vested Property Rights**", as such term is defined in the Code. By way of illustration, and not limitation, "Vested Property Rights" include the right to develop, plan and engage in land uses on the Property in accordance with the provisions of the Original Approval Ordinance, as amended by the Final Approval Ordinance, for the period of time described in Section 2 below. Unless expressly provided to the contrary therein, all modifications and amendments to the Original Approval Ordinance, as amended by the Final Approval Ordinance, or any other Original Final Approval Documents, as amended by the Amended Final Approval Documents, shall become part of the Vested Property Rights recognized hereunder. Notwithstanding, Owner acknowledges that all rights under the Original Approval Ordinance have been exercised and this Approval replaces and supersedes any unexercised land use entitlements for the Property.

For purposes of clarity, Owner recognizes that the VMF in its current configuration represents the full utilization of the Phase I approvals for the first of the two (2) primary buildings described in the Original Approval Ordinance, as amended, and that the approvals granted for this Project, as described herein, replace and supersede the Phase II approvals for the second of the two (2) buildings described in the Original Approval Ordinance, as amended, and that upon the substantial completion of the Project, Owner shall have exercised all vested rights pertaining to the construction of the two (2) primary buildings contemplated in the Original Approval Ordinance.

2. Vesting Period. The Final Approval covered by this Agreement shall be considered a site-specific development plan approval under Section 24-68-101 et seq, C.R.S. The vesting period shall extend for three (3) years from the date of approval of the Final Approval Ordinance and shall therefore expire on the third (3rd) anniversary date of the Final Approval Ordinance (the "**Vesting Period**"). The Town shall not enforce against Owner or the Property any amendment to the Code adopted prior to the expiration of the Vesting Period, or any other zoning, land use or other legal, administrative rule, regulation, ordinance, resolution or requirement that does not apply to the Property as of the date of Final Approval, or otherwise take any other action that would directly or indirectly have the effect of impairing, preventing, diminishing, imposing a moratorium on development, or otherwise delaying the development or use of the Property in accordance with this Agreement or the Final Approval Ordinance. Except for those conditions contemplated in the Final Approval Ordinance or the Code in effect as of the Final Approval, and any other agreements related to the development or use of the Property executed between the Town and Owner, the Town shall not subject development or use of the Property to any exactions, payments, dedication or reservation requirements, obligations for constructing on-site or off-site public improvements or facilities, or the payment of any fees in lieu of any of the foregoing in connection with the development, construction, use or maintenance of the Property as described in the Final Approval Ordinance or any other exercise of the Vested Property Rights.

3. Limitation of Vested Rights. Notwithstanding the foregoing and in accordance with Section 24-68-105 of the Colorado Revised Statutes, the Vested Property Rights recognized herein shall not exempt Owner from the application of ordinances or regulations, including fees and fee amounts, which are general in nature and are applicable to all property subject to land use regulation by a local government, including, but not limited to, building, fire, plumbing, electrical, and mechanical codes.

4. Other Agreements. Agreements contemplated by this Development Agreement and the Final Approval are set forth in Exhibit __ hereto (collectively, the "**Other Agreements**").

5. Default by Owner. If Owner shall commit a material default under the terms of this Agreement or any of the other Final Approval Documents or fail to perform any of its obligations under the Ordinance, which material default or failure to perform extends beyond the expiration of any applicable cure period, Owner shall not be entitled to receive additional building permits for the construction of any of the buildings described in the Ordinance until such time as the default or failure to perform is cured or the Town otherwise agrees to issue such a building permit. In addition, the Town shall be entitled to all rights and remedies set forth in such other Final Approval Documents upon such an uncured default.

6. Default by the Town. If the Town is in default in the performance of its obligations under this Agreement, the Town shall have the right to cure such default within 60 days after written notice by Owner of the default to the Town. If the Town fails to cure such default within 60 days after written notice is given from Owner to the Town specifying the nature of the default,

then Owner shall have all rights available to it at law or in equity, specifically including the right to specific performance, injunctive relief and/or damages.

7. Assignment. Except as set forth herein, Owner may not assign any of its rights or obligations under this Agreement without the prior written consent of the Town. Owner may assign its rights and obligations under this Agreement, or any portion thereof, without the Town's consent, by a written recorded instrument expressly assigning such rights and powers to (i) any Affiliate of Owner; or (ii) any entity which purchases the Property from Owner or otherwise succeeds to Owner's ownership of the Property and expressly agrees to assume all of Owner's obligations under this Agreement and the Final Approval Documents. For purposes hereof, "**Affiliate**" shall mean any natural person or entity that owns or controls, is owned or controlled by, or is under common ownership with an entity. "**Ownership**" or "**control**" means (A) direct or indirect ownership or control of at least fifty (50%) percent of all outstanding equity interests in an entity, or (B) the ability to direct or cause the direction of the management of an entity by ownership of equity interests, agreement or otherwise. Upon any permitted assignment by Owner of any of its rights or obligations under this Agreement, and an assumption of those rights or obligations by such assignee, Owner shall be released of all liabilities arising under this Agreement with respect to such rights or obligations.

8. Binding Effect. This Agreement shall be binding upon the parties and shall inure to the benefit of each party's successors and assigns, as designated by a written assignment recorded in the Pitkin County Clerk and Recorder's Office.

9. Burden and Benefits. Each of the benefits, burdens, terms, covenants, agreements and conditions of this Agreement shall be construed as covenants running with the land benefiting and burdening the Property or any applicable portion thereof, and it is the intent of the parties that such benefits, burdens, terms, covenants, agreements and conditions touch and concern such property.

10. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.

11. Scope of Agreement. The rights granted to Owner by this Agreement are in addition to any other right held by Owner under applicable law.

12. Interpretation. Unless the context of this Agreement clearly requires otherwise, terms defined in the singular may be used in the plural, and terms defined in the plural may be used in the singular; "including" and "such as" are not limited; "or" has the inclusive meaning represented by the phrase "and/or"; the words "hereof," "herein," "hereby," "hereunder" and similar terms in this Agreement refer to this Agreement as a whole and not to any particular provision of this Agreement; Article, Section, clause, paragraph and Exhibit references are to this Agreement unless otherwise specified; and references to any agreement (including this Agreement), document or instrument means such agreement, document or instrument as amended or modified and in effect from time to time in accordance with the terms thereof and, if applicable, the terms hereof. All of the exhibits to this Agreement are hereby incorporated into this Agreement

by reference. In the event of any conflict between a term, condition or provision of this Agreement and a provision of the Code, the terms of this Agreement shall control.

13. Severability. If any provision of this Agreement shall be invalid, illegal, void or unenforceable, it shall not affect or impair the validity, legality or enforceability of this Agreement or any other provision hereof, and a court shall enforce this Agreement to the maximum extent legally possible to give effect as nearly as possible to the original intent of the Town and Owner as expressed in this Agreement. If any provision of this Agreement is invalid, illegal, void or unenforceable not in its entirety but as applied to a particular act, thing or circumstance, such provision shall not affect or impair the validity, legality or enforceability of this Agreement or any provision hereof as applied to any other act, thing or circumstance, and a court shall apply such provision and enforce this Agreement to the maximum extent legally possible to give effect as nearly as possible to the original intent of the Town and Owner as expressed in this Agreement.

14. Amendment; Waivers. This Agreement may not be terminated, modified or amended, nor may waivers hereunder be granted, except in writing and only with the consent and approval of Owner and the Town.

15. Notices. Any notice to be given to Owner or the Town under this Agreement shall be given by registered or certified mail, overnight courier, telecopy, telegram or hand delivered to the address of the party to whom notice is being given. Any notice sent by registered or certified mail will be deemed to have been received three business days following the date of mailing. Any notice sent by overnight courier will be deemed to have been received one business day following the date of delivery to the overnight courier. Either party may change its address for notice by advising the other party in writing of such change, and until the other party is so advised, it will be entitled to continue sending notices to the last address it is advised of in writing:

If to the Town:	Town of Snowmass Village P.O. Box 5010 130 Kearns Road Snowmass Village, Colorado 81615 Attention: Town Manager
With a copy to:	Karp Neu Hanlon, P.C. P.O. Drawer 2030 Glenwood Springs, CO 81602 Attn: Jeff Conklin
If to Owner:	Aspen Skiing Company P.O. Box 1248 Aspen, CO 81612 Attn: General Counsel
With a copy to:	Aspen Skiing Company P.O. Box 1248 Aspen, CO 81612 Attn: Planning Director

16. Recording. This Agreement shall be recorded together with the Final Approval Ordinance and the other Final Approval Documents in the records of the office of the Clerk and Recorder of Pitkin County, Colorado.

17. Captions and Titles. All captions and titles of headings of Articles and Sections in this Agreement are for the purpose of reference and convenience and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent or context thereof.

18. Attorneys' Fees and Costs. Notwithstanding anything to the contrary contained in this Agreement, if either party institutes legal proceedings against the other with respect to this Agreement, the non-prevailing party shall pay to the prevailing party an amount equal to all attorneys' fees and disbursements and all other costs and expenses incurred by the prevailing party in connection therewith, including, without limitation, the fees and disbursements of any attorneys, accountants, engineers, appraisers or other professionals engaged by the prevailing party, whether incurred before or at trial, on appeal, in bankruptcy or in post-judgment collection.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have caused this Snowmass Housing Operations Project ("SHOP") Development Agreement to be signed on the date set forth below to be effective as of the date written above.

TOWN:

TOWN OF SNOWMASS VILLAGE, COLORADO,
a Colorado home-rule municipal corporation

By:_____
Name:_____
Title:_____

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____ as _____ of the Town of Snowmass Village, Colorado.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

_____
Notary Public

APPROVED AS TO FORM:

_____
Jeffrey J. Conklin, Town Attorney

OWNER:

ASPEN SKIING COMPANY LLC,
a Colorado limited liability company

By:_____
Name:_____
Title:

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, as a _____ of Aspen Skiing Company LLC, a Colorado limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

_____
Notary Public

37189307_v6

RESTRICTED HOUSING AGREEMENT
(Snowmass Housing Operations Project)

THIS RESTRICTED HOUSING AGREEMENT (this "Agreement") is entered into as of _____, 2026 by and between ASPEN SKIING COMPANY, LLC, a Colorado limited liability company ("Developer") and the TOWN OF SNOWMASS VILLAGE, COLORADO, a Colorado home-rule municipal corporation (the "Town").

RECITALS

WHEREAS, Developer intends to develop that real property described as Lot 44, The Divide Subdivision, according to the Plat recorded August 28, 1989, in Plat Book 23 at Page 27 at Reception No. 314588, County of Pitkin, State of Colorado (the "Property") with the Snowmass Housing Operations Project a/k/a SHOP (the "Project") pursuant to Ordinance No. ___, Series of 2026 (the "Ordinance");

WHEREAS, the Project serves to satisfy Developer's current, pre-existing employee housing mitigation deficit of twenty-six and one-half (26.5) employee housing units, as established pursuant to Resolution No. 16, Series of 2024 and Resolution No. 18, Series of 2025;

Commented [JC1]: ASC to update with reference to all 3 on-mountain projects.

WHEREAS, this Agreement specifies the methods by which Developer shall mitigate such restricted housing;

WHEREAS, execution of this Agreement by the Town and Developer is contemplated by the Ordinance;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I RESTRICTED HOUSING

1.1 Restricted Housing Generally. As part of the development pursuant to Resolution No. 16, Series of 2024 and Resolution 18, Series of 2025, the Town Land Use and Development Code (the "Code") required Developer to mitigate for twenty-six and one-half (26.5) employee housing units. The mitigation for 26.5 employees requires a total of 11,872 square feet of affordable housing, calculated pursuant to Code Section 16A-4-410(b) and expressed mathematically as follows: 26.5 employees x 448 per square feet per employee = 11,872 square feet required for mitigation (the "Restricted Housing Requirement"). The Project's 20 units (consisting of 15 one-bedroom and 5 two-bedroom units) provides a total of 12,000 square feet of mitigation (15 x 550 sq. ft. plus 5 x 750 square feet = 12,000 sq. ft.) (the "Restricted Housing Units").

1.2 Satisfaction of Restricted Housing Requirement. Developer shall satisfy the Restricted Housing Requirement through the Project upon construction of the Restricted Housing Units.

1.3 Rental Rates and Rental Eligibility.

1.3.1 Rental Rates. The rental rates to be charged by the Developer for the Restricted Housing Units shall be identical to those charged at the Mountain View II Apartments in Snowmass Village for one-bedroom and two-bedroom units and may change annually in concert with the rental rates for said units at the Mountain View II Apartments.

1.3.2 Rental Eligibility. The Restricted Housing Units shall be restricted to occupancy by:

1.3.2.1 First priority renters shall be year-round (not seasonal), full-time employees of Owner and Owner affiliates whose primary place of work is in the Town of Snowmass Village and who are qualified under the Permanent Moderate Housing Regulations (the "**Housing Regulations**").

1.3.2.2 Second priority renters shall be employees working in Snowmass Village qualified under the Housing Regulations.

1.3.2.3 Third priority renters shall be employees that provide community benefit to Snowmass Village residents.

1.4 Restrictive Covenant. Prior to the sale of a Restricted Housing Units, Developer shall cause to be executed and recorded in the real property records of Pitkin County, Colorado, a "Declaration of Restrictive Covenants" against such Restricted Housing Units. The form and substance of the Declaration of Restrictive Covenants for the Restricted Housing Units to be sold by Developer shall be approved by the Town Attorney, acting reasonably, and shall be consistent with the terms of Chapter 17 of the Town municipal code regarding the individuals eligible to purchase such Restricted Housing Units.

1.5 Fulfillment of Obligations. This Agreement and the parties' performance of their respective obligations hereunder constitute the complete satisfaction of Developer's Restricted Housing Requirements under the Code, the Ordinance, or otherwise.

ARTICLE II DEFAULT

2.1 Event of Default. The failure by either party to observe or perform any of its obligations set forth above in any material respect and the continuance of such failure beyond the Cure Period shall constitute an "Event of Default."

2.2 Notice of Default. Upon the occurrence of a default, the non-defaulting party shall provide the defaulting party with a written notice of such default ("Notice of Default"). The defaulting party shall have 60 days after receipt of the Notice of Default (the "Cure Period") to cure the breach specified in the Notice of Default (or if such default cannot be cured within such sixty (60) day period, if the defaulting party shall fail to promptly commence to cure the same and thereafter diligently proceed with such cure). During the Cure Period, Developer and the Town shall seek diligently and in good faith to negotiate a settlement of any dispute set forth in the Notice of Default, using the services of a neutral mediator if either party so requests. The conduct of such negotiations, or the failure of such negotiations to achieve a settlement, shall not affect the other rights and remedies of the parties under this Agreement.

2.3 Remedies.

Commented [JC2]: For Council Discussion: ASC requests ability to set rents for its employees, as in some cases they may be lower or higher (depending on employee). If amenable, such condition would only apply for the period ASC owns the Project.

Commented [JC3]: Draft term for ASC: *In the event a Unit is not filled with a First priority tenant within 60 days of vacancy/lease termination, then a Second priority tenant shall be placed in the Unit through the Town Housing Department.*

Draft term for ASC: *No Unit shall be leased for a period less than 12 months.*

2.3.1 In the event of an Event of Default by Developer, Developer shall not be entitled to receive a building permit for any of the buildings approved for the Project (as more particularly described in the Ordinance) until such Event of Default has been cured. In addition, upon an Event of Default by Developer, the Town shall have all rights available to it at law or in equity, specifically including the right to injunctive relief or damages.

2.3.2 Upon an Event of Default by the Town, Developer shall have all rights available to it at law or in equity, specifically including the right to injunctive relief or damages.

ARTICLE III MISCELLANEOUS

2.1 Assignment. Developer may assign its rights and obligations under this Agreement, or any portion thereof, without the Town's consent by a written recorded instrument expressly assigning such rights and powers to any of the following entities: (i) any Affiliate of Developer; or (ii) any entity which succeeds to all, or a portion of, of Developer's remaining development rights with respect to the Project. Upon an assignment by Developer of any of its rights or obligations under this Agreement to an entity listed above, an assumption of those rights or obligations (including substitution of financial assurances) by such assignee, and, if the assignment is to an entity listed in (i) and (ii) above, evidence from a reputable banking institution or surety company that the Affiliate is bondable (subject to any guaranties from Developer or another third party required to be posted by such banking institution or surety company), Developer shall be released of all liabilities arising under this Agreement with respect to such rights or obligations. For purposes hereof, "Affiliate" shall mean any natural person or entity that owns or controls, is owned or controlled by, or is under common ownership with an entity. "Ownership" or "control" means (A) direct or indirect ownership or control of at least 50 percent of all outstanding equity interests in an entity, or (B) the ability to direct or cause the direction of the management of an entity by ownership of equity interests, agreement or otherwise.

2.2 Binding Effect. This Agreement shall be binding upon the parties and shall inure to the benefit of each party's successors and assigns, as designated by a written assignment recorded in the records of the Pitkin County Clerk and Recorder's Office.

2.3 Burden and Benefits. Each of the benefits, burdens, terms, covenants, agreements and conditions of this Agreement shall be construed as covenants running with the land benefiting and burdening the Property or any applicable portion thereof, and it is the intent of the parties that such benefits, burdens, terms, covenants, agreements and conditions touch and concern the Property.

2.4 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.

2.5 Interpretation. Unless the context of this Agreement clearly requires otherwise: terms defined in the singular may be used in the plural, and terms defined in the plural may be used in the singular; "including" and "such as" are not limited; "or" has the inclusive meaning represented

by the phrase "and/or"; the words "hereof," "herein," "hereby," "hereunder" and similar terms in this Agreement refer to this Agreement as a whole and not to any particular provision of this Agreement; Article, Section, clause, paragraph and Exhibit references are to this Agreement unless otherwise specified; and references to any agreement (including this Agreement), document or instrument means such agreement, document or instrument as amended or modified and in effect from time to time in accordance with the terms thereof and, if applicable, the terms hereof. All of the exhibits to this Agreement are hereby incorporated into this Agreement by reference. In the event of any conflict between a term, condition or provision of this Agreement and a provision of the Code, the terms of this Agreement shall control.

2.6 Severability. If any provision of this Agreement shall be invalid, illegal, void or unenforceable, it shall not affect or impair the validity, legality or enforceability of this Agreement or any other provision hereof, and a court shall enforce this Agreement to the maximum extent legally possible to give effect as nearly as possible to the original intent of the Town and Developer as expressed in this Agreement. If any provision of this Agreement is invalid, illegal, void or unenforceable not in its entirety but as applied to a particular act, thing or circumstance, such provision shall not affect or impair the validity, legality or enforceability of this Agreement or any provision hereof as applied to any other act, thing or circumstance, and a court shall apply such provision and enforce this Agreement to the maximum extent legally possible to give effect as nearly as possible to the original intent of the Town and Developer as expressed in this Agreement.

2.7 Amendment; Waivers. This Agreement may be modified or amended, and waivers hereunder granted, only in writing and only with the consent and approval of Developer and the Town. Notwithstanding the foregoing, if Developer loses its right to develop the Project for any reason other than a failure of Developer to meet its obligations under the Ordinance or any agreements, including this Agreement, entered into in connection therewith, then Developer shall immediately be relieved of all obligations hereunder and the parties shall execute a written termination of this Agreement.

2.8 Notices. Any notice to be given to Developer or the Town under this Agreement shall be given by registered or certified mail, overnight courier, telecopy, telegram or hand delivered to the address of the party to whom notice is being given. Any notice sent by registered or certified mail will be deemed to have been received three business days following the date of mailing. Any notice sent by overnight courier will be deemed to have been received one business day following the date of delivery to the overnight courier. Either party may change its address for notice by advising the other party in writing of such change, and until the other party is so advised, it will be entitled to continue sending notices to the last address it is advised of in writing.

If to the Town:
Town of Snowmass Village
P.O. Box 5010
130 Kearns Road
Snowmass Village, Colorado 81615
Attention: Town Manager

With a copy to:

Karp Neu Hanlon, P.C.
P.O. Drawer 2030
Glenwood Springs, CO 81602
Attn: Jeff Conklin
jjc@mountainlawfirm.com

If to Developer:
Aspen Skiing Company
P.O. Box 1248
Aspen, CO 81612
Attn: General Counsel

With a copy to:
Aspen Skiing Company
P.O. Box 1248
Aspen, CO 81612
Attn: Planning Director

Developer may notify the Town in writing of any change in address to which this notice shall be given.

2.9 Recording. Developer and the Town each shall have the right to record this Agreement in the records of the office of the Clerk and Recorder of Pitkin County, Colorado.

2.10 Captions and Titles. All captions and titles of headings of Articles and Sections in this Agreement are for the purpose of reference and convenience and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent or context thereof.

2.11 Attorney Fees. Notwithstanding anything to the contrary contained in this Agreement, if either party institutes legal proceedings against the other with respect to this Agreement, the non-prevailing party shall pay to the prevailing party an amount equal to all attorneys' fees and disbursements and all other costs and expenses incurred by the prevailing party in connection therewith, including, without limitation, the fees and disbursements of any attorneys, accountants, engineers, appraisers or other professionals engaged by the prevailing party, whether incurred before or at trial, on appeal, in bankruptcy or in post-judgment collection.

~ Signature Pages Follow ~

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed on the date set forth below to be effective as of the date written above.

TOWN:

TOWN OF SNOWMASS VILLAGE, COLORADO,
a Colorado municipal corporation

By:_____
Name:_____
Title:_____

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____ as _____ of the Town of Snowmass Village, Colorado.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

_____
Notary Public

APPROVED AS TO FORM:

_____
Jeffrey J. Conklin, Town Attorney

OWNER:

ASPEN SKIING COMPANY LLC,
a Colorado limited liability company

By:_____
Name:_____
Title:

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, as a _____ of Aspen Skiing Company LLC, a Colorado limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

_____
Notary Public

9/3/2026

Carlton Henry, Senior Planner

Town of Snowmass Village
130 Kearns Road / PO Box 5010
Snowmass Village, CO 81615

RE: Revision to the Buildout Chart per 16A-5-300(c)(4)b.

Carlton,

Aspen One is requesting, as part of the Final Plan approvals for the SHOP, approval for a greater buildout than otherwise contemplated in the Buildout Chart. The request is for an amendment equivalent to 9 units per the calculation below and provides the following community benefits:

- 20-unit 100% workforce housing and 100% privately funded homes for employees who work in TOSV
- Housing in a location immediately adjacent to employment at the Vehicle Maintenance Facility
- Housing on a property slated for additional square footage, including housing
- Nearly $1 Million in roadway and transportation safety improvements and mitigation measures including a WE-cycle station, direct employee shuttle service, commitment to upgrade Divide Way to a 24-foot width, and TOSV transit service contribution

Please contact our team with any questions regarding this request.

Kindly, Heather Henry, Vice President of Housing and Childcare, Aspen One

Table 2

TOSV Zoning, Units & Build-Out as of October 2017 (Single-Family, Multi-Family & Lodges)

SUBDIVISIONS	ZONING	#LOTS/ UNITS	#LOTS/ VACANT	BUILDOUT %
Divide	PUD	41	2	95%
Divide Cabin for HOA	MU/PUD	1	0	100%

Built-Out chart Unit Credits	2		
Proposed units	20		
reduced by credits	-2		
	18		
MF I: Less than 1,000 SF *0.5unit factor	9	0.5	
Amend Built-Out Chart by	**9**	**units**	
For Divide PUD			

TABLE 5-4
UNIT EQUIVALENCY

CATEGORIES	**SQUARE FOOTAGE**	**UNIT EQUIVALENT**
MULTI-FAMILY I	Less Than 1,000 s.f.	**0.5**
MULTI-FAMILY II	1,000 s.f. - 1,500 s.f.	**0.50** + .05 Per Each Additional 100 s.f. Above 1,000 s.f.
MULTI-FAMILY III	1,501 s.f. - 2,500 s.f.	**0.75** + .10 Per Each Additional 100 s.f. Above 1,500 s.f.
MULTI-FAMILY IV	More Than 2,500 s.f.	**1.75** + .25 Per Each Additional 100 s.f. Above 2,500 s.f.
SINGLE-FAMILY I	Less Than 2,500 s.f.	**1**

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL

RESOLUTION NO. 38
SERIES OF 2025

A RESOLUTION GRANTING PRELIMINARY PLAN APPROVAL FOR A MAJOR AMENDMENT TO A FINAL PLANNED UNIT DEVELOPMENT (PUD) APPLICATION FOR DIVIDE LOT 44 (PARCEL C - PHASE II) WORKFORCE HOUSING DEVELOPMENT AND AUTHORIZING THE APPLICANT TO PROCEED TO FINAL PLAN

WHEREAS, the Aspen Skiing Company ("Applicant") submitted an application for a Major Amendment to a Final PUD on June 30, 2025 (the "Divide Workforce Housing Project") as a requested modification to the land use approval on Lot 44 of the Divide Subdivision pursuant to Ordinance No. 16, Series of 1989 which allows for the development of a Snowcat Maintenance & Repair Facility combined with 3 Employee Housing Units as part of Phase II of the PUD approval, as modified by a Minor PUD Amendment pursuant to Ordinance No. 16 of 2001; and

WHEREAS, said application wishes to amend the originally approved Maintenance Facility component of Phase II and instead construct a residential development of 30 employee housing units comprising 20,725 square feet of new building space; and

WHEREAS, a joint meeting between the Town Council and the Planning Commission was held on August 4, 2025 to hear a description of the proposed project by the Applicant; and

WHEREAS, at a public meeting before the Planning Commission on October 1, 2025, a recommendation of approval was adopted by the Planning Commission pursuant to PC Resolution No. 7 of 2025; and

WHEREAS, a public hearing was held before the Town Council on November 3rd, November 17th, December 1st, and December 15th of 2025 to review the application and recommendation from Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Snowmass Village, Colorado:

Section One: General Findings. The Town Council hereby generally finds that:

1. The Applicant submitted the application for a Major Amendment to a Final PUD in accordance with the provisions of the Municipal Code. The application provided the Minimum Contents required pursuant to Section 16A-5-390 of the Code and included written and graphic materials in sufficient detail to deem the application complete for Preliminary Review.

2. The application for a Major Amendment to a Final PUD proposes land uses for the subject parcel which are consistent with the intent of the 2021 Workforce Housing Master Plan and the Snowmass Village 2018 Comprehensive Plan (the "Comprehensive Plan") pursuant to Section 16A-5-310 of the Code. Further, the Comprehensive Plan provides the incentive for a "creative" development, which the application satisfies by providing workforce housing on a private parcel as offered by a private entity.

3. To the extent necessary for and pertinent to a Preliminary Plan level of evaluation and review, the application is consistent with the provisions of Section 16A-5-300(c), General Restrictions, of the Development Code, subject to satisfying the applicable conditions contained within Section Three of this resolution.

4. To the extent necessary for and pertinent to a Preliminary Plan level of evaluation and review, the application is also consistent with the provisions of Section 16A-5-310, Review Standards, and Section 16A-5-340 Preliminary Plan of the Development Code, subject to satisfying the applicable conditions contained within Section Three of this resolution.

5. Upon construction, the Divide Workforce Housing Project shall satisfy current Aspen Skiing Company Employee Housing mitigation deficit requirements of 26.5 employee units pursuant to Resolution No 16, Series of 2024; Resolution No 19, Series of 2024, and Resolution No. 18, Series of 2025. The Town Council finds that the 3.5 additional units of additional community housing in the Divide Workforce Housing Project constitute acceptable Community Purpose for PUDs pursuant to Section 16A-5-300(c)(6).a and permit exceeding the PUD to exceed one-hundred percent (100%) of that identified in the buildout analysis, as requested by the application.

6. With respect to slopes, the Town Council finds that the slopes exceeding 30% on the property are a result of man-made cutting or filling; regardless, the Town Council finds that the development is unable to avoid the steep slopes based on prior site improvements for the VMF property, and that based on engineering provided to the Town the design and/or construction techniques that will be incorporated within the development will satisfactorily mitigate the risk of potential harm to the public health, safety or welfare.

Section Two: Action. The Town Council accepts the Planning Commission Resolution, approves the application, and hereby authorizes the applicant to submit a Final PUD plan for the Divide Workforce Housing project subject to the conditions stated in Section Three below.

Section Three: Conditions. The approval shall be subject to satisfying the following conditions:

1. All proposed or existing utility infrastructure and public improvements shall be located in existing or proposed easements to be designated on Final Plan submittal documentation.

2. Final Plan shall verify the location of the existing raw water line on Civil Plans to ensure no conflict with this utility may arise during or after construction. If a relocation of the line is required, the applicant shall be responsible for the realignment at its expense.

3. Applicant will voluntarily commit to a maximum occupancy of no more than 36 full-time residents in the SHOP and will promulgate rental policies and include appropriate terms and conditions in its lease agreements with its employees to manage compliance with this maximum occupancy commitment. There shall be 36 designated parking spaces for each adult resident in the project, which can be re-evaluated after 3 years of the final certificate of occupancy issued upon a determination of the effectiveness of demand response transportation pursuant to Condition 4 and determination of need for parking spaces based upon resident use.

4. To address transit and safety concerns for accessing the project, the applicant agrees and shall pay to the Town $50,000 each year for the Town's Transportation Department to provide demand response service to the project area for the benefit of residents of the Divide subdivision and the public in general. After 3 years of final certificate of occupancy being issued for the project, the Town and applicant shall review this condition to determine if it is effective and appropriate in addressing transit and safety concerns. If not effective, the applicant shall be required to provide Black Shuttle service year-round during peak hours. The agreement may then be reviewed every 3 years thereafter.

5. Applicant shall operate Aspen Skiing Company's - Black Saddle Shuttle during the winter operating months during peak times daily as represented in the Preliminary Plan application.

6. The location of future EV charging station infrastructure shall not decrease size of parking stalls to less than 18' deep as designed.

7. To the extent it is determined by the Town that any existing easement is inadequate, the applicant shall work with the Public Works Department to provide an access easement on Lot 44 through to Lot 51 as part of the Final Plan.

8. The proposed easement containing Divide Way across Lot 44 shall be examined to ensure the language grants the proper uses for future development. The easement shall grant year-round maintenance of the roadway to the Town.

9. Any new retaining walls along Divide Way shall conform to the design in Civil and Landscape plans approved and attached (see Exhibit A). Drainage shall be diverted away from all retaining wall structures.

10. The guardrail located adjacent to Divide Way, near the intersection of Divide Road, shall be replaced and brought into compliance with Public Work standards. Additional guardrails shall be placed along new retaining walls established along Divide Way on Lot 44.

11. As part of the Final Plan, submittal of a draft Maintenance Agreement for Sleigh Ride Trail and Divide Way shall be included for review.

12. As part of the Final Plan submittal, the proposed underground detention structure shall be resituated on Civil Plans to avoid conflict with existing water line(s), electrical line(s), and fire hydrant(s).

13. Storm water detention for the project shall entail an underground chambered system that will be entirely constructed and contained and within Lot 44. Final Plan shall include details specific to access port locations for maintenance and repair. Any subsequent Final Plan application shall include more developed Civil Plans and analysis that address seasonal drainage on the subject parcel during and after construction. The Town Engineer shall review and approve the final drainage, grading, and erosion control plan for the site prior to issuance of a building permit.

14. A dewatering underdrain system shall be implemented during and after construction. Final plan shall detail where this system will be discharged.

15. The Final Plan shall detail whether an oil/sand separator should be included as part of the stormwater drainage system to capture fuel, oil, antifreeze, or other contaminants associated with parking lot run-off.

16. If construction easements are required as part of the establishment of retaining walls on adjacent properties (i.e. Lot 47) details shall be identified and submitted part of the Final Plan application.

17. Final Plan submittal shall include a Maintenance Agreement for any proposed retaining walls within existing easements on Lot 44.

18. Roadway striping on Divide Way (establishing a safe bicycle and pedestrian way) shall meet the Standards of the Public Works Department and shall be further articulated in the Final Plan submittal.

19. The residents of the proposed building shall not be eligible to obtain resident parking permits for the Town's public parking lots pursuant to Section 8 Article II of the Municipal Code.

20. The applicant shall provide direct trail access from Lot 44 to the Ditch Trail for the residents of the project, as determined at Final Plan.

21. The Final Plan application shall be subject to the applicable provisions of the Municipal Code in effect at the time said application is determined to be complete and accepted for review.

22. The "outdoor amenity space" identified on the illustrative site plan shall be relocated to the north side of the residential building. A detailed design shall be included as part of the Final Plan submittal for review by Town Council.

23. Landscape improvements shall adhere to the standards detailed in the Landscape Plans approved and attached (see Exhibit A).

24. Newly planted trees shall be under warranty for a period no less than two years from the date a Certificate of Occupancy is issued. Any trees that are planted and die within two years of Certificate of Occupancy issuance shall be replaced if determined necessary by the Planning Director.

25. As needed and whenever possible, the clustering of spruce (and other tree species - as well as significant brush stands) located on the north side of Divide Road from the proposed building location, shall be maintained and protected during and after construction to screen light emissions reaching the Snowmass Creek valley. Said trees shall be inspected annually and must be protected against beetle kill and other diseases. If any of these trees die, they will be replaced with significant size spruce trees as a replacement.

26. All lighting on site conform to codified standards in accordance with the Town's lighting regulations.

27. All parking will conform to Parking Plan approved and attached (see Exhibit A), as modified by condition 3.

28. The SHOP shall be deed-restricted for use by full-time Aspen One employees or other workforce housing for employees working in Snowmass Village and subject to a Restricted Housing Agreement to be entered into between Aspen One and the Town of Snowmass Village articulating rental rates and any other rental restrictions determined as part of the approval process.

29. Upon construction, the Divide Workforce Housing Project shall satisfy current Aspen Skiing Company Employee Housing mitigation deficit requirements of 26.5 employee units pursuant to Resolution No 16, Series of 2024; Resolution No 19, Series of 2024, and Resolution No. 18, Series of 2025. The Town Council finds that the 3.5 additional units of additional community housing in the Divide Workforce Housing Project constitute and are acceptable as a Community Purpose for this PUD pursuant to Section 16A-5-300(c)(6).a and permit the PUD to exceed one-hundred percent (100%) of that identified in the buildout analysis, as requested by the application.

30. The Applicant shall request as part of the Final Plan submittal an amendment to the Build Out Chart in the 2018 Comprehensive Plan.

31. For up to 3 years after final certificate of occupancy being issued, the Town can require Applicant to install additional vegetative screening of the project from the Ditch Trail on Applicant's property and, to the extent permitted by the Divide HOA, on the Divide HOA property.

32. As needed, the applicant shall prepare a Development Agreement and/or Subdivision Improvements Agreement as part of any Final Plan submittal.

33. Any and all conditions from previous approvals that have not been satisfied or amended by this approval remain intact and are enforceable.

INTRODUCED, READ, AND ADOPTED by the Town Council of the Town of Snowmass Village, Colorado on this 15th day of December 2025, with a motion made by Council member Fridstein and a second by Council member Gustafson, by a vote of 3 in favor and 2 opposed.

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL

Alyssa Shenk, Mayor

ATTEST:

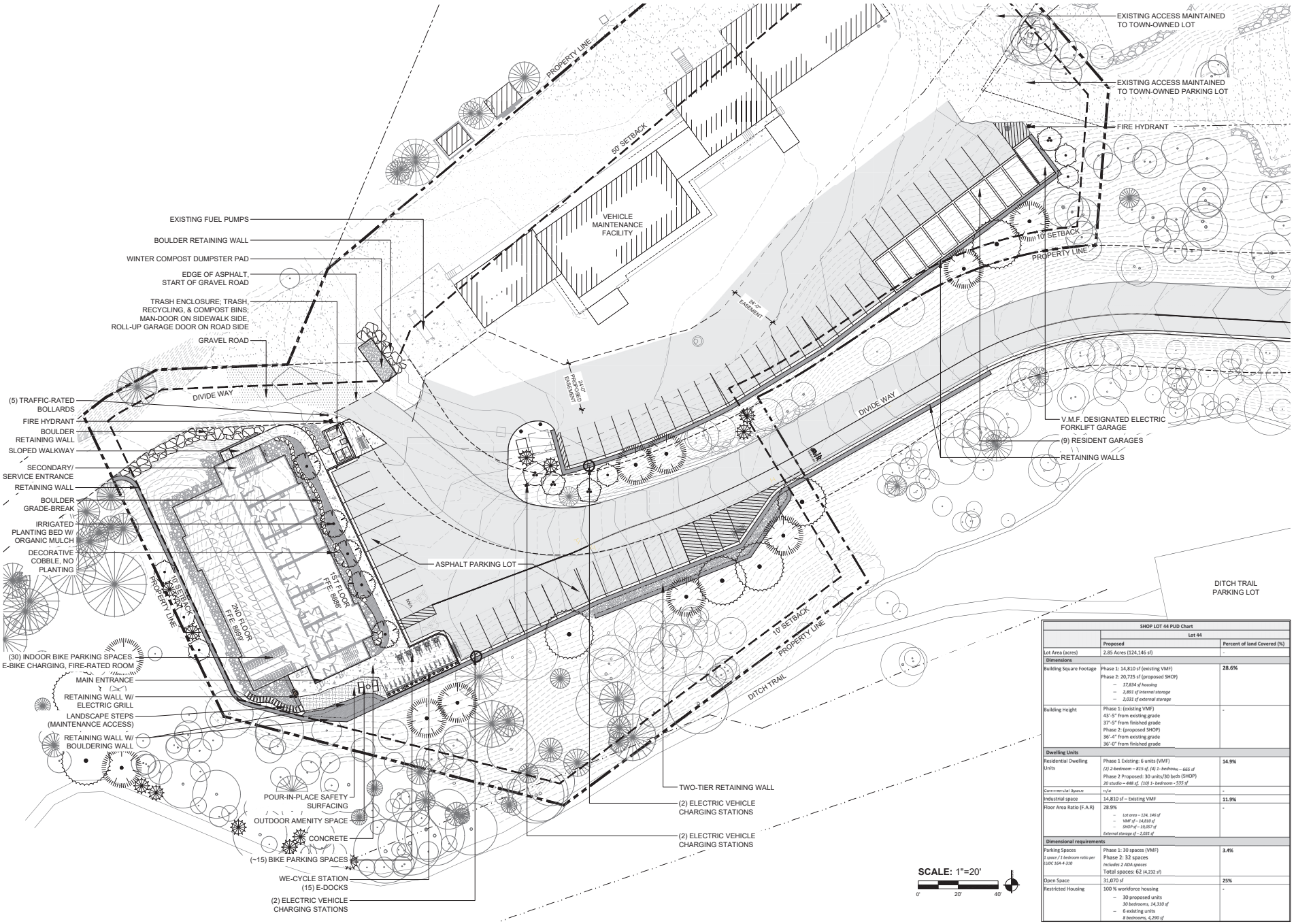
Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

Exhibits:

A. Site, Landscape and Civil Plans
B. Architectural Renderings



SHOP LOT 44 PUD Chart		
	Lot 44	
	Proposed	Percent of land Covered (%)
Lot Area (acres)	2.85 Acres (124,146 sf)	-
Dimensions		
Building Square Footage	Phase 1: 14,810 sf (existing VMF) Phase 2: 20,725 sf (proposed SHOP) – *17,834 sf housing* – *2,891 sf internal storage* – *2,031 sf external storage*	**28.6%**
Building Height	Phase 1: (existing VMF) 43'-5" from existing grade 37'-5" from finished grade Phase 2: (proposed SHOP) 36'-4" from existing grade 36'-0" from finished grade	-
Dwelling Units		
Residential Dwelling Units	Phase 1 Existing: 6 units (VMF) *(2) 2-bedroom – 815 sf, (4) 1- bedroom – 665 sf* Phase 2 Proposed: 30 units/30 beds (SHOP) *20 studio – 448 sf, (10) 1- bedroom - 535 sf*	**14.9%**
Commercial Space	n/a	-
Industrial space	14,810 sf – Existing VMF	**11.9%**
Floor Area Ratio (F.A.R)	28.9% – *Lot area – 124, 146 sf* – *VMF sf – 14,810 sf* – *SHOP sf – 19,057 sf* *External storage sf – 2,031 sf*	-
Dimensional requirements		
Parking Spaces *1 space / 1 bedroom ratio per LUDC 164.4-310*	Phase 1: 30 spaces (VMF) Phase 2: 32 spaces *Includes 2 ADA spaces* Total spaces: 62 (4,232 sf)	**3.4%**
Open Space	31,070 sf	**25%**
Restricted Housing	100 % workforce housing – 30 proposed units *30 bedrooms, 14,310 sf* – 6 existing units *8 bedrooms, 4,290 sf*	-

connect one DESIGN
LANDSCAPE ARCHITECTURE • LAND PLANNING

SNOWMASS OPS EMPLOYEE HOUSING
1001 DIVIDE RD
SNOWMASS VILLAGE, CO 81615

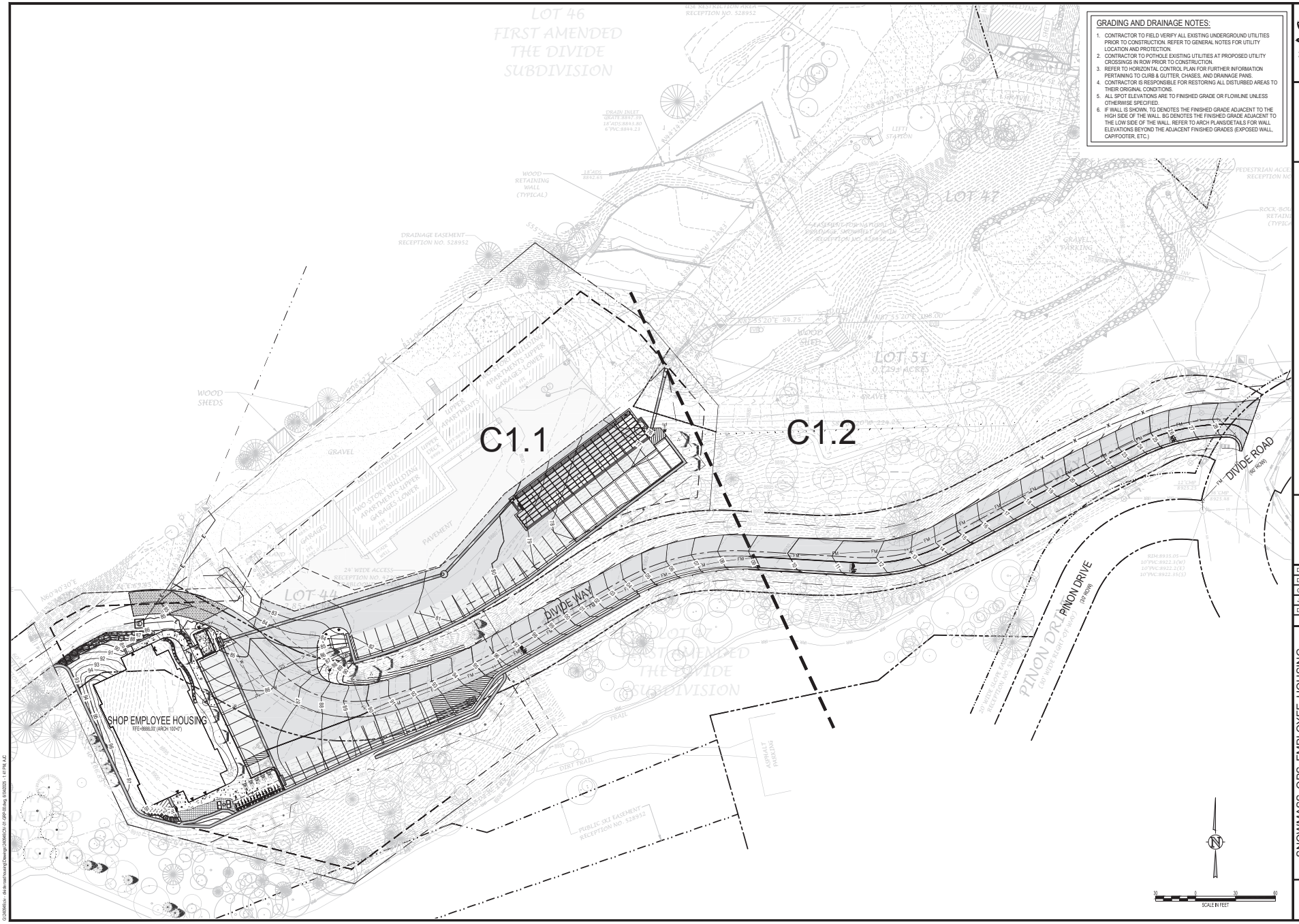
Drawn By: EW Checked By: DD

ISSUE & REVISION DATES	
SKETCH PLAN	09/01/2024
PRELIMINARY PLAN	06/06/2025

Plot Date: 06/06/25 Project #: 546

SITE PLAN

L.1.03



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NO.	DATE	DES'D	DWN
1	6/4/25	AJC	AJC
0	9/1/24	AJC	AJC

REVISION DESCRIPTION
SKETCH PLAN
PRELIMINARY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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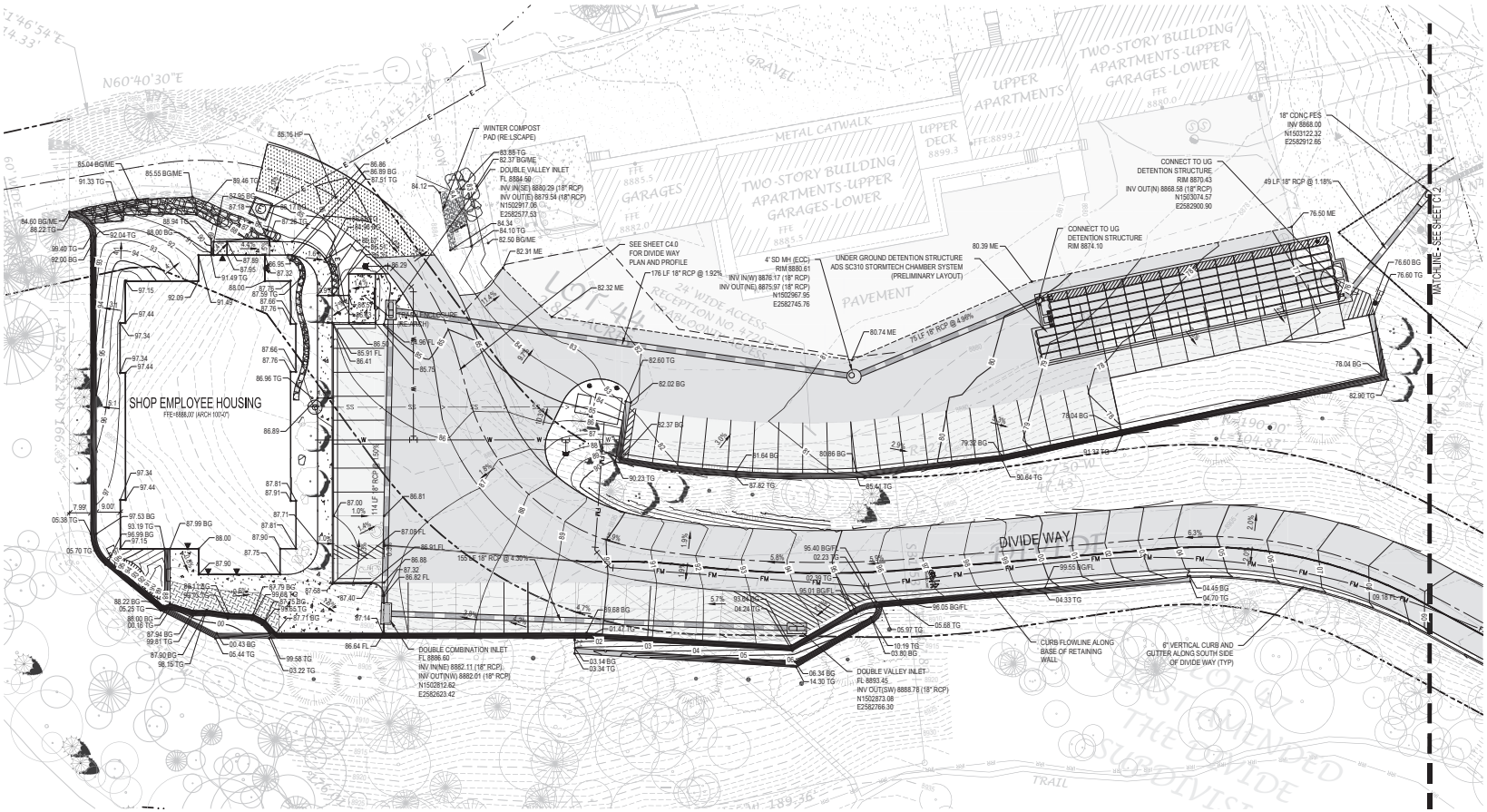
OVERALL GRADING AND DRAINAGE PLAN

SHEET NO.
C1.0

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)



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DETAILED GRADING AND DRAINAGE PLAN

SHEET NO.
C1.1

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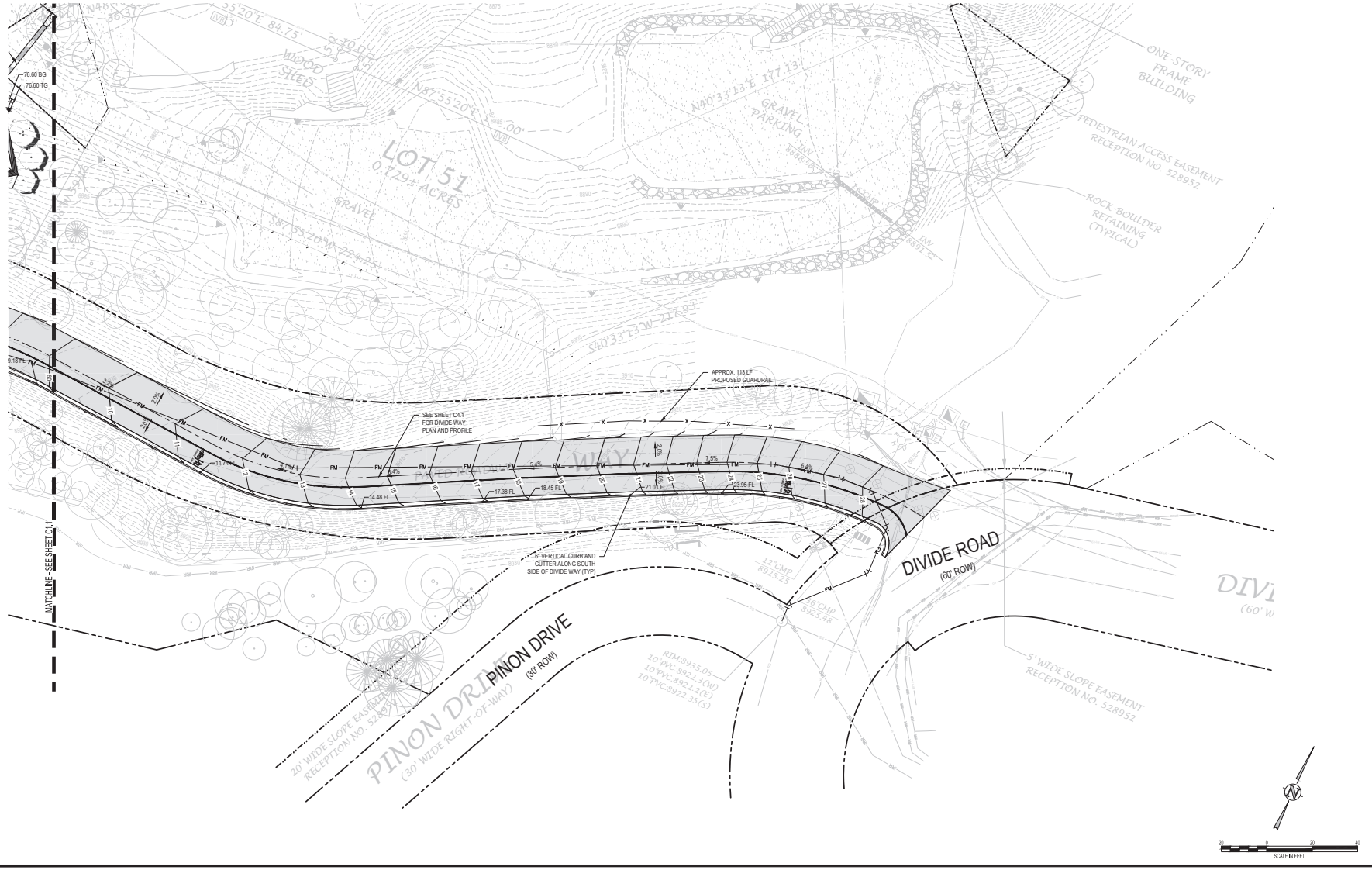

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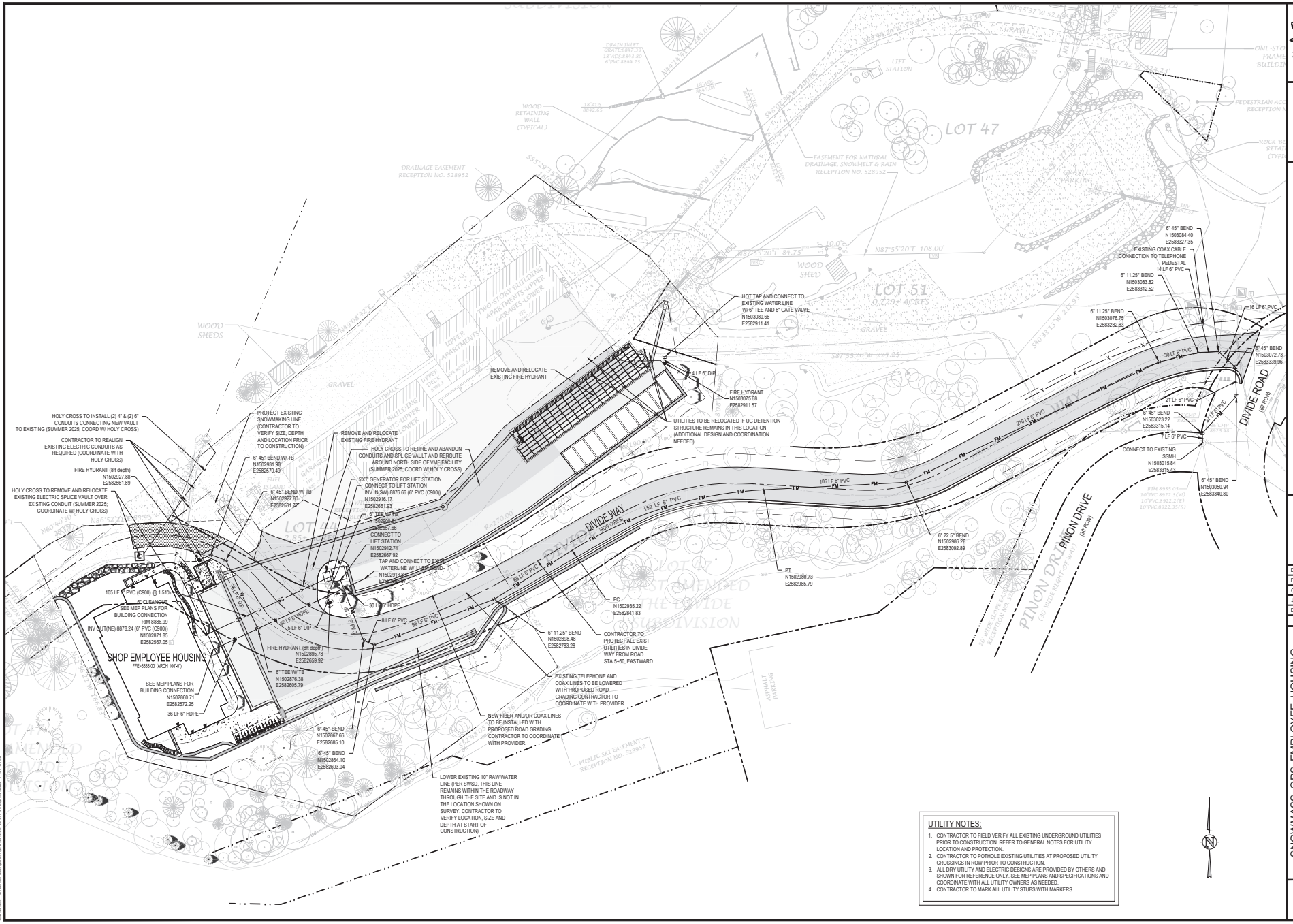
DETAILED GRADING AND DRAINAGE PLAN

SHEET NO.
C1.2



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REVISION DESCRIPTION: SKETCH PLAN; PRELIMINARY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

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OVERALL UTILITY PLAN

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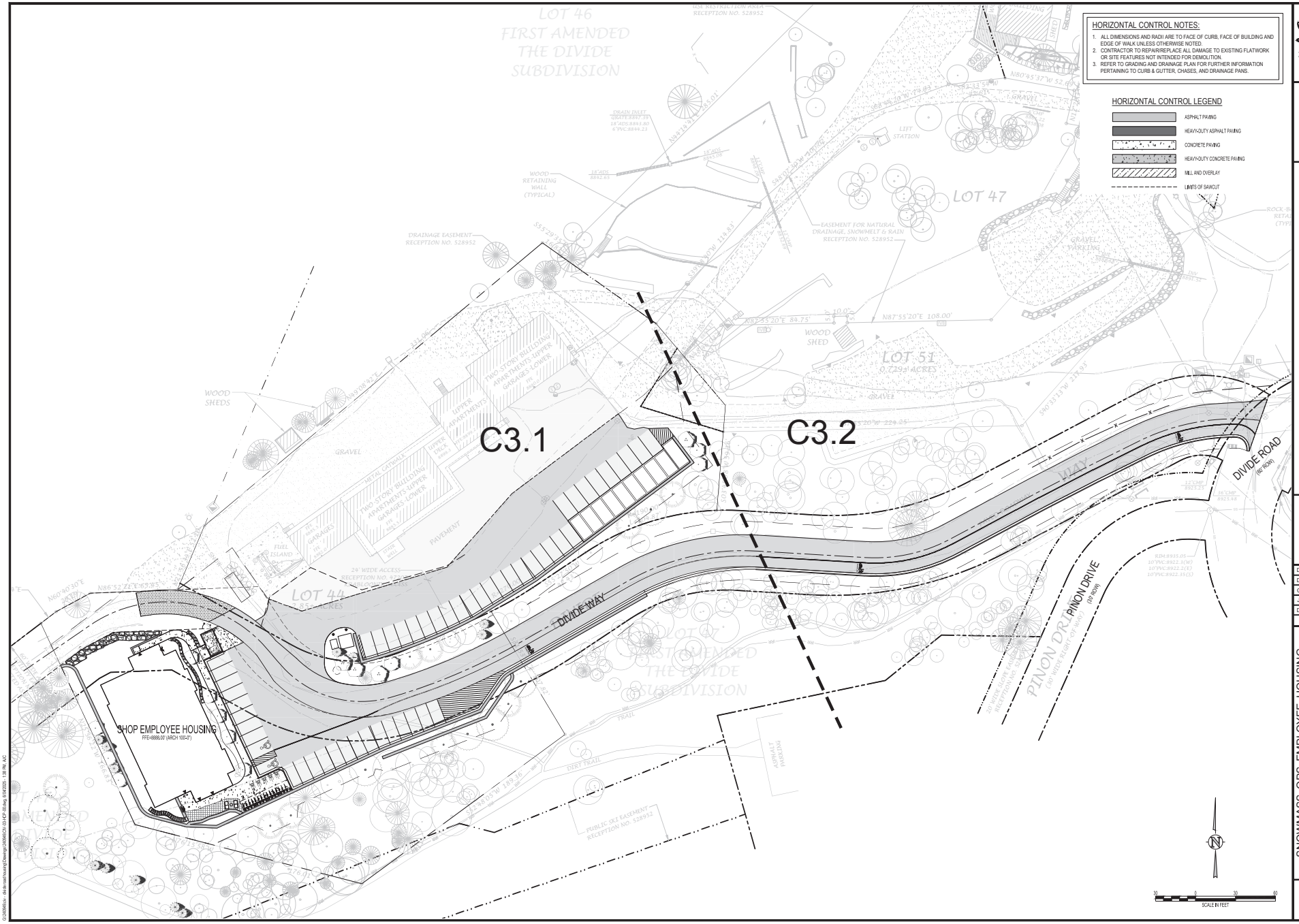

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REVISION DESCRIPTION
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PRELIMINARY PLAN

PRELIMINARY
NOT FOR
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OVERALL HORIZONTAL CONTROL PLAN

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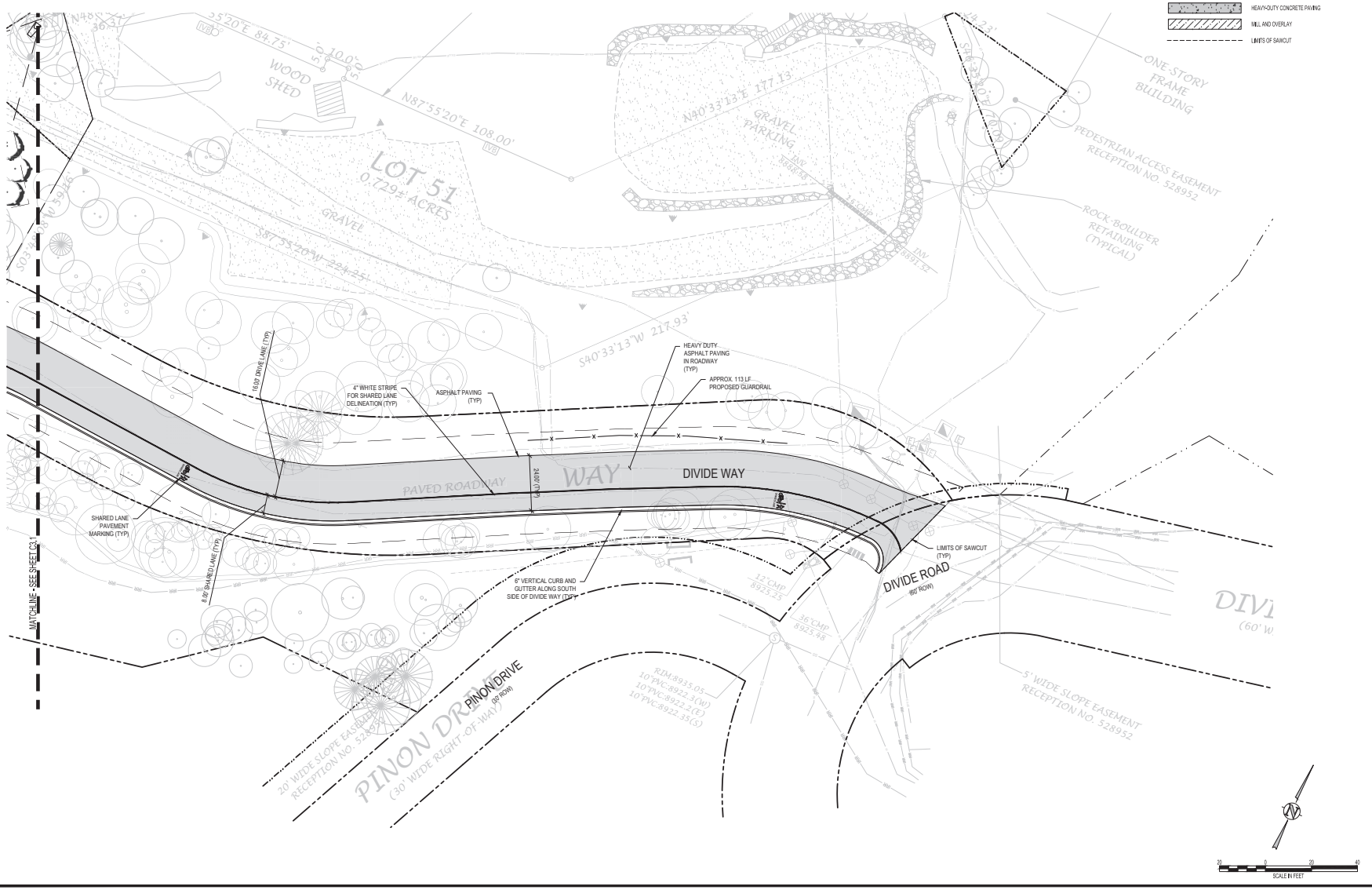

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DETAILED HORIZONTAL CONTROL PLAN

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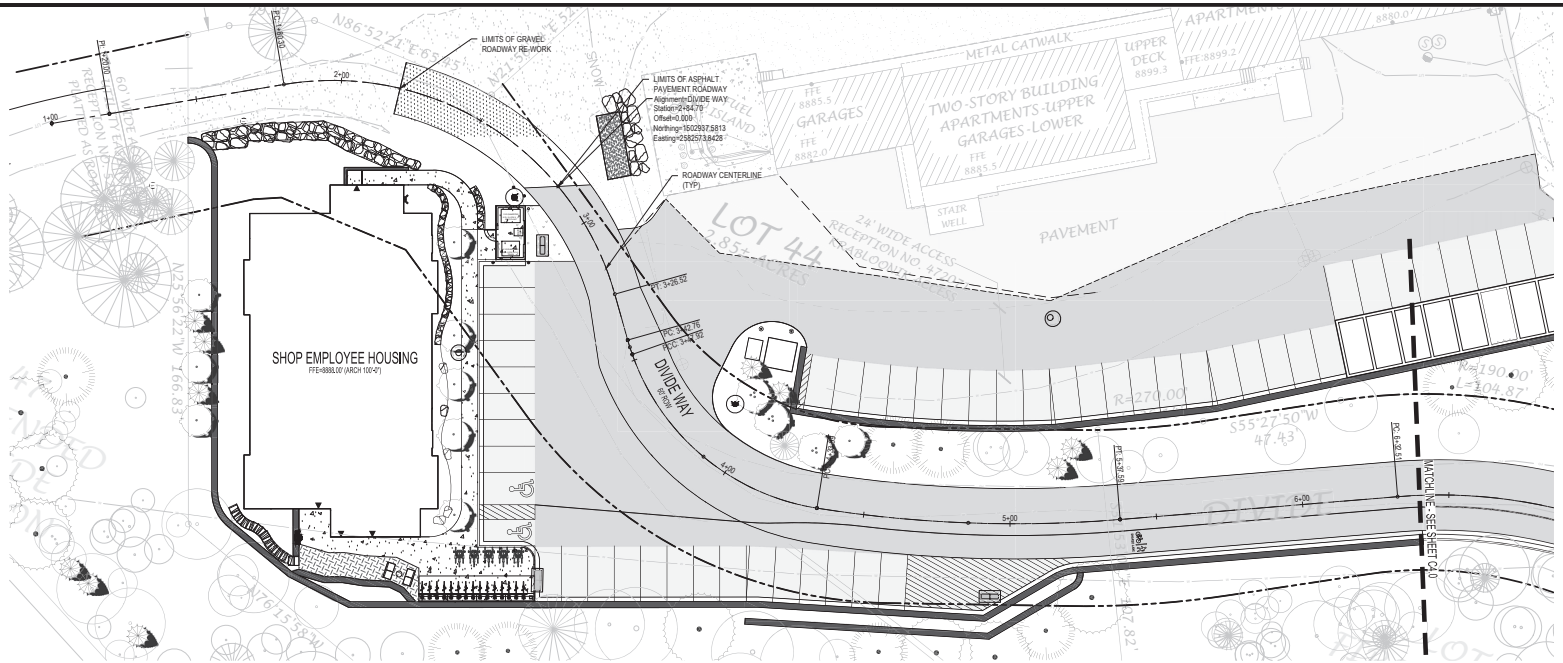
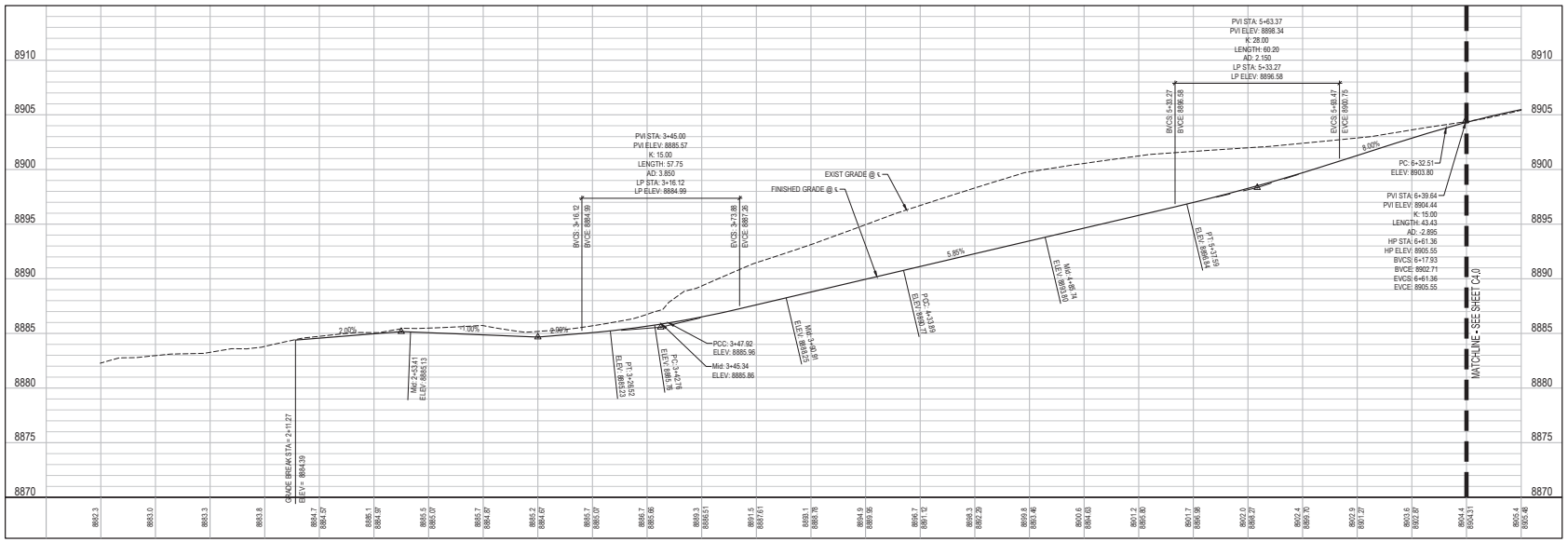


DIVIDE WAY PLAN

SCALE: 1" = 20'



DIVIDE WAY PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

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PRELIMINARY PLAN
SKETCH PLAN
REVISION DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

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DIVIDE WAY PLAN AND PROFILE

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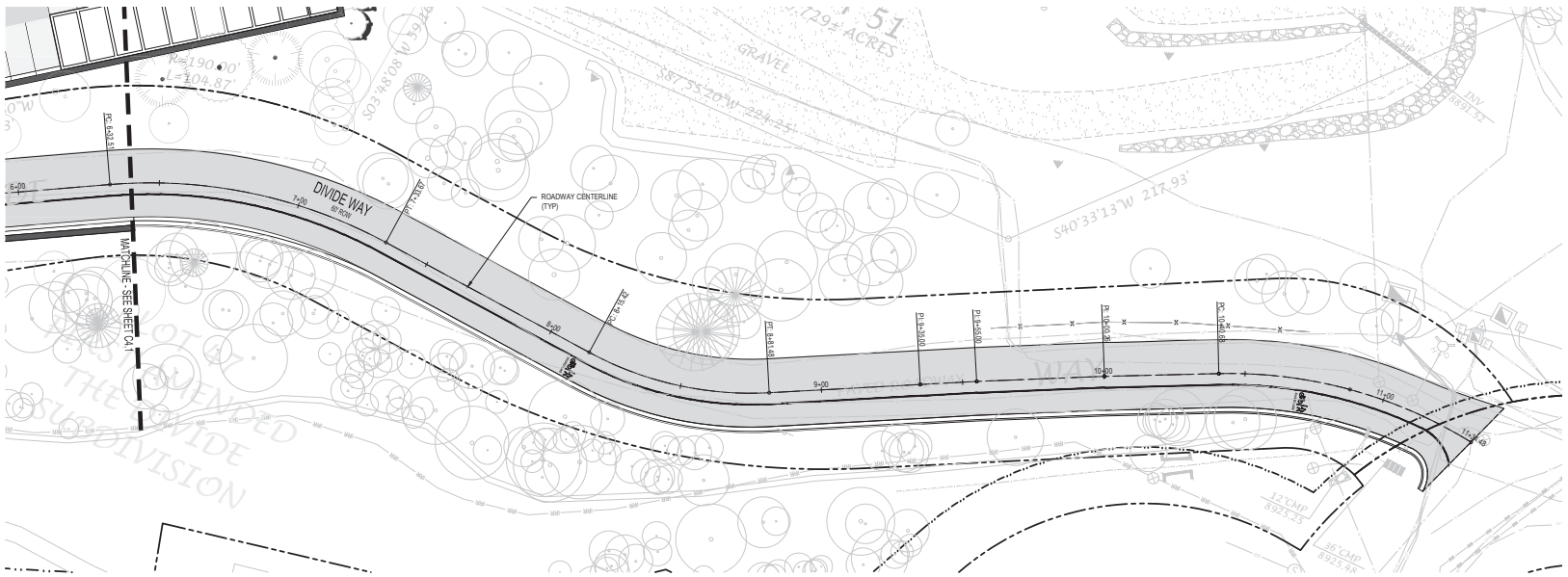
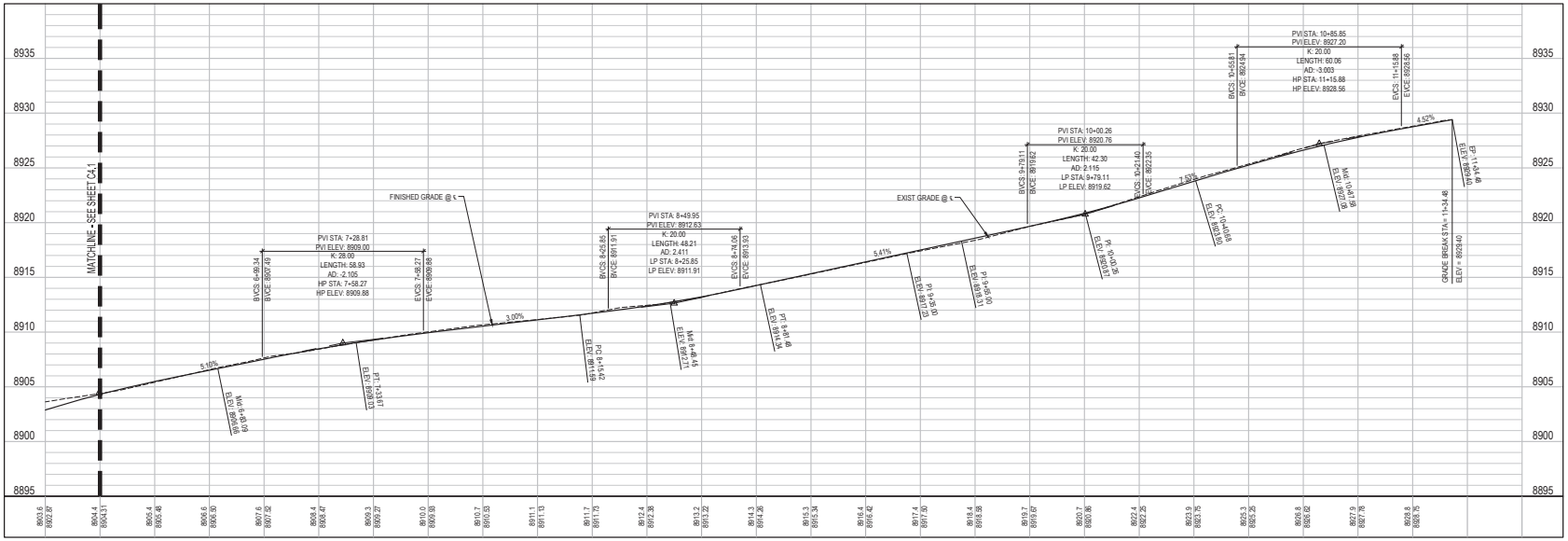


DIVIDE WAY PLAN
SCALE: 1" = 20'



DIVIDE WAY PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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DIVIDE WAY PLAN AND PROFILE

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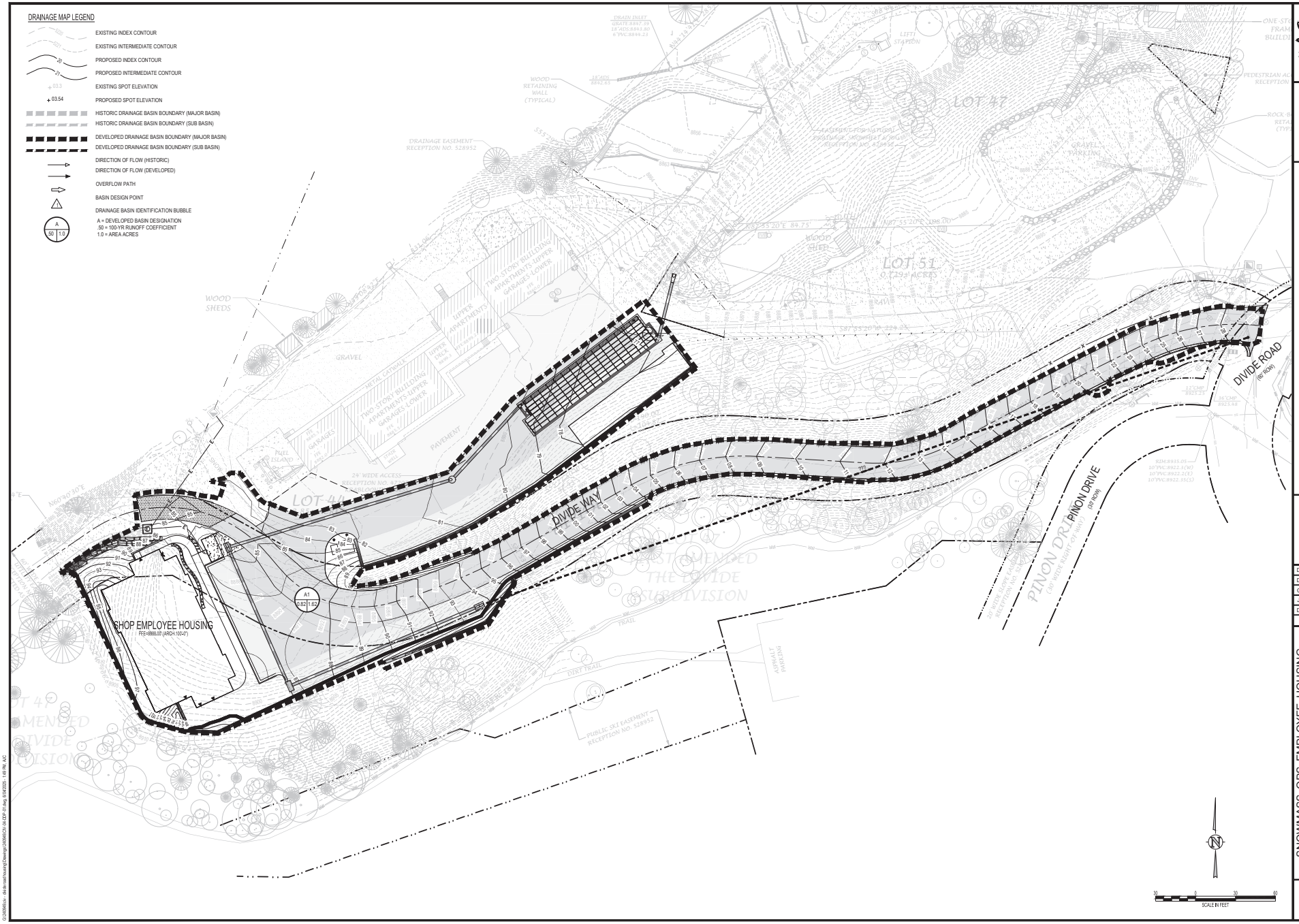

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NO.	DATE	DES'D	DWN
1	6/4/25	AJC	AJC
0	9/1/24	AJC	AJC

REVISION DESCRIPTION
SKETCH PLAN
PRELIMINARY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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DRAINAGE PLAN - PROPOSED

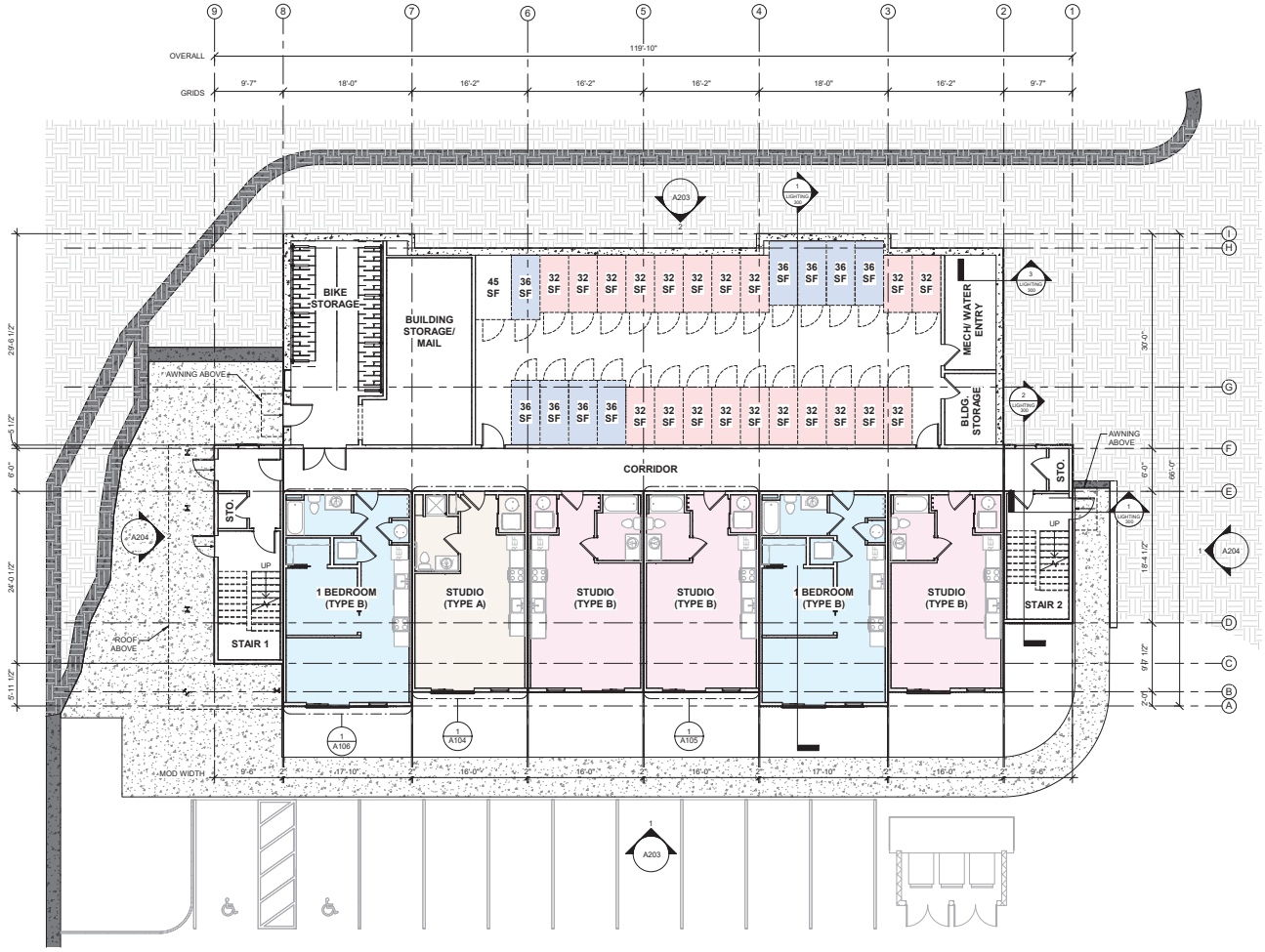
SHEET NO.
FIG 2

G:\240949\civ - ski&ride housing\Drawings\240949CIV (A-CEP-07).dwg, 6/4/2025 1:49 PM, AJC

STORAGE LEGEND

- DEDICATED STORAGE FOR 1 BEDROOM UNITS
- DEDICATED STORAGE FOR STUDIO UNITS

NOTE:
REFER TO ALPENGLOW LIGHTING DESIGN, INC. SHEETS FOR LIGHT STUDY SECTIONS. (SHEETS LIGHT - 200, LIGHT -300)



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

SCALE: 1/8"=1'-0"

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REVISION:

1	SKETCH PLAN	09/01/2024

PRELIMINARY PLAN
DATE: 05/16/2025
DRAWN BY: GN
CHECKED BY: GD/RW

FLOOR PLAN
LEVEL 1

A101

NOTE:
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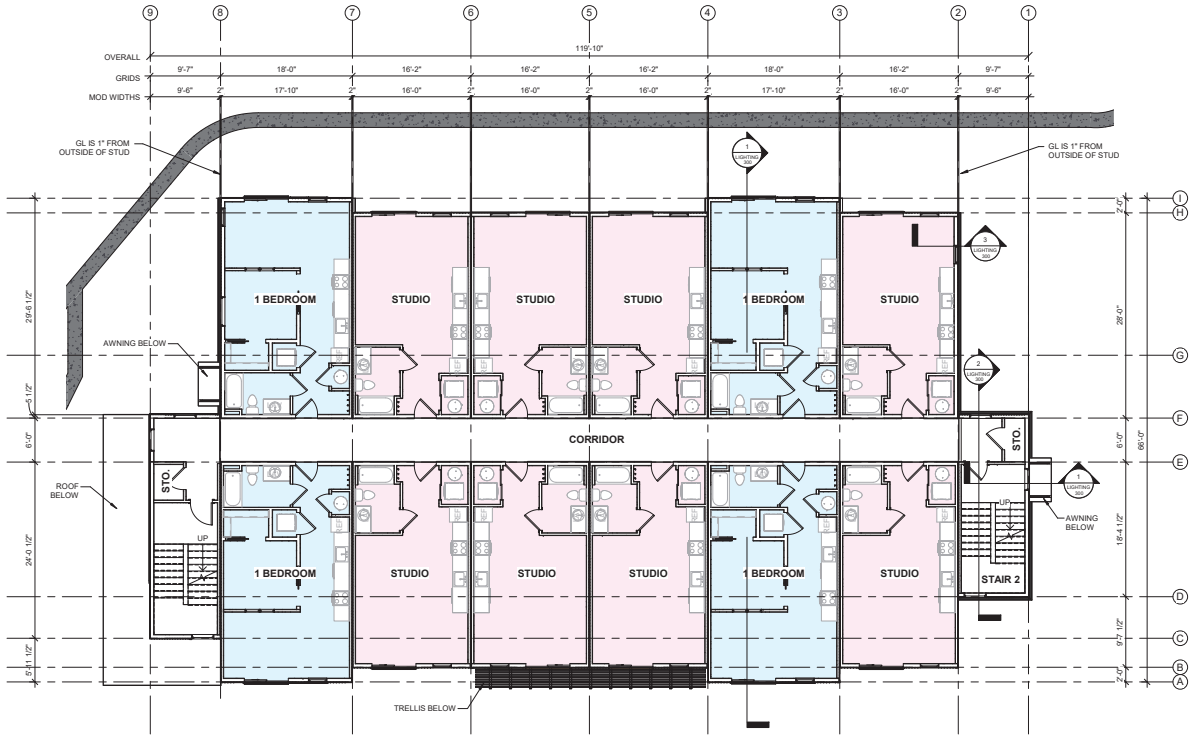

1 LEVEL 2
1/8" = 1'-0"

8 6 4 2 0 8 16
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1	SKETCH PLAN	09/01/2024

PRELIMINARY PLAN
DATE: 05/16/2025
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CHECKED BY: GD/RW

FLOOR PLAN
LEVEL 2

A102

5/17/2025 10:18:43 AM

NOTE:
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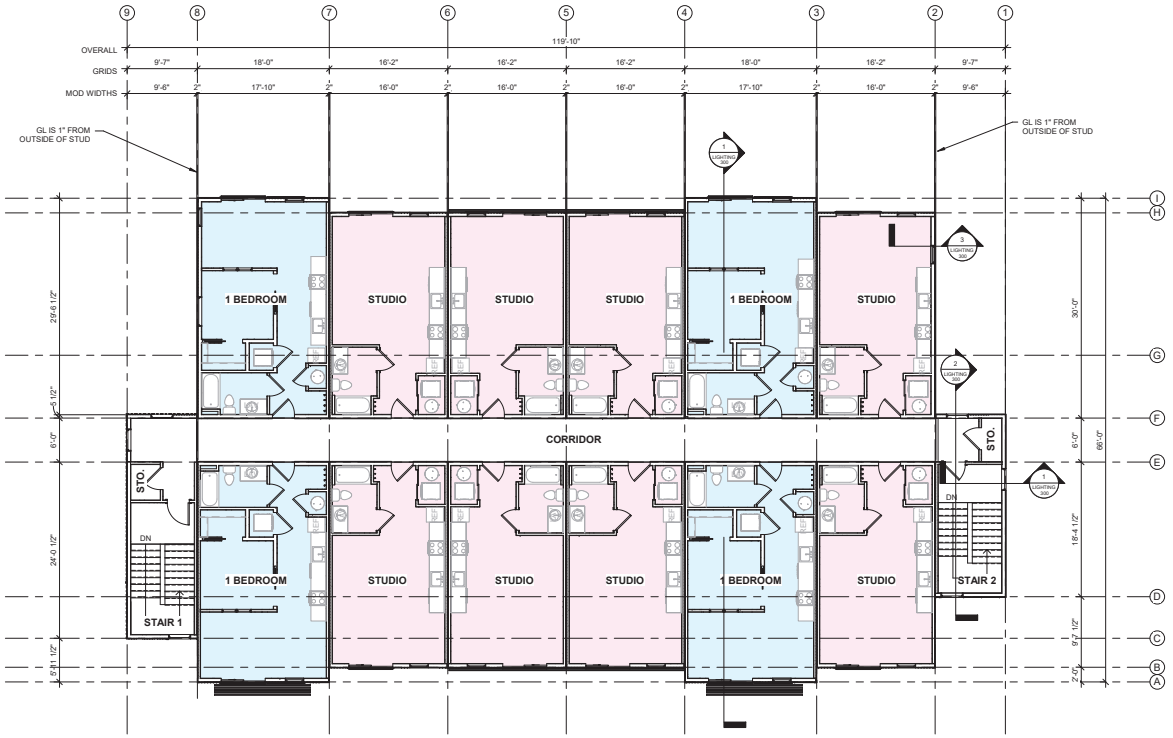

1 LEVEL 3
1/8" = 1'-0"

8 6 4 2 0 8 16
SCALE: 1/8"=1'-0"

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1	SKETCH PLAN	09/01/2024

PRELIMINARY PLAN
DATE: 05/16/2025
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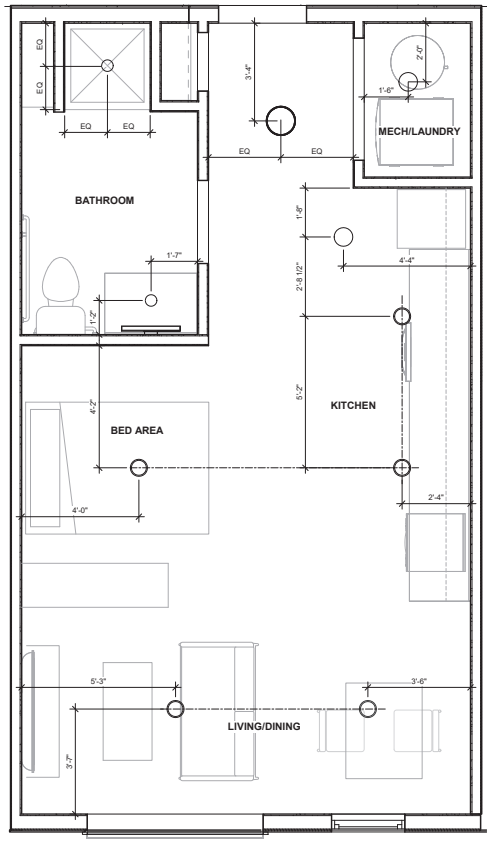
FLOOR PLAN
LEVEL 3

A103

RCP LEGEND

- LINEAR LIGHT SCONCE
- 6" RECESSED CAN LIGHT
- 12" SURFACE MOUNTED LIGHT
- 6" SURFACE MOUNTED LIGHT
- 4" SURFACE MOUNTED LIGHT
- FAN WITH LIGHT



3 RCP UNIT PLAN STUDIO - TYPE A
1/2" = 1'-0"

SCALE: 1/2"=1'-0"

TYPE OF UNIT	MIN SIZE (SQ. FT)	MAX SIZE (SQ. FT)
STUDIO	448	550
ONE BED	550	750

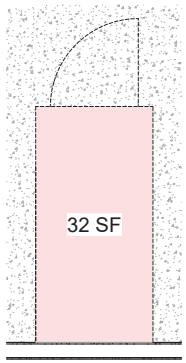
PER SNOWMASS VILLAGE MUNICODE SEC 16A-4-410

STORAGE CAGES FOR EACH UNIT IN THE BASEMENT OF THE BUILDING CAN ADD UP TO 5% OF THE AREA OF THE DWELLING UNIT MIN SQUARE.

STUDIO UNIT SIZE: 448 SQ FT (MIN. REQ)
448 SQ FT X 5% = 22.4 SQ FT
448 SQ FT - 22.4 SQ FT = 426 SQ FT
STUDIO CAN BE REDUCED TO 426 SQ FT IF ADDITIONAL STORAGE IS PROVIDED

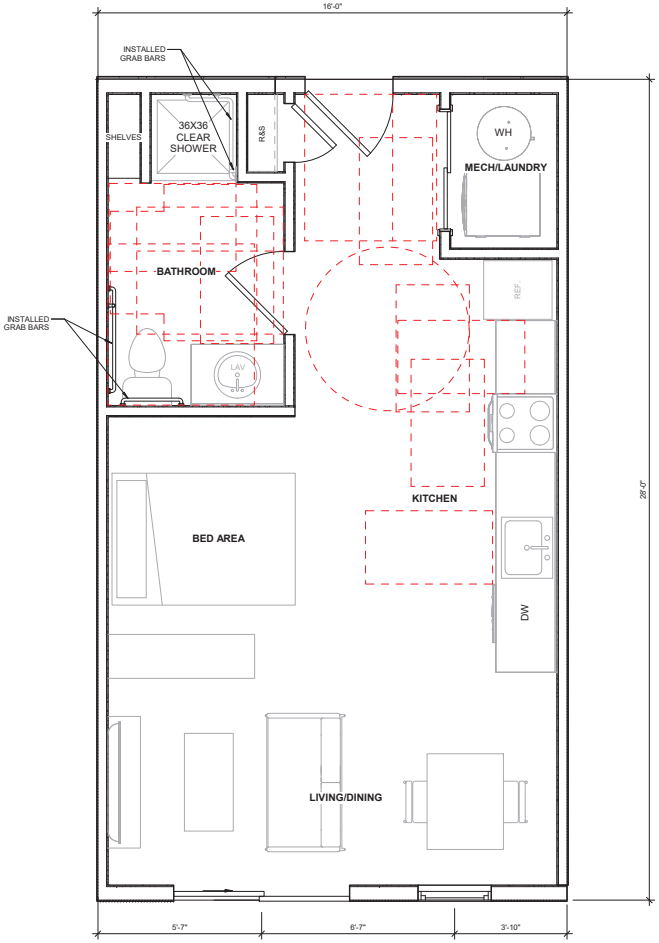
ACTUAL PROVIDED SQ FT OF STUDIO UNIT AND STORAGE
SHOP STUDIO: 448 SQ FT
SHOP DEDICATED STUDIO STORAGE: 32 SQ FT
SHOP STUDIO TOTAL SQ FT: 448 SQ FT + 32 SQ FT = 480 SQ FT

480 SQ FT > 448 SQ FT (MIN. SQ FT)
480 SQ FT < 550 SQ FT (MAX. SQ FT)



2 DEDICATED IN BUILDING STORAGE FOR DWELLING UNIT
1/2" = 1'-0"

TYPE A STUDIO
448 SQ FT



1 ENLARGED UNIT PLAN STUDIO - TYPE A
1/2" = 1'-0"

448 SQ FT.

SCALE: 1/2"=1'-0"

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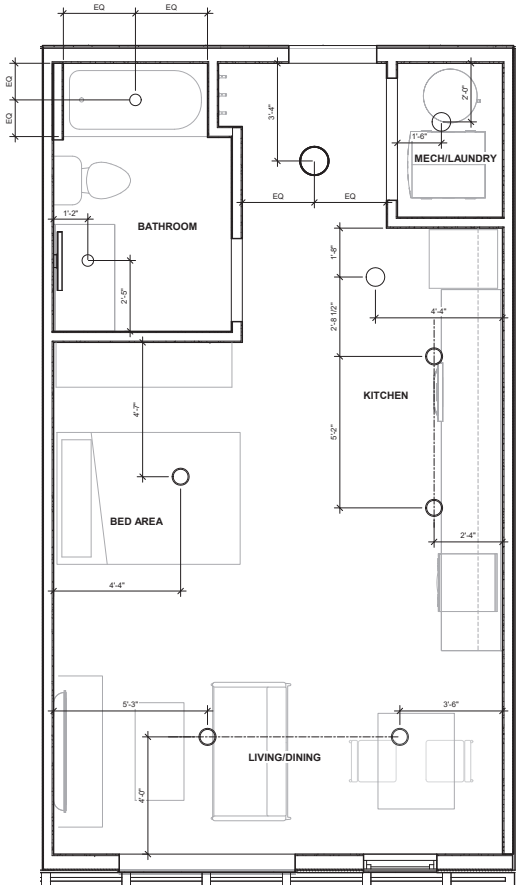
UNIT FLOOR PLANS - STUDIO (TYPE A)

A104

RCP LEGEND

- LINEAR LIGHT SCONCE
- 6" RECESSED CAN LIGHT
- 12" SURFACE MOUNTED LIGHT
- 6" SURFACE MOUNTED LIGHT
- 4" SURFACE MOUNTED LIGHT
- FAN WITH LIGHT



3 RCP UNIT PLAN STUDIO - TYPE B
1/2" = 1'-0"

SCALE: 1/2"=1'-0"

TYPE OF UNIT	MIN SIZE (SQ. FT)	MAX SIZE (SQ. FT)
STUDIO	448	550
ONE BED	550	750

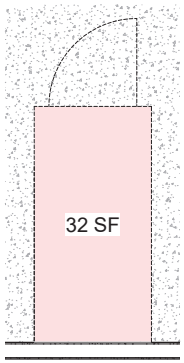
PER SNOWMASS VILLAGE MUNICODE SEC 16A-4-410

STORAGE CAGES FOR EACH UNIT IN THE BASEMENT OF THE BUILDING CAN ADD UP TO 5% OF THE AREA OF THE DWELLING UNIT MIN SQUARE.

STUDIO UNIT SIZE: 448 SQ FT (MIN. REQ)
448 SQ FT X 5% = 22.4 SQ FT
448 SQ FT - 22.4 SQ FT = 426 SQ FT
STUDIO CAN BE REDUCED TO 426 SQ FT IF ADDITIONAL STORAGE IS PROVIDED

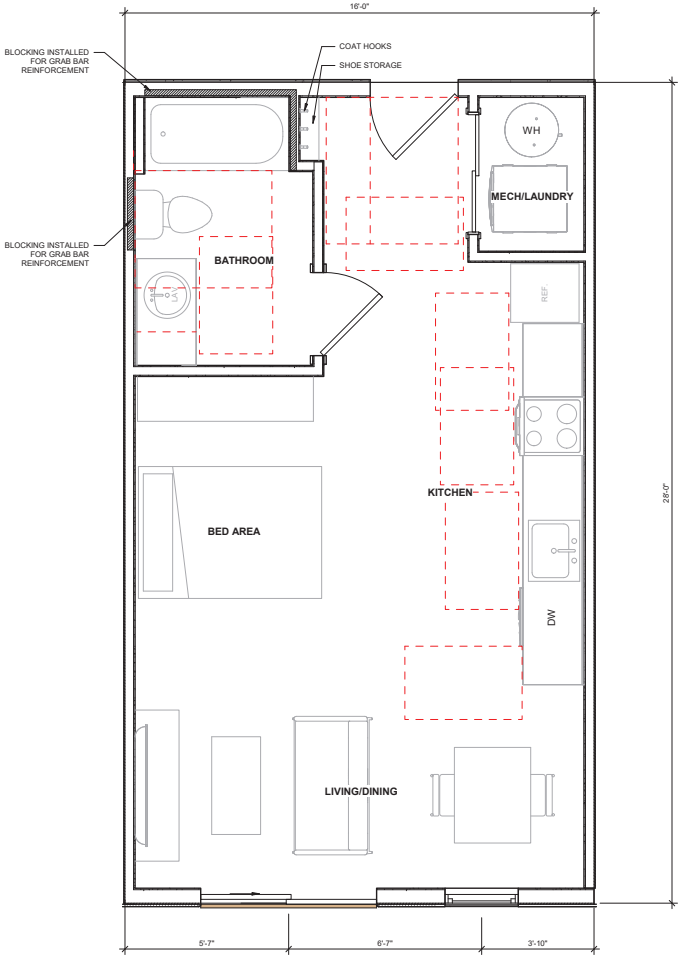
ACTUAL PROVIDED SQ FT OF STUDIO UNIT AND STORAGE
SHOP STUDIO: 448 SQ FT
SHOP DEDICATED STUDIO STORAGE: 32 SQ FT
SHOP STUDIO TOTAL SQ FT: 448 SQ FT + 32 SQ FT = 480 SQ FT

480 SQ FT > 448 SQ FT (MIN. SQ FT)
480 SQ FT < 550 SQ FT (MAX. SQ FT)



2 DEDICATED IN BUILDING STORAGE FOR DWELLING UNIT
1/2" = 1'-0"

TYPE B STUDIO
448 SQ FT



1 ENLARGED UNIT PLAN STUDIO
1/2" = 1'-0"

448 SQ FT.

SCALE: 1/2"=1'-0"

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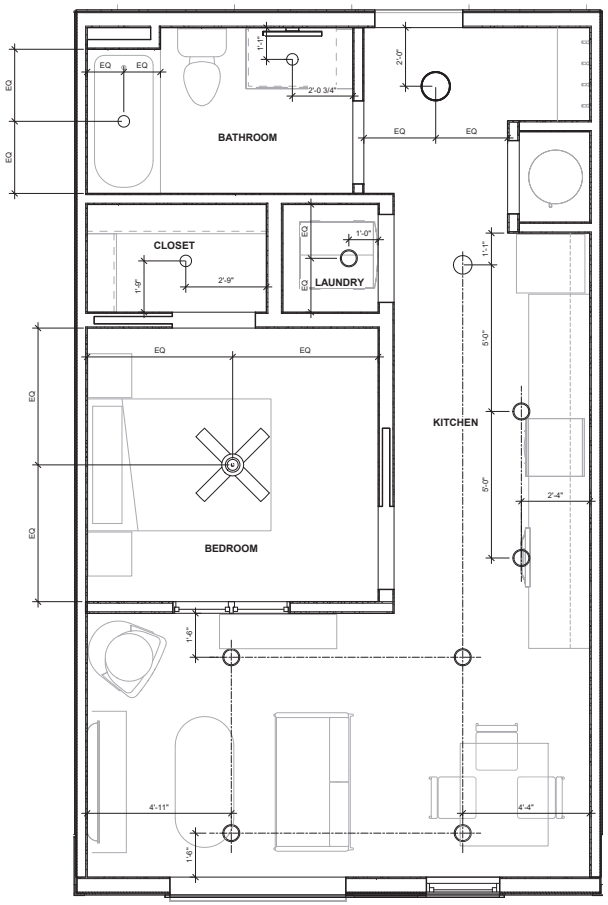
UNIT FLOOR PLANS - STUDIO (TYPE B)

A105

RCP LEGEND

- LINEAR LIGHT SCONCE
- 6" RECESSED CAN LIGHT
- 12" SURFACE MOUNTED LIGHT
- 6" SURFACE MOUNTED LIGHT
- 4" SURFACE MOUNTED LIGHT
- FAN WITH LIGHT



3 RCP UNIT PLAN 1 BEDROOM
1/2" = 1'-0"

SCALE: 1/2"=1'-0"

TYPE OF UNIT	MIN SIZE (SQ. FT)	MAX SIZE (SQ. FT)
STUDIO	448	550
ONE BED	550	750

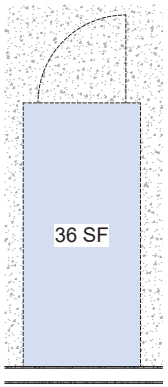
PER SNOWMASS VILLAGE MUNICODE SEC 16A-4-410

STORAGE CAGES FOR EACH UNIT IN THE BASEMENT OF THE BUILDING CAN ADD UP TO 5% OF THE AREA OF THE DWELLING UNIT MIN SQUARE:

1-BEDROOM UNIT SIZE: 550 SQ FT (MIN. REQ)
550 SQ FT X 5% = 27.5 SQ FT
550 SQ FT - 27.5 SQ FT = 523 SQ FT
1-BEDROOM CAN BE REDUCED TO 523 SQ FT IF ADDITIONAL STORAGE IS PROVIDED

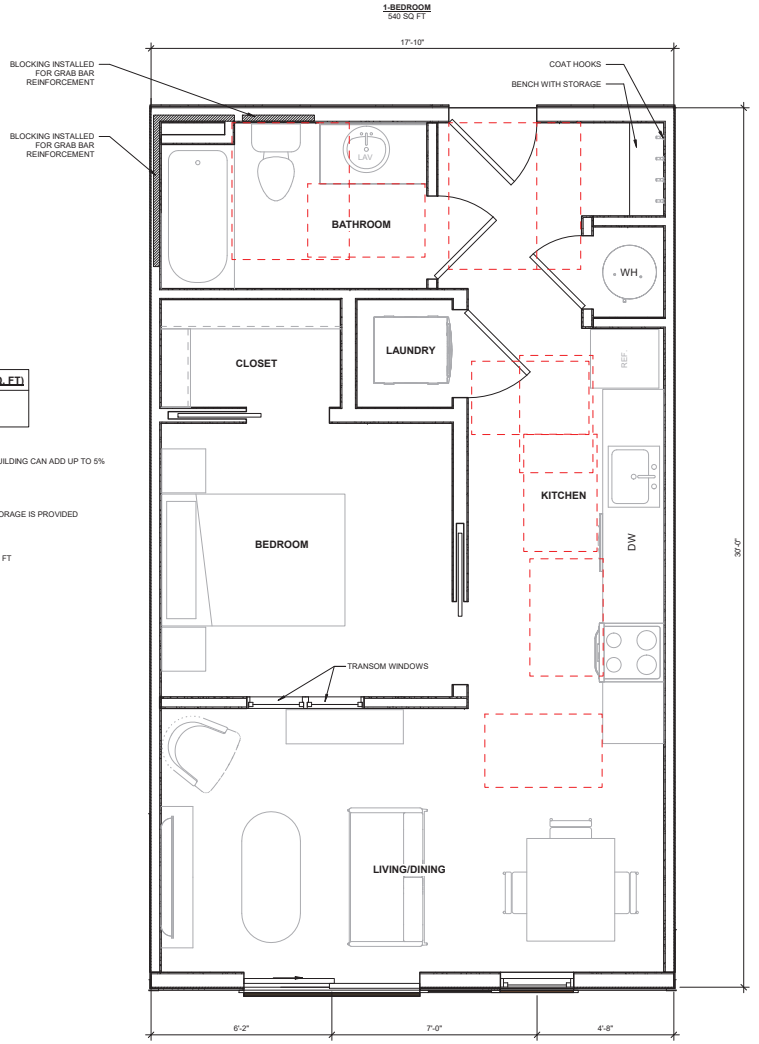
ACTUAL PROVIDED SQ FT OF 1-BEDROOM AND STORAGE
SHOP 1-BEDROOM: 540 SQ FT
SHOP DEDICATED 1-BEDROOM STORAGE: 36 SQ FT
SHOP 1-BEDROOM TOTAL SQ FT: 540 SQ FT + 36 SQ FT = 576 SQ FT

576 SQ FT > 550 SQ FT (MIN. SQ FT)



2 DEDICATED IN BUILDING STORAGE FOR DWELLING UNIT
1/2" = 1'-0"

1-BEDROOM
540 SQ FT



1 ENLARGED UNIT 1 BEDROOM
1/2" = 1'-0"

540 SQ FT.

SCALE: 1/2"=1'-0"

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UNIT FLOOR PLAN - 1 BEDROOM

A106

FACADE



A/B- CORRUGATED METAL



C- BOARD & BATTEN COMPOSITE SIDING



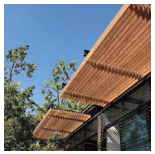
D- GRANITE FINISH STUCCO

RAILING OPTION



R1 - HORIZONTAL COMPOSITE/ METAL SLAT RAILING

AWNING/COLUMNS



AW1 - COMPOSITE OR METAL SLAT AWNING



AW2 - LOUVERED METAL TIE BACK AWNING



CO1 - STEEL AND COMPOSITE WOOD CANOPY

PER SNOWMASS VILLAGE MUNICODE SEC. 16A-3-210. - MEASUREMENT OF DIMENSIONAL LIMITATIONS.

MEASURING HEIGHT. THE HEIGHT OF A BUILDING SHALL BE THE MAXIMUM DISTANCE POSSIBLE MEASURED VERTICALLY FROM EXISTING GRADE AT ANY POINT WITHIN THE INTERIOR OF THE BUILDING; AND FROM EXISTING OR FINISHED GRADE (WHICHEVER IS THE MOST RESTRICTIVE) AT ANY POINT AROUND THE PERIMETER OF THE BUILDING, TO THE TOP OF A FLAT OR PITCHED ROOF OR OTHER PORTION OF A STRUCTURE. ANTENNAS, CHIMNEYS, FLUES, VENTS, ELEVATOR OVERRIDES OR SIMILAR STRUCTURES THAT CANNOT COMPLY DUE TO REQUIREMENTS OF CHAPTER 18 OF THE MUNICIPAL CODE SHALL NOT EXTEND MORE THAN TEN (10) FEET ABOVE THE MAXIMUM HEIGHT LIMIT. A CHIMNEY FLUE CAP MAY EXTEND AN ADDITIONAL TWO (2) FEET ABOVE THE MAXIMUM HEIGHT LIMIT. WATER TOWERS AND MECHANICAL EQUIPMENT MAY NOT EXTEND MORE THAN FIVE (5) FEET ABOVE THE MAXIMUM HEIGHT LIMIT UNLESS OTHERWISE APPROVED BY THE TOWN COUNCIL.

PER SNOWMASS VILLAGE MUNICODE SEC. 16A-3-200 - SONE DISTRICT DIMENSIONAL LIMITATIONS

TABLE 3-2
SCHEDULE OF DIMENSIONAL LIMITATIONS

MAXIMUM HEIGHT OF PRINCIPAL BUIDLING	ZONE DISTRICT
38 FEET	MU/PUD

HIGHEST POINT OF BUILDING (36'-4") < 38'

	MATERIAL LEGEND		BASIS OF DESIGN/ COLOR
A		- VERTICAL CORRUGATED METAL	--- / LIGHT GRAY
A1		- HORIZONTAL CORRUGATED METAL	--- / LIGHT GRAY
B		- VERTICAL CORRUGATED METAL	--- / BLACK
B1		- HORIZONTAL CORRUGATED METAL	--- / BLACK
C		- VERTICAL ORIENTED COMPOSITE SIDING	DARK WOOD TONE
C1		- HORIZONTAL ORIENTED COMPOSITE SIDING	DARK WOOD TONE
D		- STUCCO SIDING	STOCREATIV GRANITE / YOSEMITE



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



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

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REVISION:

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CHECKED BY: GD/RW

ELEVATIONS

A203

FACADE



A/B- CORRUGATED METAL



C- BOARD & BATTEN COMPOSITE SIDING



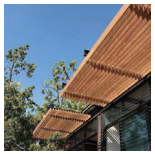
D- GRANITE FINISH STUCCO

RAILING OPTION



R1 - HORIZONTAL COMPOSITE/ METAL SLAT RAILING

AWNING/COLUMNS



AW1 - COMPOSITE OR METAL SLAT AWNING



AW2 - LOUVERED METAL TIE BACK AWNING



CO1 - STEEL AND COMPOSITE WOOD CANOPY

PER SNOWMASS VILLAGE MUNICODE SEC. 16A-3-210. - MEASUREMENT OF DIMENSIONAL LIMITATIONS.

MEASURING HEIGHT. THE HEIGHT OF A BUILDING SHALL BE THE MAXIMUM DISTANCE POSSIBLE MEASURED VERTICALLY FROM EXISTING GRADE AT ANY POINT WITHIN THE INTERIOR OF THE BUILDING; AND FROM EXISTING OR FINISHED GRADE (WHICHEVER IS THE MOST RESTRICTIVE) AT ANY POINT AROUND THE PERIMETER OF THE BUILDING, TO THE TOP OF A FLAT OR PITCHED ROOF OR OTHER PORTION OF A STRUCTURE. ANTENNAS, CHIMNEYS, FLUES, VENTS, ELEVATOR OVERRIDES OR SIMILAR STRUCTURES THAT CANNOT COMPLY DUE TO REQUIREMENTS OF CHAPTER 18 OF THE MUNICIPAL CODE SHALL NOT EXTEND MORE THAN TEN (10) FEET ABOVE THE MAXIMUM HEIGHT LIMIT. A CHIMNEY FLUE CAP MAY EXTEND AN ADDITIONAL TWO (2) FEET ABOVE THE MAXIMUM HEIGHT LIMIT. WATER TOWERS AND MECHANICAL EQUIPMENT MAY NOT EXTEND MORE THAN FIVE (5) FEET ABOVE THE MAXIMUM HEIGHT LIMIT UNLESS OTHERWISE APPROVED BY THE TOWN COUNCIL.

PER SNOWMASS VILLAGE MUNICODE SEC. 16A-3-200 - SONE DISTRICT DIMENSIONAL LIMITATIONS

TABLE 3-2
SCHEDULE OF DIMENSIONAL LIMITATIONS

MAXIMUM HEIGHT OF PRINCIPAL BUIDLING	ZONE DISTRICT
38 FEET	MU/PUD

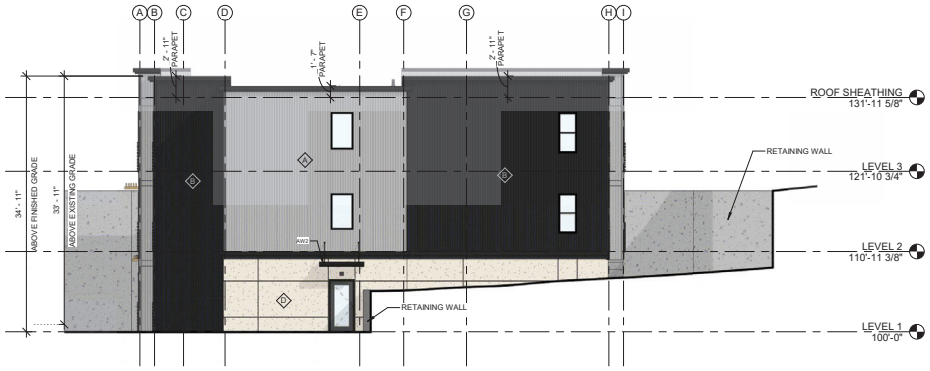
HIGHEST POINT OF BUILDING (36'-4") < 38'

	MATERIAL LEGEND	BASIS OF DESIGN/ COLOR
A	- VERTICAL CORRUGATED METAL	--- / LIGHT GRAY
A1	- HORIZONTAL CORRUGATED METAL	--- / LIGHT GRAY
B	- VERTICAL CORRUGATED METAL	--- / BLACK
B1	- HORIZONTAL CORRUGATED METAL	--- / BLACK
C	- VERTICAL ORIENTED COMPOSITE SIDING	DARK WOOD TONE
C1	- HORIZONTAL ORIENTED COMPOSITE SIDING	DARK WOOD TONE
D	- STUCCO SIDING	STOCREATIV GRANITE / YOSEMITE



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

SCALE: 1/8"=1'-0"



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

SCALE: 1/8"=1'-0"

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ELEVATIONS

A204

COVER

THE S.H.O.P.

SNOWMASS HOUSING FOR OPERATIONS PERSONNEL

Major PUD Amendment

Final Plan Application _ Amendment to April 15, 2026 Submission

PIDs#: 273303401014

PUBLISH DATE:

JULY 31, 2026



RECEIVED
08/05/2026

COVER LETTER

July 31st, 2026

Michelle Bonfils Thibeault
Community Development Director
Town of Snowmass Village
130 Kearns Road · P.O. Box 5010
Snowmass Village, CO 81615

RE: Amended Final Plan Application — SHOP Workforce Housing Project (Amendment to April 15, 2026, Submittal)

Dear Director Thibeault:

On behalf of Aspen One, I am pleased to submit this amended Final Plan application for the SHOP workforce housing project. This submittal amends and supersedes the application submitted on April 15, 2026.

This amendment is the product of direct collaboration between the applicant and our neighbors in the Divide subdivision. Over the past several months, we have worked with the Divide Homeowners to understand and address their central concern with the project: its size and the number of people it would house.

In response, we have reduced the project from 30 units to 20 units — a one-third reduction — with bedrooms reduced from 30 to 25 and a maximum occupancy of 30 residents. That reduction is the primary change in this application: the building is smaller, the retaining walls are shorter, and the structure now sits twice as far from the Ditch Trail and southern property line. The technical revisions that ripple from a smaller building — reduced parking, a smaller electrical service, re-sized stormwater detention — are documented throughout the amended plan set and narratives.

Successive reductions in response to neighborhood concerns have brought the building to a size where every remaining unit is needed for critical resort operations. Regrettably, this means we can no longer partner with the school district on units for its staff.

Just as important is what has not changed. This amendment carries forward 24 months of cumulative input from TOSV staff, the Planning Commission, the Town Council, and the neighborhood. All of that feedback remains in the project.

The objective of the building is the same, and the need it serves is the same. What remains unchanged:

- 100% workforce housing
- 100% funded by Aspen One — no public subsidy required
- Location immediately adjacent to employment at the Vehicle Maintenance Facility

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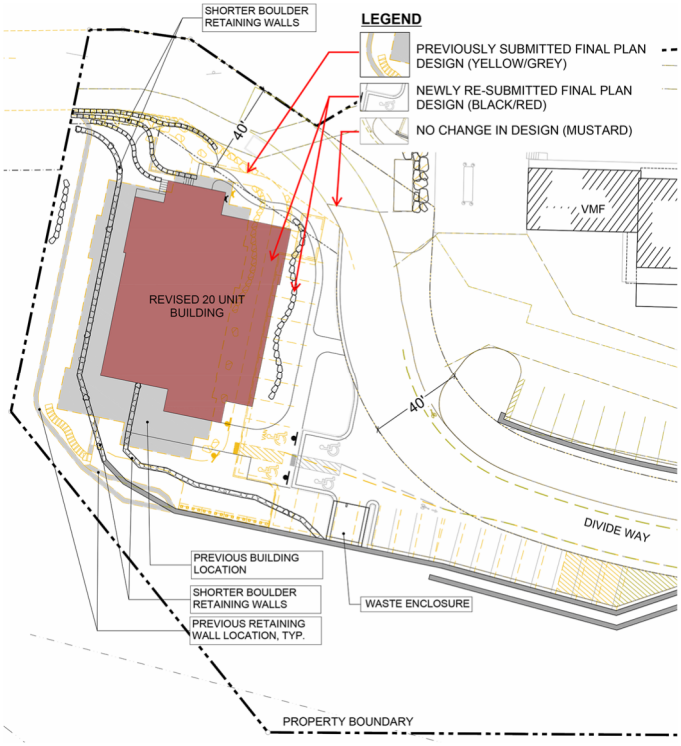
- All strategies to reduce reliance on automobile trips, including the WE-cycle station and shuttle service
- Environmental focus and dark-sky-compliant lighting
- Flat, clean roof free of any rooftop mechanical equipment
- Building design, materials, and colors
- Livability features: generous windows and adequate in-unit and building storage
- Outdoor amenity space on the north side of the building
- Commitment to upgrade Divide Way to a 24-foot width



Because this project is smaller than, but not different from, what the Town has already reviewed, we respectfully request expedited review, and we look forward to building this much-needed workforce housing in support of world-class skiing operations.

Thank you for your consideration. We are available at your convenience to walk your team through the changes and look forward to working with your staff and the Town Council throughout the Final Plan review process.

Respectfully,

Heather Henry

Aspen One, Vice President of Housing & Childcare

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PROJECT SUMMARY

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PROJECT SUMMARY

The following is a brief summary of the project's evolution and the key aspects included in our Amended Final Plan application including:

- Project Details Page 5
- We Listened/We Responded Page 5
- Community Benefits Page 6
- Comprehensive Plan Compliance Page 7
- Key Exhibits Page 10

Project Details

- 100% Workforce housing
- 100% Privately funded
- 20 Units/25 Bedrooms (15 one-bedroom and 5 two-bedrooms units)
- 14,775 sf Housing, 2,388 sf Internal Storage
- 2,031 sf Additional Storage
- 30 Resident Occupancy Cap
- 30 Dedicated Parking Spaces
- Significant Infrastructure Improvements
    - Widened Divide Way
    - New Dedicated Lot 44 Lift Station
    - Fiber Optic Service
- Dedicated Private and Public Transit Contributions

What's Changed – and What Hasn't. Sketch Plan to Final Plan Journey.

Through a thorough and collaborative process with the Town of Snowmass Village, neighboring property owners, and community stakeholders, the Snowmass Housing for Operations Personnel (SHOP) has evolved significantly from Sketch Plan to Final Plan. The application team carefully considered feedback received during 13 public meetings, resulting in meaningful design refinements that address community concerns while maintaining the project's core mission of providing workforce housing for year-round Aspen One employees.

Reduced building size, capped number of residents:

- 33% reduction in units (30 → 20) and 31% reduction in bedrooms (36 → 25)
- Maximum occupancy reduced to 30 residents
- 32% reduction in building size/scale (Sketch Plan – 21,758 sf – Current plan – 14,775 sf)
- Remains 100% privately funded (~$20M+ value, no public subsidy)

Site Planning & Building Placement:

- Building relocated and reoriented to maximize separation from Ditch Trail
- Strategic landscape screening to soften views and preserve trail experience

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- Leverages existing VMF infrastructure (shared access, utilities)
- Infill development on previously disturbed areas only

Architectural & Visual Impact Reductions:

- Flat roof with minimal parapets (reduced perceived height and bulk)
- Compliant with Town of Snowmass night sky preservation
- Clean roof - no rooftop HVAC equipment

Parking & Circulation:

- 30 parking spaces for 20 units (25 Code required)
- Parking distributed to avoid large pavement expanses, integrated with landscaping
- Divide Way widened to 24 feet, including striped ped/bike access (improved safety, emergency access, winter operations)
- Gentler grades and upgraded drainage on Divide Way
- 15-dock WE-cycle bike-sharing station for the SHOP and Ditch Trail users
- Exterior bicycle storage for personal bikes
- Interior safe, convenient, and fire-rated e-bike storage and charging room
- Extended Aspen One employee shuttle service (Black Saddle)
- Annual contribution to Snowmass shuttle service to the Divide neighborhood

Amenity Space:

- Relocated from south to north side based on neighbor's request

Live-Work Integration:

- ~50% of residents work at adjacent VMF (walk to work)
- Year-round, full-time employees in skilled trades, facilities ops, mountain maintenance, no seasonal workers
- Saves VMF workers in commute time
- Time returned for family, community involvement, recreation, local business patronage
- Supports Town's "Thrive Not Just Survive" strategic goal enabling meaningful community participation

Historical Context:

- Current PUD approvals for Lot 44 include a ~14,000 square foot building
- Site always contemplated for employee housing use in original PUD planning
- Pre-existing approval recognizes housing as consistent with site's employment hub purpose
- SHOP fulfills original mixed-use employment center vision

Community Benefits

The proposed SHOP development will provide several meaningful infrastructure and mobility improvements that benefit both project residents and the broader Snowmass Village community. These investments enhance safety, connectivity, and access to recreational resources for Divide residents, citizens and visitors accessing the Divide area, and along Divide Road.

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Local Workforce Housing (supporting workforce stability for essential community services):

- **Aspen One Workforce Housing:**
  Provide housing for critical year-round Aspen One Snowmass employees

Project benefits totaling ~ $1.29M:

- **Divide Way widening – $1.1 million:**
  Improves roadway safety and provides safer passage for residents and visitors traveling between Snowmass Village, the Ditch Trail, Old Snowmass, and surrounding backcountry access points.

- **New WE-Cycle station – $50,000:**
  Installation of a station serving the SHOP development and the Ditch Trail, expanding non-automobile mobility options in the Divide area.

- **Fiber optic and wireless signal booster improvements – $50,000:**
  Upgrades to communications infrastructure, including potential expanded wireless coverage serving the Ditch Trailhead parking area.

- **Speed control devices on Divide Road – $40,000:**
  Traffic calming measures to improve safety for motorists, cyclists, and pedestrians.

- **Annual contribution to Snowmass Transit – up to $34,000** *(reflects the % reduction of units)*:
  Ongoing support for dedicated transit service connecting the Ditch Trailhead, SHOP development, and the Divide neighborhood.

2018 Comprehensive Plan Compliance

"Although development outside of the three CPAs is discouraged, creative development is encouraged and may require an extra level of review, such as a Pre-Sketch meeting with Town Council and the Planning Commission." 2018 Comprehensive Plan. Page 19

The 2018 Comprehensive Plan encourages creative approaches to workforce housing outside designated nodes when proposals meet a higher standard of community benefit and design. The proposed project aligns with this policy framework. It provides 100 percent workforce housing on a privately funded infill site, locates employees closer to their place of work, incorporates fully electric building systems, includes significant infrastructure improvements, includes dedicated transit service contributions, and preserves surrounding open space. In doing so, the project advances the Comprehensive Plan's goal of achieving 60 percent in-town employee housing while requiring no public funding. As such, the proposal reflects the type of innovative workforce housing solution envisioned and encouraged by the Comprehensive Plan. The SHOP is a creative out-of-node development that meets the applicable criteria by exceeding required standards, advancing core community goals, and avoiding sprawl or unnecessary growth.

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The SHOP advances the Comprehensive Plan Goals:

1. **Environmental Stewardship Goal A:** Protect environment, minimize sprawl
   OUR PROJECT:
   - ✓ 98% reduction in annual Vehicles Miles Traveled (VMT) compared to down-valley commuting
   - ✓ Infill development on already-disturbed site with existing infrastructure
   - ✓ 100% electric (no combustion emissions)
   - ✓ Preserves 30,000 square feet of undisturbed open space (utilizing existing disturbed or developed area)
   - ✓ No greenfield development
   - ✓ 5,900 less tons of CO_2 in annual emissions compared to down-valley commuting
   - ✓ Equivalent annual VMT and CO_2 reduction to a CPA located housing project

2. **Economic Diversity Goal B:** Diversify economy, support local workforce
   OUR PROJECT:
   - ✓ Houses critical resort operations workforce (i.e. Skittles and late night on call staff)
   - ✓ Enables world class mountain operations in a safe environment
   - ✓ Expand housing on an already mixed-use site (employment + housing)

3. **Transportation Choice & Mobility Goal C:** Reduce single-occupancy vehicle trips
   OUR PROJECT:
   - ✓ ~50% of residents work at adjacent VMF (walk to work)
   - ✓ WE-Cycle station (15 docks)
   - ✓ In-building e-bike storage and charging room
   - ✓ Employer shuttle service
   - ✓ Dedicated annual contribution to Divide neighborhood town shuttle service
   - ✓ Replaces down-valley commutes with live-work model

4. **Preserve Character Goal D:** Maintain small-town mountain character
   OUR PROJECT:
   - ✓ Low-profile design cannot be seen from residential neighbors. 1½ story façade from adjacent Ditch Trail
   - ✓ Native landscaping and additional screening from adjacent Ditch Trail
   - ✓ Dark-sky compliant and reviewed and accepted by neighboring International Dark Sky Community (IDSC) in Old Snowmass

5. **Housing Choice & Affordability Goal E:** Provide housing for 60% of employees
   OUR PROJECT:
   - ✓ 100% deed-restricted workforce housing
   - ✓ 20 units for year-round employees
   - ✓ Privately funded (~$20M+ equivalent value)
   - ✓ Reduces pressure on taxpayer-funded projects
   - ✓ Walk to work housing for resort focused residents at the VMF employment hub

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- ✓ Removes as many as 30 employees from the Snowmass Village housing waitlist, increases chances for other employees from 1-in-4 to 1-in-3

Beyond the Numbers: Quality of Life Impacts

The average worker in Snowmass commutes from down-valley likely somewhere between Basalt and Glenwood Springs (some commute from even further). **For at least 30 people, the SHOP project could save them ~400-500 hours of time annually. This is an astonishing amount of time for folks that could live at the SHOP.**

Currently, there are over 200 people on the Snowmass housing waitlist. Approximately 55 of those identify as working in Snowmass for Aspen One. 30 of those individuals indicate being interested in a 1-bedroom or 2-bedroom unit. These are 30 real people, some of whom have been waiting years on the Snowmass waitlist.

Assumptions for time savings:

- Assumed down-valley commuting location: Carbondale (representative mid-valley location)
- Average one-way commute time: 60 minutes (accounts for winter driving conditions, traffic)
- Round-trip daily commute: 120 minutes (2 hours)
- Work days per year for VMF employees: ~245 days (year-round operations)
- Calculation: 2 hours × 245 days = 490 hours of commuting time
- **Walk-to-work residents save ~490 hours per year**
- 15-minute bike commute from SHOP to elsewhere in the Village
- **Residents working elsewhere in Snowmass Village save ~390 hours per year**

What does this mean to employees who are excited to live and work in Snowmass?

- ✓ 60 equivalent full workdays of time
- ✓ 60 days to ski, recreate, and exercise close to home
- ✓ 150 evenings spent with families, volunteering in the community, participating in local events, coaching/eating/shopping local and supporting local businesses, having a 2nd job in the community to help ends meet and help the local workforce
- ✓ Be home and present in the community in which they live and work

This is what 'vibrancy' means in the Comprehensive Plan, and it directly supports the Town of Snowmass Village's strategic goal of helping residents 'Thrive Not Just Survive.' When employees have 400-500 hours per year returned to their time previously lost to highway commutes, they can participate meaningfully in community life. They can volunteer for local organizations, attend Town Council meetings, coach youth sports, patronize local businesses during off-peak hours and days, and build the social connections that create resilient communities.

This is not an abstract concept. These are identifiable workers who want to call Snowmass home who will make a tangible difference between workers who pass through Snowmass Village versus workers who invest in Snowmass Village. The SHOP allows employees to thrive by removing the physical and temporal barriers that commuting imposes.

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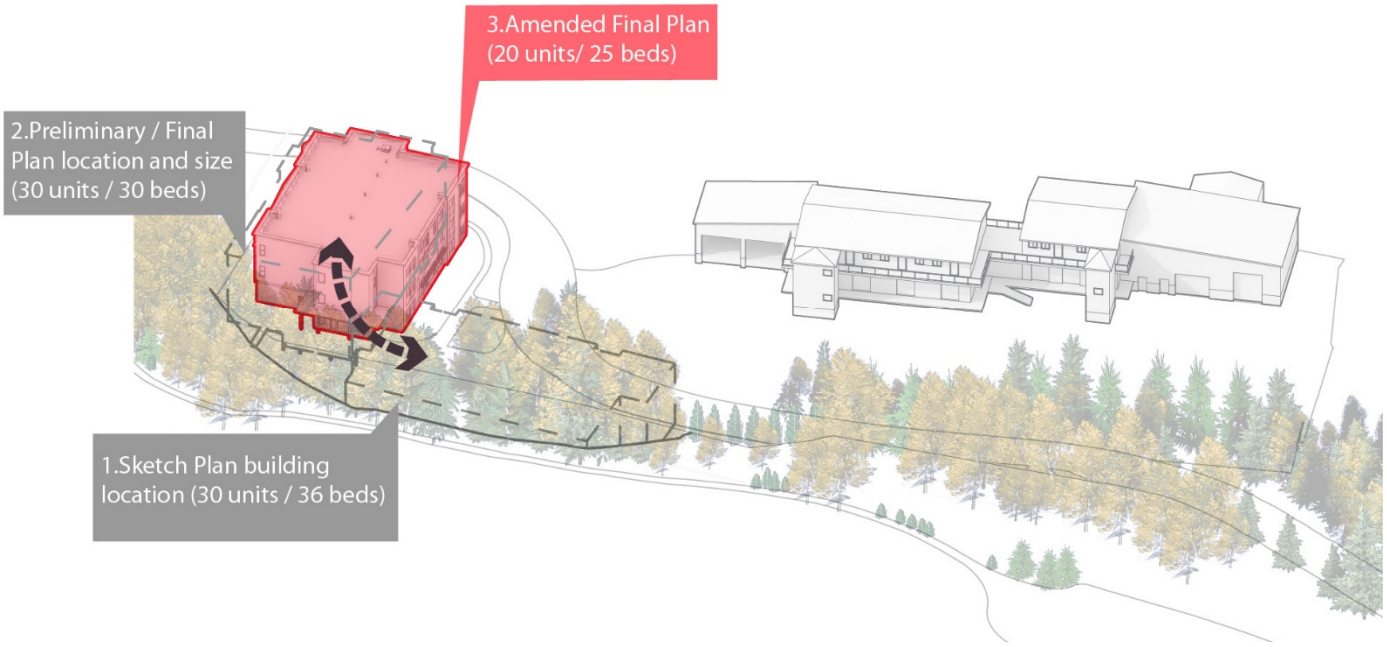
KEY EXHIBITS –

1. SHOP - Evolution from Sketch Plan to Final Plan
2. What has changed vs. what is the same?
3. Live Work – proximity to employment hubs
4. SHOP Parking Plan
5. Building Floor Plans



SHOP - Evolution from Sketch Plan to Final Plan Diagram

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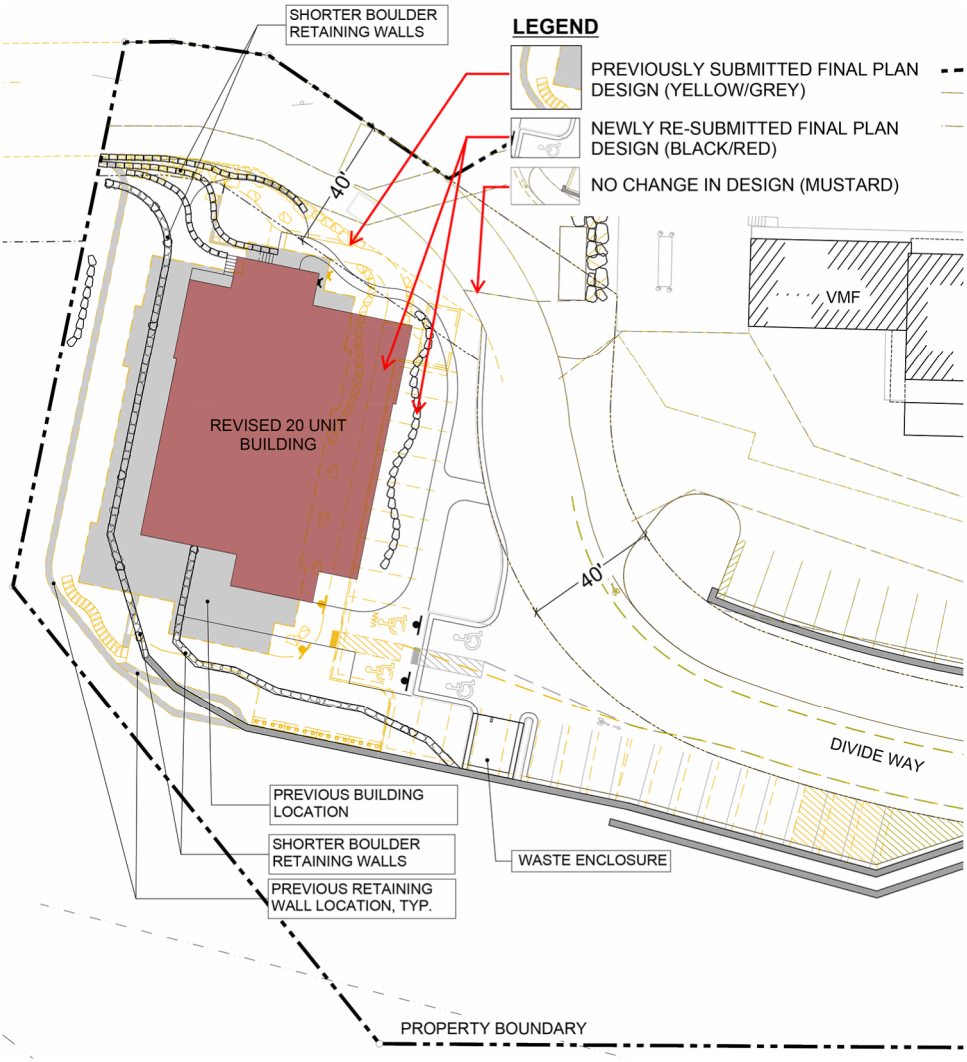

What has changed vs. what is the same?

WHAT HAS CHANGED:

- 30 UNITS → 20 UNITS – a one-third reduction, the primary change in this application
- Bedrooms reduced from 30 to 25 – maximum occupancy of 30 residents
- Smaller building – reduced retaining walls and proximity to property boundaries
- Further away from the Ditch Trail – by reducing the building size, there is more distance between the building and the trail corridor
- Additional revisions – reduced parking, smaller electrical service, re-sized stormwater, etc.
- Removal of (3) Aspen School District units

WHAT HAS REMAINED THE SAME:

- 100% workforce housing
- 100% funded by Aspen One – no public subsidy required
- Location immediately adjacent to employment at the Vehicle Maintenance Facility
- All strategies to reduce reliance on automobile trips, including the WE-cycle station and shuttle service

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- Environmental focus and dark-sky-compliant lighting
- Flat, clean roof free of any rooftop mechanical equipment
- Building design, materials, and colors
- Livability features: generous windows and adequate in-unit and building storage
- Outdoor amenity space on the north side of the building
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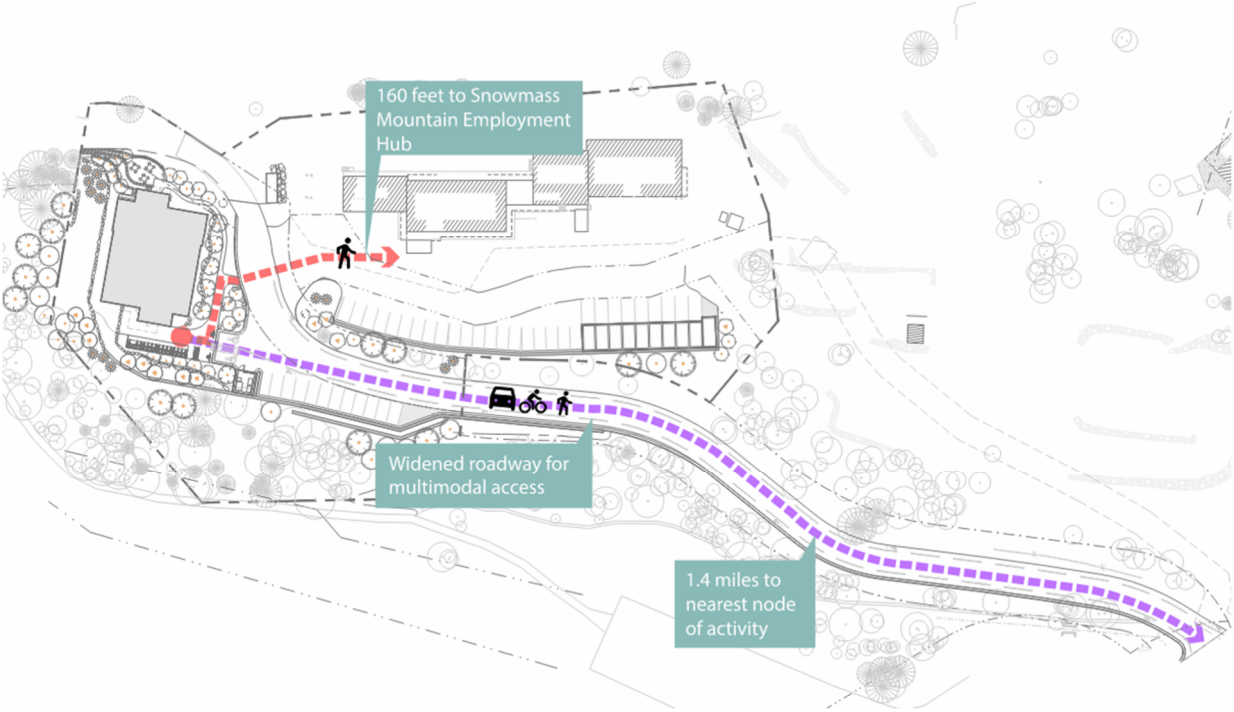

LIVE WORK – proximity of SHOP to employment hubs

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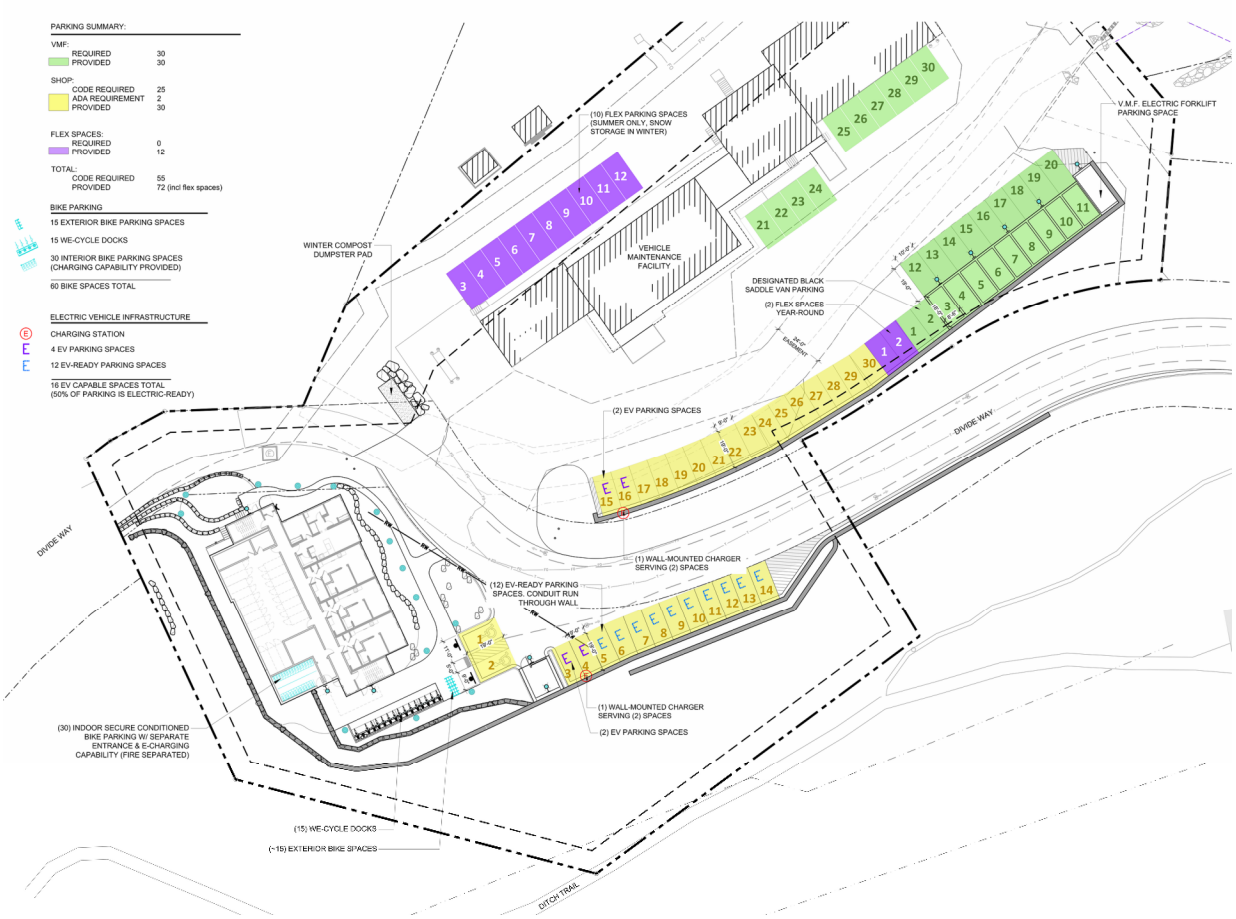

SHOP Parking Plan: 30 dedicated year-round spaces

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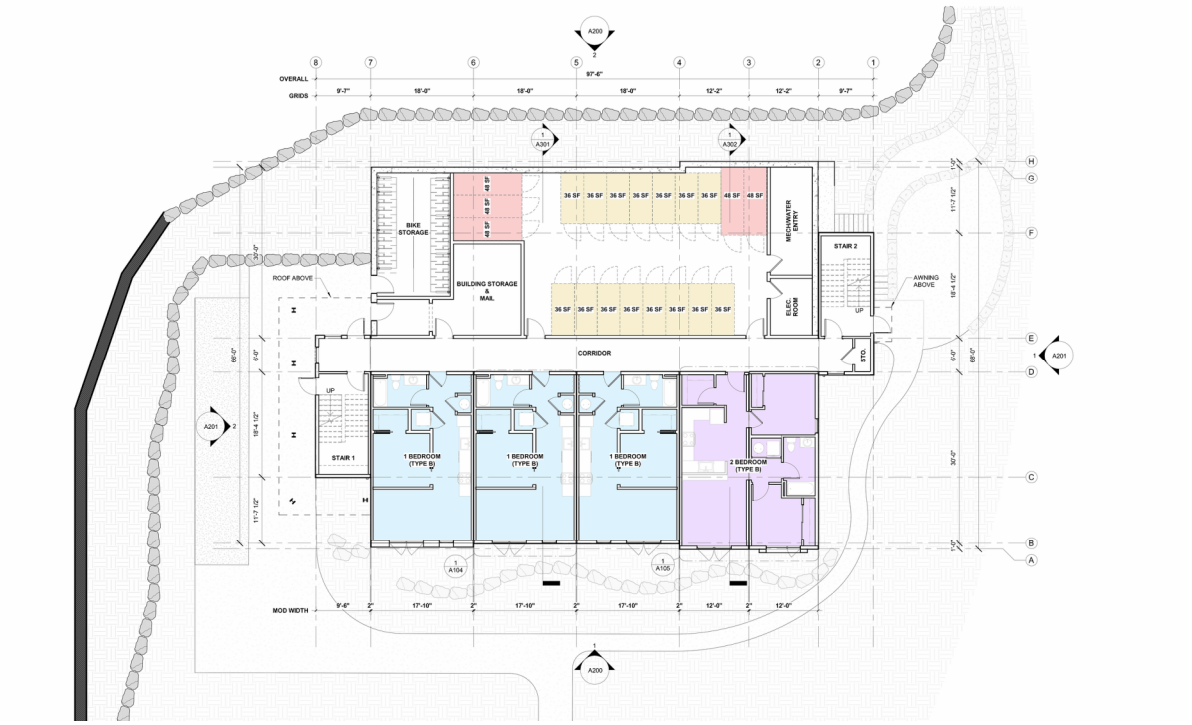
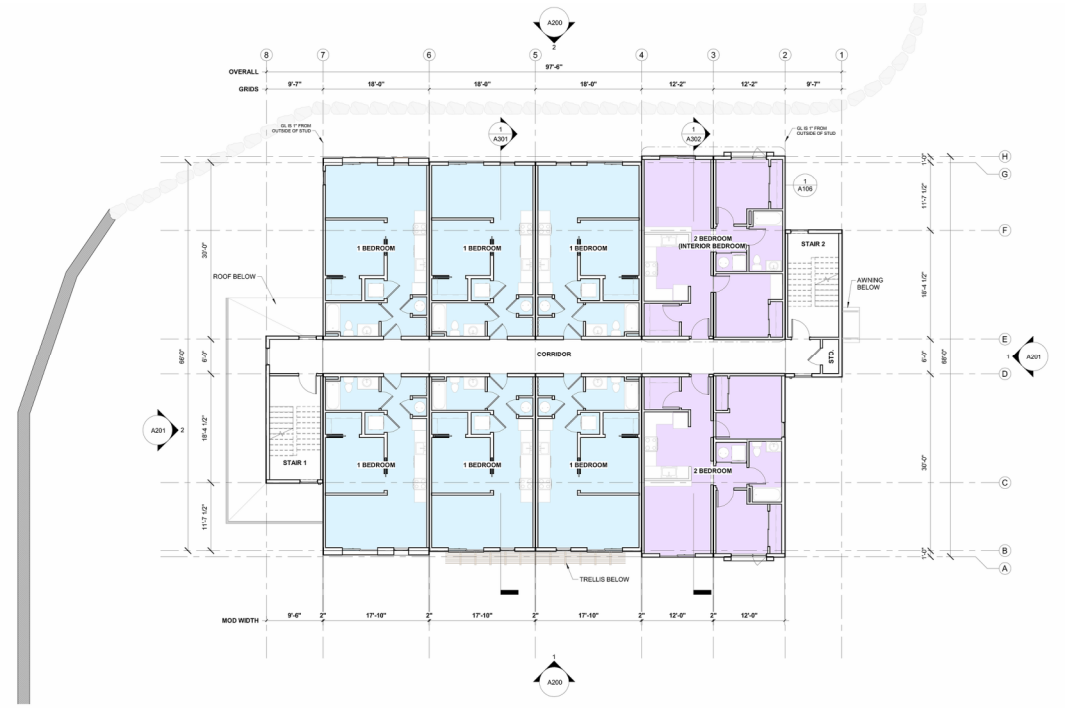


Level 1: 4 units, 30 interior bike parking spaces, 20 storage units, mail, and mechanical



Level 2 and Level 3: 8 units

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SECTION 16A-5-360

FINAL PLAN APPLICATION

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PROJECT TEAM

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FINAL PLAN APPLICATION (SEC. 16A-5-360)

Section 16A-5-360 Final Plan

(b) Final Plan Review Intent and Issues. The questions the Planning Commission (if required) and Town Council should fully resolve during review of the final plan (depending upon the size and complexity of the proposal) include the following:

(1) Response to preliminary plan conditions. Has the applicant provided detailed, sufficient and appropriate responses to each of the conditions identified applied to the preliminary plan?
Response: ***Refer to Exhibit 1 for the responses to the Preliminary Plan Conditions of Approval, and Exhibit 2 for responses to staff comments.***

(2) Agreements and guarantees. Has the applicant submitted an adequate subdivision improvements agreement and pledge of security to guarantee the performance of any public improvements required by the Town?
Response: ***Refer to Exhibit 3, Section 6 Community Benefits and Public Improvements, of the Development Agreement which includes a description of the security to guarantee the performance of any public improvements required by the Town. Refer to Exhibits 4 and 5 for maintenance agreements for divide way walls and guardrails, and sleigh ride trail maintenance.***

(3) Other plans and documents. Has the applicant submitted such other documents (final development plan, final landscaping plan, final grading plan, final utility plan and final architectural plan) that set out the specifications for all relevant features of the development proposal? ~~Has a final version of the homeowner's association or condominium association documents or covenants been submitted, describing how the association will maintain any common open space?~~
Response: ***Refer to Appendix A for Final Plan Drawing Set.***

(c) Final Plan Review. The following procedures shall apply to an application for review of a final PUD plan. These procedures are illustrated in Figure 5-5, Final PUD Application Procedures.

(1) Pre-application conference. Attendance at a pre-application conference is optional, but recommended, prior to submission of an application for final PUD plan review.
Response: ***The pre-application conference was held 1/8/2026.***

(2) Submission of application. The applicant shall submit an application to the Planning Director that contains the following materials:

a. Minimum contents. The minimum contents for any application, as specified in Section 16A-5-40(b), Minimum Contents.
Response: ***The minimum contents have been provided within the application and associated documents and plans.***

b. Final plat. A final subdivision plat that conforms to the specification of Section 16A-5-430(3), Plat.

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Response: ***Refer to Exhibit 17 for Final Plat.***

c. Other drawings. Final versions of such other drawings as may be required to document the approved final PUD plan, such as the final development plan, final landscaping/grading plan, final architectural plan and final utility plan. The final development plan shall specify the zone district limitations and development regulations that will guide the future development of the property. This may be referred to as the "PUD Guide."

Response: ***Refer to Appendix A for Final Plan Drawing Set.***

~~d. Covenants. A final version of the homeowner's association or condominium association documents or covenants, as applicable, describing how the association will maintain any common open space.~~

Response: ***N/A***

e. Guarantee of public improvements.

Response: ***Refer to Exhibit 3, Section 6, and 9-11 of the Development Agreement outlines the guarantees made by the project as related to the public improvements being made.***

i. Applicant is responsible for public improvements. The applicant shall be responsible for constructing or providing public improvements that are necessary for the development. The applicant shall also be responsible for submitting a guarantee for said improvements, in a form and amount satisfactory to the Town.

ii. Required public improvements. Required public improvements include: permanent survey monuments, range points and lot pins; paved streets; curbs, gutters, sidewalks, trails and other pedestrian ways; paved alleys; traffic-control signs, signals or devices; street lights; street name signs in accordance with Town design standards; water lines and fire hydrants; bridges or culverts; storm drainage improvements and storm sewers; sanitary sewers; electrical lines; telephone lines; natural gas lines; and landscaping. In the event that additional improvements or items are required, they shall also be guaranteed in the manner provided below.

iii. Subdivision improvements agreement. The guarantee of public improvements shall be in the form of a written subdivision improvements agreement and pledge of security for performance of such agreement. The subdivision improvements agreement shall obligate the applicant to make and install, according to a specific schedule, any improvements required by the Town.

1. Security. The applicant shall secure the faithful and diligent performance of its obligations under such agreement with a pledge of security sufficient to provide a reasonable guaranty of not less than one hundred percent (100%) of the current estimated cost of the improvements described in the agreement, which estimate shall be approved by the Town Engineer.

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2. Form of security. The pledge of security may, at the option of the Town, be in the form of a mortgage on real property, cash escrow, security bond, irrevocable letter of credit from a financially responsible lending institution, adequate construction loan commitment on which the Town is permitted to draw, evidence of fully prepaid construction contracts, or any combination of the above satisfactory to the Town; provided that the Town shall have the unconditional and irrevocable right upon default by the applicant to withdraw or acquire funds upon demand to partially or fully complete and/or pay for any improvements. In no case shall the Town be obligated, pursuant to any subdivision improvements agreement, to complete any improvements due to the applicant's default if the security should be determined inadequate.
3. Agreement to repair. The subdivision improvements agreement shall contain language by which the applicant agrees to repair any existing improvements damaged during construction and such other items as the Town Council deems appropriate.
4. Partial release of security. The subdivision improvements agreement may provide for the partial release of security as portions of the improvements are completed, provided that no such partial or final release shall be granted until the improvements guaranteed have been inspected and accepted by the Town Engineer and a report of such inspection and acceptance is filed with the Planning Director. The Town Council shall release the amount held for the completed items. The agreement shall make provisions for the Town to retain an appropriate amount in the event of partial releases.
5. Recording. The agreement and pledge of security shall be recorded in the records of the County Clerk and Recorder together with the final plat.

iv. Warranty. The applicant shall warrant the quality, workmanship and function of all improvements dedicated to the Town, the public or a utility for a period of two (2) years, or until July 1 of the year during which the second winter terminates after acceptance by the Town, whichever is greater.

***Response:** Refer to Exhibit 3, Sections 9-11 of the Development Agreement, confirmation of the warranty being provided.*

v. Default. In the event of default by the applicant, under the terms of any subdivision improvement agreement, no building permit or certificate of occupancy shall be issued within the subdivision until the default is corrected.

***Response:** Acknowledged.*

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f. Landscape Guarantee. The landscape guarantee shall be in the form of a written agreement to ensure implementation of the landscape plan and maintenance of the landscaping. Such agreement shall include a pledge of security for performance of said agreement. The agreement shall obligate the applicant to purchase and install the landscaping improvements and irrigation according to the specific planting schedule, landscape and irrigation plan and to guarantee the continued maintenance and replacement of the landscaping for a period of two (2) years after installation. The amount and form of the security shall be as described in Subparagraph 16A-5-360(c)(2)e.3.a) and b). Such agreement shall provide that an appropriate amount shall be retained until the fully completed improvements have been maintained in a satisfactory condition for two (2) years.

***Response:** Refer to Exhibit 3, Section 9 of the Development Agreement for Landscape Guarantee.*

g. Development Agreement. In connection with any discretionary development approval, the Town Council may enter into a development agreement with the applicant. Development agreements are voluntary contracts between the applicant and the Town that may include provisions clarifying the phasing of construction, the timing, location and financing of public or private infrastructure, reimbursement for oversized infrastructure, vesting of property rights, assurances that adequate public facilities (including roads, water, sewer, fire protection and emergency medical services) will be available as they are needed to serve the development and mitigation impacts of the development on the general public. Development agreements may, without limitation, contain the following:

i. Provisions for the reservation or dedication of land for public purposes;
ii. Provision for the timing, location and financing of public facilities (including roads, water, sewer, fire protection and emergency medical services);
iii. Provision for the timing, location and maintenance of private on-site improvements, including landscaping of common open space, trails and amenities for residents, users or the public;
iv. Provisions for the reimbursement of oversized infrastructure or other facilities;
v. Proposed timing and phasing of public and/or private construction;
vi. Provisions to mitigate the impacts of the proposed development on the general public or nearby properties, including off-site improvements and the protection of environmentally sensitive lands;
vii. Provisions for public benefits or improvements in excess of what is required by current Municipal Code;
viii. Terms for subsequent discretionary actions, provided such terms shall not prevent the development of the property for the uses set forth in the agreement;
ix. Provisions that construction shall begin by a specified date or that certain phases shall be completed within a specified time;

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x. Provisions for the implementation of a reasonable contingency plan to mitigate visual, safety and public welfare impacts resulting from any possible extended interruption of construction as it would affect the community as a whole;
xi. Provisions for the vesting of property rights pursuant to Section 16A-5-90 of the this Code;
xii. A termination date for the development agreement; and/or
xiii. Any other provisions appropriate to guide the completion of the development as approved.

Response: Town Attorney recommended including all these provisions in our Development Agreement. Please refer to Exhibit 3 for the Development Agreement.

(3) Staff review. Staff review of the application shall be accomplished, as specified in Section 16A-5-50, Staff Review of Application. Staff shall then meet with the applicant to provide preliminary comments, discuss issues and concerns, request additional information necessary to adequately evaluate the proposal and make recommendations regarding the application. The applicant will then have the opportunity to amend their application or provide additional information in response to the staff comments. Upon receipt of the requested information, or within ten (10) days of the staff meeting, whichever occurs first, the Planning Commission and/or Town Council meeting(s) shall be scheduled by the Planning Director.

Response: Acknowledged, the applicant looks forward to continuing to work with town staff.

(4) ~~Planning Commission review. If, as a condition of its preliminary plan approval, the Town Council has required that the final plan be reviewed by the Planning Commission, then a complete copy of the application shall be forwarded to the Planning Commission, together with a copy of the staff review. The Planning Commission shall consider: all relevant materials and testimony; whether the application complies with Section 16A-5-300(c), General Restrictions, and Section 16A-5-310, Review Standards; and whether the final plan is consistent with the approved preliminary plan, and shall, by resolution, recommend that the Town Council approve, approve with conditions or deny the application.~~

Response: N/A.

(5) Town Council public hearing and action.

a. Public notice and public hearing. The Town Council shall hold a public hearing to consider a major amendment to an approved PUD, Section 16A-5-390(1)c, only. Public notice that the Town Council will consider the application shall be given by publication, posting and mailing of notice, pursuant to Section 16A-5-60(b), Manner and Timing of Notice. The Town Council shall hold a public hearing to consider the application. The public hearing shall be conducted pursuant to Section 16A-5-70(2), Conduct of Public Hearing.

Response: Acknowledged, the applicant will provide noticing as required pursuant to the TOSV requirements.

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b. Town Council action. A complete copy of the application shall be forwarded to the Town Council, together with a copy of the staff review. The Town Council shall consider: all relevant materials and testimony; whether the application complies with Section 16A-5-300(c), General Restrictions, and Section 16A-5-310, Review Standards; whether the final plan is consistent with the approved preliminary plan; and, when applicable, the Planning Commission's recommendations, and shall, by ordinance, approve, approve with conditions or deny the application.

Response: The applicant looks forward to continuing to work with the Town Council.

(6) Effect of final PUD approval. Approval of the final PUD plan shall confer upon the owner of all or a portion of such property the right to apply for a building permit for development that is consistent with the limitations, restrictions, conditions and parameters set forth in the final PUD plan. Following recording of the final plat, the applicant shall be authorized to convey individual ownership interests. Final PUD plan approval shall remain in effect for a period of up to but not more than three (3) years, unless the time frame is extended by the Town Council.

Response: Acknowledged.

(7) Recording of final plan. Within ninety (90) days of the date of approval of the final PUD plan, the applicant shall submit three (3) copies of the final plan to the Planning Director, together with any other documents that are to be recorded, at minimum including the site plan together with the PUD Guide or land use summary chart or table. All documents shall be executed and suitable for recording. The final PUD plan, maps and plat shall also be submitted in a digital form acceptable to the Planning Director, for incorporation in the Town's geographic information system (GIS) and archival storage.

a. Planning Director review. The Planning Director shall review the documents to ensure they comply with the terms and conditions of approval, and shall obtain Town signatures for all of the applicable certificates on the final plan and documents.
b. Recording of final documents. The Planning Director shall thereafter cause the documents to be recorded in the records of the County Clerk and Recorder, at the applicant's expense.

Response: Acknowledged, the applicant will record the Final Plat as required pursuant to the TOSV and Pitkin County requirements.

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Review Standards

Section 16A-4-300 - Purpose

This Division establishes standards for the design of development sites, including standards for off-street parking, landscaping, grading, outdoor storage and energy conservation.

Response:
Noted, the responses below are provided to describe the compliance of this section.

Section 16A-4-310 – Off-street parking standards

a) Applicability. The standards of this Section shall apply to all development, including development of new uses, expansion of existing uses and the change of use of land or structures. Responsibility for complying with these standards rests with the owner of the property.

1) Uses established after effective date. For all uses established or placed into operation after the effective date of this Development Code (September 2, 1998), there shall be provided that number of off-street parking spaces as specified in this Section.

~~2) Uses established prior to effective date. For land, structures or uses established or placed into operation prior to the effective date of this Development Code (September 2, 1998), the number of existing off-street parking spaces shall not be reduced below the minimum number of existing spaces required herein. If such land area, structure or use is enlarged or expanded, there shall be provided at least the additional number of off-street parking spaces that is required by this Section.~~

Response:
The SHOP project is subject to category 1 requirements.

b) Minimum Parking Required. All uses shall be required to provide that number of parking spaces that complies with the standards set forth in Table 4-3, Minimum Off-Street Parking Requirements for Each Zone District, unless a reduction in that number is approved pursuant to Subsection (c), Reduction of Required Parking. Where any calculation of the number of required off-street parking spaces results in a fractional space being required, such fraction shall be rounded up to the next higher number of spaces.

Response:
The SHOP project is in the MU-PUD zone district, which per Table 4-3 is required to provide one space per studio/one-bedroom unit and 2 spaces per two-bedroom unit. At 20 units, the SHOP is required to provide 25 spaces (15 one-bedroom units × 1 + 5 two-bedroom units × 2). The proposed development provides a total of 30 spaces (including 2 accessible spaces). The development also shares the parcel with the existing Vehicle Maintenance Facility (VMF) which

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is required to have 30 spaces, and has retained those spaces as part of the design. In addition to the code required spaces, there are 12 flex spaces, with 10 of those spaces seasonally available. Refer to Appendix A – Sheet L.1.04 for parking plan

~~***c) Reduction of Required Parking. Parking may be proposed to be reduced by one (1) or more of the following options:***~~

~~***1) Shared parking. Off-street parking facilities for separate uses may be provided collectively, if the total number of spaces provided is not less than the sum of the separate requirements of each such use. However, no parking space or portion thereof shall serve as the required space for more than a single use, unless the Town specifically authorizes a shared parking arrangement. In order to obtain approval of a shared parking arrangement, the applicant shall be required to show in a Parking Management Plan that the peak use period for the uses will not overlap with one another, that the uses are located on the same or adjoining sites, and that the total number of spaces that would be required for all uses has not been reduced by more than twenty percent (20%).***~~

~~***2) Alternative parking plan. The Comprehensive Plan recommends that day skier parking be reduced west of the Woodbridge pedestrian bridge and be increased east of that bridge. In order to accomplish this recommendation, applicants proposing development that will be located west of the Woodbridge Bridge are encouraged to, but applicants proposing development that will be located east of said pedestrian bridge may propose to, develop fewer spaces on site than would be required by Table 4-3, both subject to the submission of a Parking Management Plan. For the number of required parking spaces to be reduced, the applicant shall comply with one (1) or a combination of the following options:***~~

~~***i. Create parking in desired location. The applicant may develop that parking which would have been required on site in a location that is consistent with the recommendations of Chapter 8, "Future Transportation Plan," of the Comprehensive Plan. The Town may place appropriate limitations on the approval of the development to ensure the off-site spaces are available for use by the public no later than the time the development receives its certificate of occupancy;***~~

~~***ii. Offer options to automobile usage. The applicant may commit to offering transportation options to residents, visitors or guests of the development that will reduce or eliminate the need for parking on site. Such options may include provision of limousine or van services, payment for enhanced transit services by the Town or RFTA, purchase of transit passes for employees and similar approaches, shared vehicle(s), commonly shared drop-off, pick-up or pull out space, E-bikes, cycling, equestrian (such as a hitching rail provision), and other transportation modes over and above the minimum standard; or***~~

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~~iii. Provide compact size parking spaces. The applicant may propose, within a predominantly enclosed parking structure and in conjunction with at least one (1) of the other options, to include compact size parking spaces as part of the required parking, up to a maximum of fifteen percent (15%) of the total enclosed parking being provided. Said spaces will only be considered within portions of the structure sufficiently enclosed or screened to prevent fallen, plowed or windblown snow from accumulating within the compact size parking spaces. The appropriate number of compact spaces will be determined based upon the nature of the proposed uses, public/private parking and access requirements, parking lot management, signage, location and grouping of the compact spaces, design, layout and vehicular circulation patterns within the proposed parking structure.~~

~~iv. Tandem/stacked parking. The applicant may propose, in conjunction with at least two (2) of the other options, to include tandem/stacked parking spaces as part of their required parking. Tandem/stacked parking will only be considered in conjunction with the overall parking management plan and may only be allowed if there will be valets or other persons employed to assist in the parking of automobiles. A suitable form of guarantee must be provided, ensuring that a valet or other persons will always be available when the parking lot is in operation. The appropriate number of tandem/stacked parking spaces will be determined based upon:~~

~~1. The operational nature and parking requirements of the residential project being served;~~

~~2. The parking lot management plan; and~~

~~3. The tandem/stacked parking location, design, layout and vehicular circulation patterns within the proposed parking lot or structure.~~

~~v. Contribute cash-in-lieu. The applicant may make a one-time cash payment to the Town, in the amount of twenty-five thousand dollars ($25,000.00) per space. Approval of the payment-in-lieu shall be at the option of the Town Council.~~

~~1. Payment due at building permit. The payment shall be due and payable at the time of the issuance of a building permit.~~

~~2. Use of funds. All funds collected by the Building and Planning Department shall be deposited in a separate interest bearing account. Monies in this account shall be used solely for the planning, design and construction of new public parking spaces in locations that are consistent with the recommendations of the currently adopted Comprehensive Plan.~~

~~3. Refund. Any payment made for a project for which a building permit is not issued or is cancelled may be refunded if the current owner of the property submits a request for a refund to the~~

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~~***Finance Director. All requests for refunds shall be accompanied by a copy of the receipt issued for payment of the fee.***~~

~~***4. Review of fee schedule. In order to ensure that the payment-in-lieu schedule is fair and represents current cost levels, it shall be reviewed within two (2) years of its effective date, and every two (2) years thereafter. Any necessary amendments to this Section shall be initiated by the Town Council to address the results of the review.***~~

Response:

The applicant is not requesting a reduction of required parking.

d) Characteristics of Required Off-Street Parking.

1) Minimum dimensions. Each exterior off-street parking space shall consist of an unobstructed open area measuring at least nine (9) feet wide by nineteen (19) feet long with the exception that a required single-family detached parking space may be reduced in size to consist of an unobstructed open area measuring eight (8) feet wide by eighteen (18) feet long. Spaces within enclosed parking areas may be reduced to eight (8) feet six (6) inches in width and eighteen (18) feet in length. Compact parking spaces may be eight (8) feet wide by sixteen (16) or eighteen (18) feet long, as approved by the Town Council. All parking spaces shall have a minimum unobstructed vertical clearance of seven (7) feet six (6) inches in height.

Response:

The parking spaces are designed to be 9 feet wide by 19 feet long. The applicant is not requesting a reduction in parking stall dimensions.

2) Surface treatment. Off-street parking spaces shall be paved with a durable all-weather surface or be covered with gravel, and shall be maintained in a usable condition at all times. Paved surfaces shall be striped to demarcate the parking spaces and shall be graded for proper drainage.

Response:

The parking spaces are designed to be paved with asphalt, and will be maintained in a usable condition at all times. The striping will be provided according to the Civil drawings in Appendix A – C3.1-C3.2, and CD3.0-CD3.1

3) Unobstructed access. Excepting parking for single-family and two-family residences (see paragraph (4) below), each parking space shall have unobstructed access to a street, driveway or aisle. Off-street parking lots shall be provided with entrances and exits that are located to provide safe and efficient means of vehicular access to such parking spaces, to minimize traffic congestion and hazards and to not interfere with roadway and roadside ditches and drainage.

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Response:
Parking spaces have unobstructed access which utilizes existing infrastructure and access. All movements have been reviewed and approved by Roaring Fork Fire Authority, Aspen Ski Co operations and deliveries and public works. The grading and drainage will be provided according to the Civil drawings in Appendix A – C1.0-C1.3.

~~***4) Parking for residences. Parking areas provided for single-family detached and two-family dwellings may consist of garage area, parking strip or apron, which allows for tandem and stacked parking.***~~

Response:
N/A.

5) Lighting. Lighting facilities, if provided, shall be arranged so that lights neither unreasonably disturb occupants of adjacent properties nor interfere with driver vision. Light sources shall be shielded from sight and shall be arranged to prevent direct light from spilling over onto adjacent residential uses. The maximum height of any light pole shall be twenty (20) feet. Poles of a lower height, that are more compatible in scale with pedestrians, are encouraged. Overall compliance with the Town's lighting codes is required.

Response:
Lighting has been carefully designed and is meeting all dark sky and neighboring International Dark Sky Community (IDSC) regulations in Old Snowmass.

e) Prohibited Uses of Parking Spaces. Required parking spaces shall be available for the parking of operable passenger vehicles of residents, guests, customers, patrons and employees of the use for which they are required. Prohibited uses of required parking spaces shall be as follows:

1) Vehicle sale or repair. Required off-street parking spaces shall not be used for the sale, repair, dismantling or service of any vehicle, equipment, materials or supplies, nor shall any such activity adjacent to an off-street parking space obstruct required access to off-street parking spaces.

2) Storage. Required off-street parking spaces shall not be used for storage of earth-moving machines, trailers, motor homes or construction-related or similar heavy equipment.

Response:
The applicant will manage all parking within the development to ensure all requirements stated are upheld to the regulations. As a mediation to the storage requirements, the applicant is providing the option for residents to rent a storage space within the VMF area.

f) Parking Lot Design.

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1) ***Minimum dimensions. The minimum dimensions for parking spaces, rows and aisles, based on one-way movement, are listed in Table 4-4, Minimum Dimensions for Parking Design, and are depicted in the illustrations that follow. The letters shown in the columns in the table correspond to the letters depicted on the illustrations or a site plan. The minimum aisle width, based on two-way movement, shall be twenty-two (22) feet.***

Response:
All parking areas and spaces meet the minimum dimensions for parking design listed in Table 4-4 where applicable. Refer to Appendix A – Sheet L.1.04 for the Parking Plan.

2) ***Setbacks and snow storage. Setbacks a minimum of eight (8) feet in width shall be required on each side of any parking lot, except in an area immediately adjoining the building which the parking serves. Where any parking lot directly adjoins a building, approved barriers shall be installed to prevent vehicles from striking the building. Parking lot setbacks and other portions of the lot not used for required parking may be used for purposes of snow storage. Adequate drainage shall be provided for the snow storage area, to ensure snow melt does not drain onto adjacent property. Snow shall not be stored within required parking spaces, except on an emergency basis for a period not to exceed forty-eight (48) hours.***

Response:
Snow storage and winter fire access has been reviewed and approved by Roaring Fork Fire Authority. Drainage and snow piles have been designed to allow for maximum visibility, and positive drainage. Refer to Appendix A – Sheet L.1.06 for the Snow Storage Plan, and Sheet L.1.07W for the Winter Fire Access Plan.

3) ***Handicapped parking. Parking for any use requiring handicapped access shall be provided in accordance with the provisions of Chapter 18 of this Code.***

   i. ***Sign. All spaces reserved for physically handicapped persons shall have a raised standard identification sign. The identification sign shall be twelve (12) inches by eighteen (18) inches, with a height not to exceed seven (7) feet. The standard colors of the sign shall be white on blue.***

   Response:
   Signage will be provided per the ADA regulations. Refer to Appendix A – Sheets C3.1, CD3.0, and CD3.1 for Sign details and locations.

   ii. ***Location. Parking spaces reserved for physically handicapped persons shall be located as close to the use's entrance as is reasonably possible.***

   Response:
   Signage will be provided per the ADA regulations. Refer to Appendix A – Sheets C3.1, CD3.0, and CD3.1 for Sign details and locations.

4) ***Compact parking spaces. Compact parking spaces shall be grouped together when practicable, with each space identifiable by the location of a sign stating***

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"Compact Cars Only." The dimensional area of the parking space shall be unobstructed.

Response:
The applicant is not proposing any compact parking spaces.

Section 16A-4-320 – Landscaping, grading, and other design standards

a) Landscaping Standards.

1) Preserve existing vegetation. Existing vegetation and live trees shall be preserved so as to: (a) reduce the potential for erosion and sedimentation from development; (b) screen or soften the appearance of development; and (c) buffer uses from one another. Existing vegetation and trees that are removed shall be replaced with appropriate, similar size plantings and shall be supplemented with additional plantings that help to screen the development, cover exposed areas and hold soil in place.

Response:
The SHOP project is preserving as much existing vegetation as possible while providing all the necessary improvements and amenities as required by the code and resolutions. The landscape plan is proposing to plant 39 evergreen trees to replace trees to be removed. Refer to Appendix A – Sheet L.1.10, and L.1.11 for tree removal and Landscape plans.

2) ***Standards for new plantings. All plants used for landscaping shall be compatible with the local climate and the soils, drainage and water conditions of the site. Wherever possible, native varieties shall be used. When planting occurs on hillsides, slopes, drainageways or similar natural areas, plant material should duplicate adjacent plant communities both in species composition and spatial distribution patterns. Evergreen shrubs should be planted in clusters to maximize their chance for survival. When appropriate, landscaping should use drought-resistant varieties, employ xeriscape design principles and promote water conservation. Provision shall be made for irrigation, when necessary, to ensure survival of the plants.***

Response:
Acknowledged, the landscape design provides a mixture of evergreen and deciduous plant material selected to perform in the site specific elements. Refer to Appendix A – Sheet L.1.11 for the Landscape Plan.

3) Landscaping of multi-family and nonresidential development. All portions of lots containing multi-family dwellings and nonresidential development that are not covered by impervious materials shall be landscaped with grass, ground cover, shrubs or similar landscape treatments. A mix of deciduous and evergreen trees and shrubs shall also be planted to effectively buffer proposed nonresidential

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uses from adjacent residential uses and to provide a buffer between such uses and surrounding collector and arterial streets.

Response:
Acknowledged, the landscape design provides a mixture of evergreen and deciduous plant material to ensure all pervious areas are covered with grass, ground cover, shrubs or similar treatments. Refer to Appendix A – Sheet L.1.11, and L.1.12 for the Landscape Plan and screening information.

b) Grading Standards. All development shall comply with the following standards:

1) Mass grading. Mass grading that removes existing vegetation and leaves large areas of soil exposed shall be properly managed to control erosion. When significant portions of a site are to be disturbed, the Town may require grading activities to be phased, so disturbed areas can be stabilized. The Town may also require topsoil to be stockpiled, for re-use on areas requiring revegetation and landscaping.

Response:
Acknowledged, refer to Appendix A – Sheets C1.0-C1.3 for grading and drainage plans.

2) Limitations on site disturbance. Cuts, fills, grading, excavation, vegetation removal and building construction shall be confined to designated building envelopes, except as permitted pursuant to Section 16A-3-200(b), Construction in Required Setbacks, and except for site disturbance necessary to install and maintain utilities, roadways, trails, irrigation ditches, fences and trees and similar plant material. Material excavated from the building envelope may be stockpiled outside of the building envelope for later use on the property.

i. Earth berm outside building envelope. Where site disturbance is proposed to create an earth berm outside of a designated building envelope, the applicant shall demonstrate that the berm: (1) has been blended into the natural topography to the greatest extent possible; (2) will not exceed a fifty-percent slope (one [1] foot vertical to two [2] feet horizontal); (3) will not obstruct sight visibility at road or driveway intersections or create other safety hazards; and (4) will not adversely affect Town snow removal operations.

ii. Administrative modification. An administrative modification may be required, pursuant to Section 16A-5-250, Administrative Modifications, if the Planning Director determines that any berm located outside the building envelope does not satisfy the above criteria.

Response:
Acknowledged, all work is proposed to take place within easements or within the parcel boundary of the development, refer to Appendix A – Sheets C1.0-C1.3 for grading and drainage plans.

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3) ***Mark envelope. Prior to the commencement of site disturbance, the applicant shall visibly mark the extent of the designated building envelope. The applicant shall maintain said marking in place throughout the duration of construction. Relocation or removal of the marking without the prior approval of the Town shall be considered a violation of this Code.***

Response:

Acknowledged, the applicant will provide required markings during construction duration. The proposed design does not have a building envelope, however setbacks are proposed, and will be marked as required.

4) ***Restoration of disturbed areas. Disturbed areas shall be restored as undulating, natural-appearing landforms, with curves that blend in with adjacent undisturbed slopes. Abrupt angular transitions and linear slopes shall be avoided. As necessary, cuts and fills shall be supported by retaining walls, made of wood, stone, vegetation or other materials that blend with the natural landscape. Areas disturbed by grading shall be contoured so they can be revegetated and shall be revegetated within one (1) growing season after construction, using native species similar to those growing on the site.***

Response:

Acknowledged, the applicant will revegetate disturbed areas, as required.

5) ***Design shall fit natural topography and site conditions. Proposed structures shall be located and designed to fit the site's natural topography and site conditions, rather than adjusting the topography and site conditions to fit the structure. For example, instead of creating a flat bench or terrace for a building platform on a sloping site, the structure should instead be stepped up or down the slope. Roads and driveways shall follow the contours of the natural terrain.***

Response:

The site has been designed to work within the natural topography and site conditions, while relying on varying types of wall designs such as soil nail walls, MSE walls, and other decorative wall systems. The reconstruction of Divide Way required an extensive amount of earthwork to meet current TOSV roadway standards and other regulations which were conditions of approval from Town Council and Staff.

c) ***Outdoor Storage of Materials, Equipment and Vehicles. Unless otherwise determined by the Town Council, all commercial materials and equipment, including snow grooming equipment, stored outside for a period of time exceeding fifteen (15) days, during which time said materials or equipment remain unused, shall be fenced or screened in a manner that it is not visible from an adjacent street or property. Such fences or screening shall be a minimum of eight (8) feet high from grade, unless the Planning Director shall determine that a fence or screen of lesser height be found to meet the intent of this Subsection. All fences shall be of sound construction and shall have not more than ten percent (10%) open area. All other unlicensed, inoperable or dismantled***

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vehicles and parts shall be contained within an enclosed structure. The outside storage of materials, equipment or vehicles which: (1) are not customarily found in association or connection with the principal permitted use of the property, (2) alter the essential character of the surrounding neighborhood, or (3) adversely affect public welfare is prohibited.

Response:
Acknowledged, the applicant will ensure the site meets all storage requirements.

~~***d) Regulations for Ski Lifts. No development shall be approved in proximity to an existing or proposed ski lift unless said development complies with all applicable regulations governing said ski lift.***~~

Response:
N/A

~~***e) Quality of Skiing. No development shall be approved that adversely affects the quality of skiing at the Snowmass Ski Area, including the distribution of skiers on the mountain and access to the ski area.***~~

Response:
N/A

f) Access to Public Lands. New development shall not result in loss or significant limitation of existing access to public lands.

Response:
Acknowledged, the applicant is maintaining access from Lot 44 to the ditch trail and other public lands. Refer to Appendix A – Sheet L.1.03.

g) Historical or Archaeological Sites. No development shall be approved which would result in the destruction or significant alteration of any sites or structures that have been determined by the Town Council to have historical or archaeological significance to the Town, the region or the State.

Response:
Acknowledged, the applicant will notify the proper AHJ or entities if any significant sites or structures have been identified. The current site contains no known significant sites of structures.

h) Construction Management. No PUD, amended PUD or subdivision development shall be approved unless a construction management plan has been submitted to and approved by the Town Council or the Planning Director where final approval is administrative. The number of residential units and the amount of commercial space that can be under construction at any one (1) time shall be subject to reasonable limitation in order to minimize disruption to normal business activities, disturbance to the peace and quiet of

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residential neighborhoods, interference with vehicular and pedestrian movement and/or damage to public roads, utilities and facilities, without unnecessarily interfering with the anticipated development activity. The extent of any such limitations shall be determined in the review and approval of each development project and shall be set forth in a construction management plan to be approved therewith.

Response:
Acknowledged, Refer to Appendix A For the CMP Plan, a formal plan will be provided at time of building permit and will be maintained during construction.

Section 16A-4-330 – Energy Conservation

a) General Standard. Energy conservation shall be promoted and maximum advantage taken of solar and alternative energy source opportunities. To achieve this purpose, applications for subdivision, planned unit development or special review shall contain an energy conservation plan, which shall optimize the planning and utilization of all possible energy conservation features in proposed new construction without reducing the percentage of authorized buildable lot area or density allowed by the existing zoning. Failure to submit a satisfactory energy conservation plan, which complies with the provisions of this Section, shall constitute grounds for denial of the application.

Response:
Acknowledged, this project has been reviewed by Dunlop Environmental Consulting, Inc., which has not objected to the SHOP project and the energy conservation elements of the project. Refer to Exhibit 17 for the Energy conservation plan.

b) Contents of Energy Conservation Plan. An energy conservation plan shall contain the following materials:

1) Map. A map showing the orientation and placement of the building or buildings in relation to topography, vegetation, other structures and all other factors affecting solar access, so as to optimize sunlight access sufficient to take advantage of solar energy systems in as many buildings as is possible. Detailed information shall also be provided identifying and indicating the number of structures that shall have four (4) full hours of direct sunlight between the hours of 10:00 a.m. and 2:00 p.m.

Response:
Refer to Exhibit 17 for the Shadow Studies and Energy Conservation Plan.

2) Shadow study. Evidence that the proposed structures are sited to provide sufficient year-round solar access to a south wall or a south roof, including a shadow study, for major structures that may create shadow on other structures or roadways. Shadow studies shall be based on a thirty-percent sun angle at 9:00 a.m., 12:00 noon and 3:00 p.m.

Response:
Refer to Exhibit 17 for the Shadow Studies and Energy Conservation Plan.

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3) ***Passive or active techniques proposed. A detailed description, including both text and map, of the specific passive or active heating and cooling techniques being utilized, including but not limited to building configuration, window exposure, grading, landscaping, interior and exterior passive and active solar energy features, and attention to elimination or impairment of solar access to possible adjacent building sites. This description should also include an energy utilization analysis in relation to snowmelt areas, heating systems, swimming pools, saunas, Jacuzzis and other significant energy-consuming elements of the project and an estimate of the anticipated energy gain through the planned energy systems.***

Response:
Refer to Exhibit 17 for the Energy Conservation Plan. No snowmelt areas or swimming pools, saunas, Jacuzzis, or other significant energy-consuming elements are included in the project.

Section 16A-4-340 – Building design guidelines to preserve community character

a) ***Purpose. The building design guidelines contained within this Section are intended to preserve the character of the Town as a unique mountain setting, in which development is an element of the natural environment, and does not dominate those natural features. These guidelines are not intended to restrict imagination, innovation or variety in design, but rather are intended to assist in focusing on design principles that can result in creative solutions that are consistent with the character of the Town.***

Response:
Acknowledged, Aspen One is focused on implementing an architectural design that draws inspiration from the natural environment and surrounding landscape. This can be achieved by utilizing colors and materials that blend with natural features, such as earth-toned palettes.

b) ***Applicability. The provisions of this Section 16A-4-340 shall apply to any development application for PUD, amended PUD, subdivision, special review or building permit for nonresidential development or redevelopment. These provisions shall not apply to development of a single-family detached dwelling unit or a two-family dwelling (duplex) on a lot subdivided prior to the effective date of this Development Code (September 2, 1998).***

Response:
Acknowledged, the development will meet all provisions in Section 16A-4-340.

c) ***Building Design Guidelines.***

1) ***Site integration. Building design shall be influenced by, and shall respond to, the natural features and mountain setting that surround the property. Structures shall be designed so they do not overwhelm the surrounding mountain environment.***

i. ***Minimize modification. Developments should be planned to minimize the extent to which it is necessary to modify the natural terrain and natural***

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watercourses. Where earthmoving techniques are necessary, man-made forms should be soft and natural in appearance. Natural water features should be preserved and enhanced.

Response:
The overall design intent is to minimize impacts to the site as much as possible, and disturb only previously disturbed areas. As described below, the placement of the building, the design of the walls, and proposed materials all reflect the intent of the development to minimize modifications to the adjacent natural terrain and drainage.

ii. Indigenous details. Indigenous details and landscape accents, such as streams, boulders, trees and wildflowers, should be used to connect the development to natural conditions.

Response:
The proposed building will utilize composite wood siding with realistic grain variations and warm earth tones, corrugated metal siding for durability and mountain historical context, and stucco with stone texture to tie into the surrounding mountain stone and canopy. Railing and awning elements will add composite wood accents.

iii. Complement natural landforms. New buildings should be designed to complement natural landforms, by setting them into the slope, or by reflecting the angles and shapes found in the natural landscape. Building massing should be broken up or stepped along a slope, to conform to the shape, aspect and scale of the natural terrain.

Response:
The proposed building has been designed to be tucked into the adjacent hillside to provide much needed storage, and to serve as a retaining wall. This creative design solution allows for a decreased perceived height, scale, and mass from the ditch trail. The building reads from the ditch trail vantage point primarily as a two-story building, with the focus being looking across the architecture to the landscape vistas beyond. The full three-story height, scale, and mass is only seen in context from Divide Way.

iv. Signs. Interpretive information and signs should be used to draw attention to nature and mountain ecology.

Response:
Aspen One may incorporate signage as necessary for wayfinding and tenant informational knowledge once needs are identified.

v. Grade. Awkward changes of grade in public spaces should be avoided. Natural grade changes should be used to separate and define activity areas. The needs of disabled persons should be considered in the layout of uses and in circulation patterns, as circulation on sloping terrain can be an obstacle to the disabled.

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Response:
The grading design has been carefully designed to accommodate steep slopes of the roadway and adjacent hillsides, while limiting the heights of the retaining walls. The primary circulation routes and pedestrian zones are all within the ADA requirements and devoid of awkward changes in grade.

2) ***Scale and mass. Buildings shall be designed to ensure that they are not perceived as being monumental in scale.***

   i. ***Relation to scale of surrounding buildings. The height and mass of new buildings should be related to the prevailing scale, form and proportion of surrounding buildings, to avoid overwhelming or dominating the existing character of the area.***

Response:
The proposed building is designed to utilize the existing site topography features by nestling into the hillside along the Divide Way curve allowing for site lines over the building from the ditch trail above. The existing adjacent VMF building on the same site is of similar massing scale but with a smaller footprint. The articulation of the proposed building, both horizontally and vertically, work to break down the building into smaller compartmentalized components with naturally toned exterior finishes to compliment the surrounding developments and natural elements. The roof parapet walls are staggered in height to simulate a meandering rock outcropping and further break down the top of the building mass.

   ii. ***Design articulation. Groups of buildings should be located to avoid creating a "wall" or "row" effect. Individual buildings should incorporate offsets or projections that relieve the visual effect of a single long wall, help to articulate individual units or groups of units and give the appearance the building is made up of a collection of smaller structures. Buildings should be sited so their longest frontages are not on their most visible sides.***

Response:
The proposed building will utilize composite wood, metal, and stucco siding materials to break down the composition of the building into smaller groups both vertically and horizontally. These smaller groups are reinforced by the articulation in the building footprint with the larger two-bedroom units projecting out beyond the central one-bedroom and the stair cores on each end of the building, further stepping back to reduce the scale at the building ends. The roof parapets will also step in relation to each building group to provide additional articulation along the roof line. Additional infill elements will complement window and door groupings to further break down the building group massing

   iii. ***Human scale. People spaces should respect human scale. The design should include articulated building and roof configurations; staggered roof lines; sloping roof forms with overhangs; setbacks of upper stories;***

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variations in grade level, floor plane and wall textures; spatial enclosure; and the use of design elements that break up the volume of space.

Response:
The building's scale and massing are broken down through several coordinated design moves. Articulation is provided between the one-bedroom and two-bedroom units, between building-group elements, and at the recessed stair cores at each end of the building, and is further reinforced by exterior material changes at each transition between building groups. Additional horizontal breaks and infill elements provide spatial variation and texture, while the rooflines are staggered in relation to the building-group elements to create further breaks in the massing. At the building entries, canopy elements define the entrances and establish a human scale.

iv. Screen mechanical equipment. The roofs of structures containing nonresidential or multi-family uses should be designed to screen heating, ventilation and mechanical equipment from view from neighboring properties and public rights-of-way.

Response:
The proposed building will not contain any mechanical equipment on the roof. All equipment will be ground mounted on the north side of the building and towards the rear of the building, and screened from the primary face of the building. All exhaust and intake vents will be located on the front and rear of the building facade. Only plumbing vents will penetrate the roof and will be finished to match the roofing material.

3) Building materials. Buildings shall be designed with natural materials and details that are indigenous to Colorado and that are nonreflective.

i. Authenticity. Materials should be predominantly authentic in their appearance, with natural textures and weathering.

Response:
The proposed building primary exterior materials are vertical and horizontal composite wood siding with wood grain textures in a warm earth tone finish, vertical corrugated metal siding in a lighter and darker finish and stucco with a stone texture finish in a light finish. These materials will be accented with composite wood and metal canopy at the building entrances, horizontal composite wood railings at the Juliet balconies.

ii. Materials. The indigenous materials of the surrounding mountains should be conveyed by integrating heavy timbers, natural siding materials and rock into the building design.

Response:
The proposed building will utilize composite wood siding with realistic grain variations and warm earth tones, corrugated metal siding for durability and mountain historical context, and stucco with stone texture to tie into the

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surrounding mountain stone and canopy. Railing and awning elements will add composite wood accents.

4) ***Climate/solar orientation. Buildings should be located to maximize their exposure to winter sun and natural light, and for protection from wind and temperature extremes. The sizing, height and placement of windows should take advantage of the sun's seasonal track and the intensity of solar radiation that is found in the area.***

Response:
The site offers limited options for building placement. The proposed orientation allows for easterly morning sun or westerly afternoon sun for the units. This orientation provides an equal distribution of sunlight at all of the units through the year. The sliding door and window placement at each unit allows natural light deep into the units. Refer to Exhibit 17 for the Shadow Studies in the Energy Conservation Plan.

5) ***Views. Buildings should be oriented to take advantage of views and view corridors, and to frame views and enclose open space, but should also preserve important sight lines, overlooks and landmarks as viewed from public roadways and other public spaces, and as viewed from neighboring developments. Buildings shall be located to comply with the provisions of Section 16A-4-50(f), Ridgeline Protection Areas.***

Response:
The proposed building is nestled in the curve of Divide Way offering up valley vegetated views to the west and open down valley views to the east. Extensive effort has been taken to lower the building into the site and reduce the building height with flat roofs and shortened parapet walls to maintain the down valley site lines over the building from the Ditch Trail. Refer to Appendix A - Sheet L1.12.

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Review Standards

Section 16A-5-310
In addition to demonstrating compliance with the provisions of Section 16A-5-300(c), General Restrictions, and with all other applicable provisions of this Code, a proposed PUD shall also comply with the following review standards

1. ***Consistency with Comprehensive Plan. The PUD shall be consistent with the intent of the Town's Comprehensive Plan.***

Response:

The SHOP project aligns strongly with the core goals, values, and strategic initiatives of the 2018 Town of Snowmass Village Comprehensive Plan, even though it is located outside the designated Comprehensive Planning Areas (CPAs). The development reflects the Plan's overarching vision of Snowmass Village as an inclusive, multi-season resort community that prioritizes environmental stewardship, housing equity, and community resilience.

1. **Environmental Stewardship**
   - Supports Strategic Initiative A: Steward the Environment
     - Fundamentally located on an infill site and contemplated for decades as an expansion of the VMF facility, this project is an ideal location to creatively consider the expansion of housing while still stewarding the land. The project also incorporates robust sustainability features: all-electric infrastructure, goals for off-site modular construction to reduce site disturbance, and water-wise native landscaping. More than 30,000 SF of open space is preserved, and the site plan is sensitively designed to minimize grading and protect the surrounding ecosystem and visual character.

2. **Housing Affordability & Community Balance**
   - Supports Strategic Initiative B: Strengthen the Community
     - The project directly addresses the region's workforce housing shortage by providing 20 deed-restricted units (15 one-bedrooms, 5 two-bedroom units) for AO operations staff. By delivering 100% workforce housing — entirely privately funded — it furthers the Plan's goal of maintaining a 60% in-town housing rate for the local workforce, supporting economic diversity and year-round community vitality.

3. **Transportation, Connectivity, and Access**
   - Supports Strategic Initiative C: Enhance Connectivity
     - The design promotes multi-modal transportation with winter AO shuttle service, WE-cycle bike share, secure e-bike and standard bike parking, and paid on-site parking to encourage transit use. The project is integrated into

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nearby trail systems and is walkable to the transit network, consistent with the Plan's goals for sustainable mobility and connectivity.

Other ways the SHOP meets or exceeds planning goals

Location & Land Use

- While the Comprehensive Plan generally encourages focused growth within nodes, it also allows for creative out-of-node development when it clearly meets or exceeds planning goals.
- The SHOP site:
  - Is already zoned for employee housing via a prior PUD,
  - Utilizes a disturbed area adjacent to the VMF (Vehicle Maintenance Facility),
  - Preserves ridgelines and buffers sensitive areas,
  - Includes low-profile architecture and significant landscape screening,
  - Creates a live work scenario bringing people closer to work and allowing them to engage in the community.

Resiliency & Infrastructure Integration

- Snow management, fire access, defensible space, and waste handling have all been thoughtfully planned. The project integrates well with existing infrastructure and sets a model for climate-ready, operationally resilient housing — a critical need identified in the Plan's long-range vision.

2. ***Preservation of community character. The development proposed for the PUD shall be consistent with the standards of Section 16A-4-340, Building Design Guidelines to Preserve Community Character, shall be compatible with, or an enhancement of, the character of existing land uses in the area and shall not adversely affect the future development of the surrounding area.***

Response:

The development is consistent with the standards of Section 16A-4-340 by siting the building on the existing hillside and minimizing its height as viewed from neighboring parcels. The mass and scale of the building are consistent with the existing Vehicle Maintenance Facility. The appearance of scale/mass is reduced through the articulation of the proposed design, nestling the building into the hillside, and the preservation of the existing mature. Maintaining the lowest overall building height possible has been a central focus of the design. A flat roof was chosen to minimize the building's overall height and to allow views to the grove behind it. Pedestrian entrances at either end of the building add interest, with overhangs that protect those entering from the weather and bring the scale down at the entrances. There are moderate grade changes between the parking and the building and the design provides direct, ADA paths of travel that are safe and easy to maintain in winter and summer. The proposed building materials are high-quality, low-maintenance, and connect to the indigenous textures and colors of the area. Above-grade units will have Juliet balconies to allow a significant amount of light and air into each unit. The orientation allows for east-facing units to gain morning sun and west-facing units to enjoy evening sun. The development was planned as a second phase of the

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original PUD, and will remain consistent with the original intent and not adversely affect future developments.

3. ***Creative approach. The development proposed for the PUD represents a creative approach to the development and use of land and related physical facilities to produce better developments and to provide amenities for residents of the PUD and the public in general.***

Response:

The SHOP project, while located outside the established Comprehensive Planning Areas, advances the central goals and values of the 2018 Comprehensive Plan by delivering a **community-driven, environmentally sensitive, and infrastructure-efficient housing solution** tailored to local workforce needs.

Directly Advancing Core Plan Goals

The Comprehensive Plan calls for creative development that supports **community balance, environmental stewardship, and long-term resiliency**. This project delivers on those goals by:

- **100% Workforce Housing**: All 20 units are dedicated to AO employees, addressing a critical regional housing shortfall.
- **Privately Funded Solution**: Reduces pressure on municipally-funded housing resources while supporting Snowmass Village's target of 60% in-town employee housing.
- **Diverse Unit Mix**: **15** one-bedrooms and **5** two-bedrooms units respond to **tenured and full-time** year-round demand.

Exemplary Site Design for Out-of-Node Development

Per the Plan, development outside nodes must meet a higher standard. The SHOP project satisfies this through:

- **Sensitive Land Use**: Sited to minimize visual and environmental impacts with sculpted shotcrete retaining walls, preserved tree canopy, and a compact footprint tucked below the ridgeline.
- **Significant Open Space Preservation**: Over 30,000 square feet of open space maintained and additional areas restored, including newly planted native planting areas and protected view corridors.
- **Smart Circulation & Access**: Includes a widened access road with shoulder improvements for pedestrian/cyclist safety, a new dirt trail connection, and proximity to the Town's trail and path network and access to transit and other private shuttle ride share opportunities.

Supporting Strategic Initiatives

- **Initiative A – Steward the Environment**: 100% electric infrastructure, stormwater management with snowmelt integration, erosion control, and fire defensible zones all demonstrate climate-sensitive planning. Implementing a live/work project is a creative problem-solving approach that improves residents' lives and reduces vehicle commuting.
- **Initiative B – Strengthen the Community**: Offers essential housing for Aspen One's Snowmass operational workforce, ensuring livability and economic diversity.

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- **Initiative C – Enhance Connectivity**: Includes a WE-cycle station, e-bike parking, sidewalk improvements, widened pedestrian/bike shoulder on Divide Way, and integration with town trails. The WE-cycle station would also serve Ditch Trail users and the Divide HOA.

Infrastructure Integration

- **Snow Storage & Emergency Access**: Thoughtfully integrated snow management areas and detailed fire access plans ensure safe year-round functionality.
- **Waste & Utilities**: Enclosed waste facilities with full composting, recycling, and trash management; electric vehicle charging stations and enclosed garages support sustainable and functional operations.

Conclusion

The SHOP represents a **model for context-appropriate development outside node boundaries**. It provides **meaningful public benefit**, is grounded in **resilient, thoughtful design**, and contributes to the **long-term vision for Snowmass Village**. In both form and function, it reflects the Plan's directive to pursue projects that are "just big enough" — responding to current needs while preserving future options.

4. ***Landscaping. Proposed landscaping for the PUD shall provide sufficient buffering of uses from one another (both within the PUD and between the PUD and surrounding lands) to minimize noise, glare and other adverse impacts, shall create attractive streetscapes and parking areas and shall be consistent with the character of the Town.***

Response:

A combination of building design and landscape screening strategies will be used to screen/buffer the project. Landscape screening will be accomplished on the project site and is also being proposed for areas adjacent to the trail. Plantings along the trail will require approval of the Divide HOA and will benefit trail users and provide additional screening for adjacent landowners. The design balances screening with compliance with wildfire mitigation and applicant insurance requirements. Refer to Appendix A – Sheets L.1.11 and L.1.12 for the landscape plan and screening graphics.

5. ***Comply with development evaluation standards. The PUD shall comply with all applicable provisions of Article IV of this Development Code, Development Evaluation Standards.***

Response:

Compliance with the provisions of Article IV is addressed toward the end of this application.

6. ***Suitability for development. The property proposed for the PUD shall be suitable for development, considering its topography, environmental features and any natural or man-made hazards that affect its development potential.***

Response:

The development is an infill project on an already disturbed, greyfield site. As such, the property has all necessary utilities and services available to accommodate the proposed development. The site and building design have carefully considered the existing topography and other features. Working with the Geotech and Civil team members the team located the building to

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avoid any detrimental hazards that were identified. According to the Geotech Report, *"The hillside geologic deposits appear to be mainly colluvial with glacial moraine forming the topographic ridge in the northwest part of the property. Mancos Shale underlies the surficial deposits and outcrops just to the southwest of the property near the ditch trail. The bowl shape topographic feature within the central-west part of the property is roughly the boundary between the hillside colluvial and morainal deposits."*

7. ***Spatial pattern shall be efficient. The PUD shall be located to avoid creating spatial patterns that cause inefficiencies in the delivery of public services, or that require duplication or premature extension of public facilities.***
    a. ***Roads. Any new road developed to serve the PUD shall be continuous and in alignment with existing platted streets to which the street is to be connected. Where appropriate, new streets shall be planned so that they can create an interconnected Town road network, with provision for adequate road and utility easements. Where cul-de-sacs are used in the development, the applicant is encouraged to provide a trail or similar pedestrian link between them.***
    b. ***Water and sewer lines. Any water or sewer line extension necessary to serve the PUD shall be consistent with the Snowmass Water and Sanitation District's service plan and the Town's Comprehensive Plan.***

Response:

All roads, water and sewer lines have been designed to meet all Town and District design guidelines and requirements.

8. ***Phasing. If the PUD is to be developed in phases, then each phase shall contain the required streets, utilities, landscaping and other public facilities or improvements that are necessary and desirable for residents of the project. If the PUD incorporates any amenities for the benefit of the Town, such as trail connections, these shall be constructed within the first phase of the project, or, if this is not possible, then as early in the project as is reasonable. The pace and phasing shall be evaluated with regard to construction impacts along with possible interruption of construction as it would affect the community as a whole.***

Response:

The SHOP project is anticipated to be built all at one time and not phased in the traditional sense of the word. The project will be sequenced in two main steps. First, is site construction where all deep utilities, grading and earthwork, site wall construction, and road widening will occur. The next step is building construction when the volumetric boxes will be placed, stitched together, and finish work on the building completed. This second step is also where all finish work such as irrigation and landscape will be completed. The first step of construction is anticipated to begin in Spring of 2027 with box placement by fall and final work over the winter/spring of 2027/28. During building permit the contractor will provide a construction sequencing plan per Town of Snowmass Village requirements.

9. ***Construction interruptions. The development application shall provide a reasonable restoration and/or remediation contingency plan to mitigate impacts resulting from any***

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potential extended interruption of construction affecting the community as a whole. Surety or security may be necessary to ensure implementation of the plan.

Response:

Being that the project is at the 'end of the road,' impact on the community will be limited. Aspen One's contingency plan will be focused on communication with the community of construction timelines and clear procedures for maintaining safety, controlling noise, managing debris and ensuring access to adjacent properties and roadways.

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EXHIBIT 1

RESOLUTION NO. 38 RESPONSES

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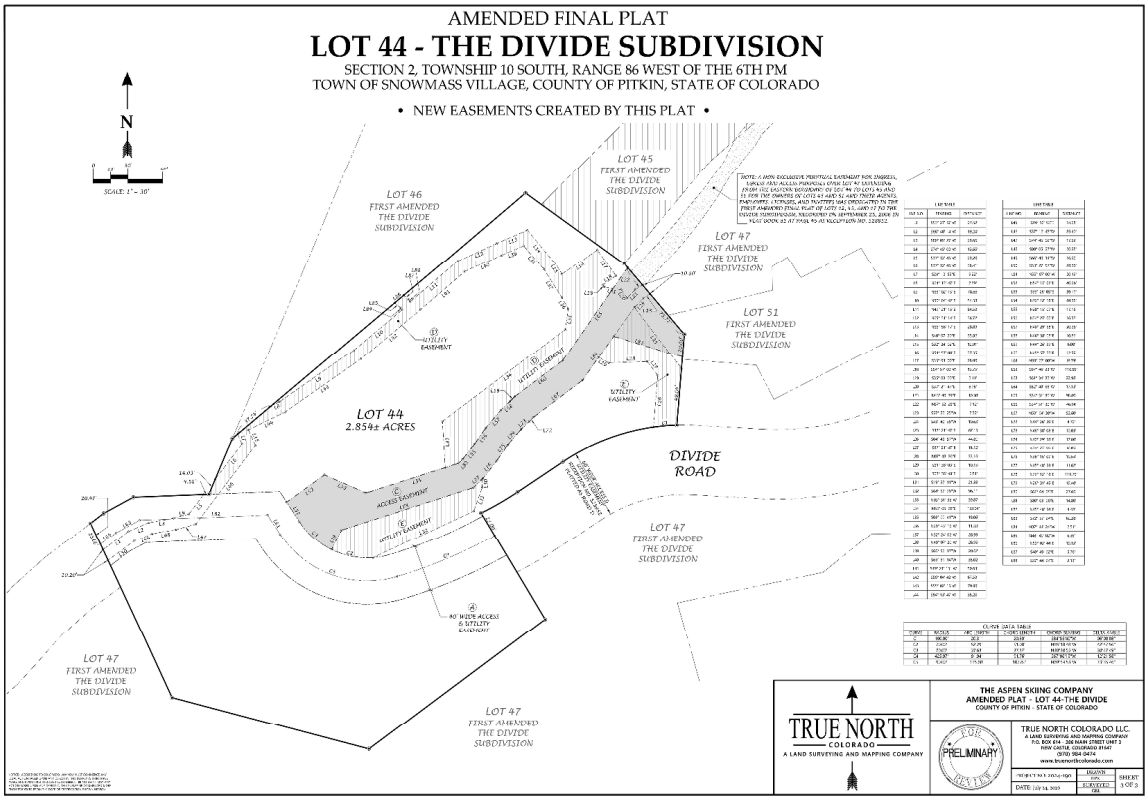
Response to Preliminary Plan Issues and Concerns

Section 16A-5-360(b)(1)

Response to preliminary plan issues and concerns. Has the applicant provided detailed, sufficient and appropriate responses to each of the issues and concerns identified during the preliminary plan review?

1. All proposed or existing utility infrastructure and public improvements shall be located in existing or proposed easements to be designated on Final Plan submittal documentation.

Response: *All proposed or existing utilities are located in the easements depicted below and will be designated in Final Plan submittal.*



2. Final Plan shall verify the location of the existing raw water line on Civil Plans to ensure no conflict with this utility may arise during or after construction. If a relocation of the line is required, the applicant shall be responsible for the realignment at its expense.
Response: *The 10" raw water line was potholed in the fall of 2025. The Final Plans will show this updated location of the 10" raw water line and the extent of the line that will need to be relocated within Divide Way. See sheet C2.5 Raw Water Plan and Profile.*

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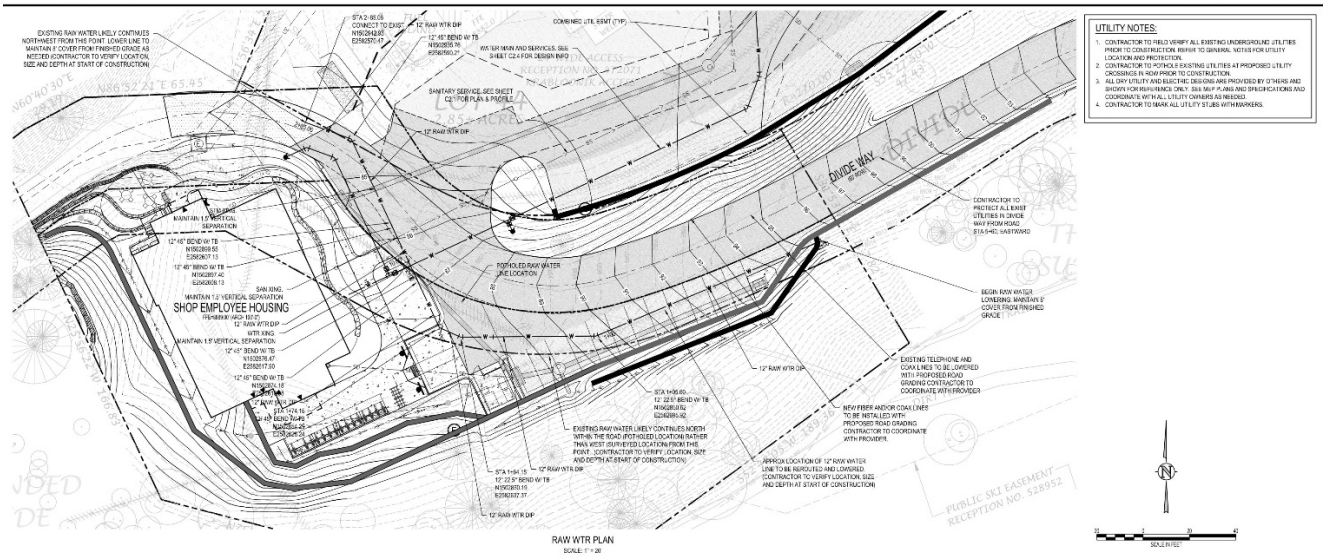

3. Applicant will voluntarily commit to a maximum occupancy of no more than 36 full-time residents in the SHOP and will promulgate rental policies and include appropriate terms and conditions in its lease agreements with its employees to manage compliance with this maximum occupancy commitment. There shall be 36 designated parking spaces for each adult resident in the project, which can be re-evaluated after 3 years of the final certificate of occupancy issued upon a determination of the effectiveness of demand response transportation pursuant to Condition 4 and determination of need for parking spaces based upon resident use.

Response: *The SHOP complies with and improves upon this condition: the revised program reduces maximum occupancy to 30 full-time residents — below the 36-resident ceiling in this condition — with one dedicated parking space per resident (30 spaces). Details regarding the 30-person occupancy cap are set forth in the Development Agreement. The site plan included 30 dedicated parking spaces for the SHOP, as described in the parking diagram below.*

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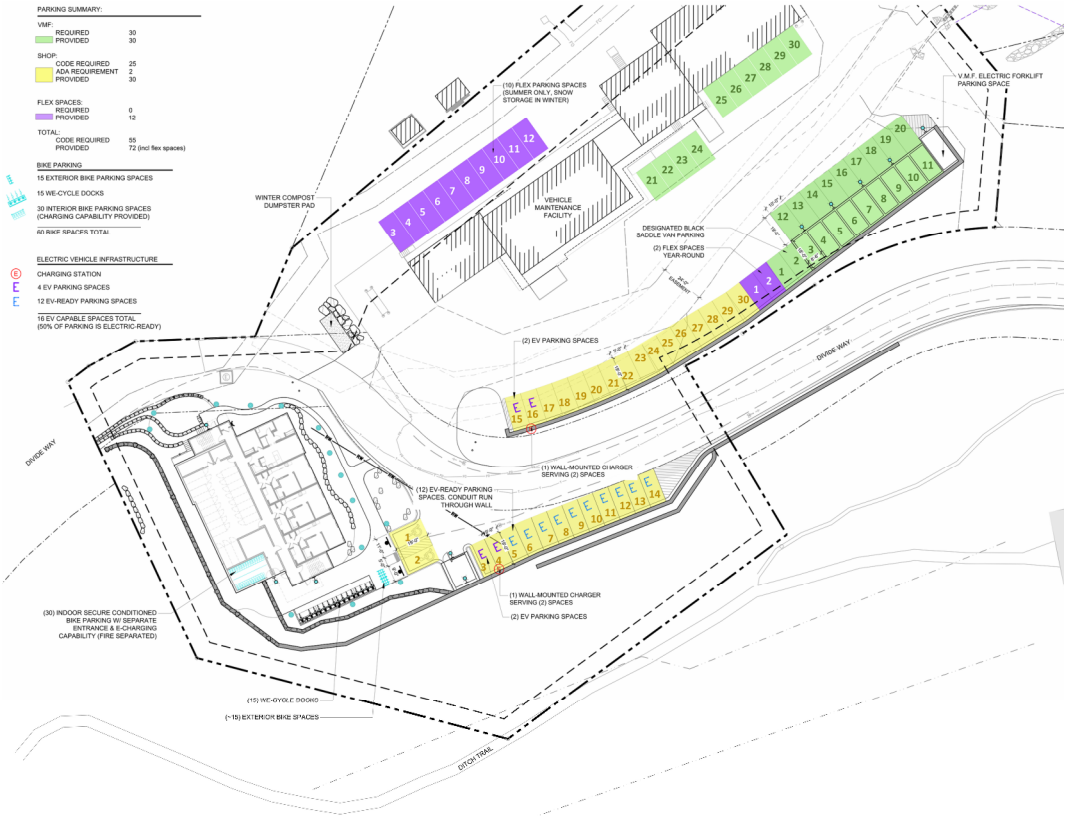

4. To address transit and safety concerns for accessing the project, the applicant agrees and shall pay to the Town $50,000 each year for the Town's Transportation Department to provide demand response service to the project area for the benefit of residents of the Divide subdivision and the public in general. After 3 years of final certificate of occupancy being issued for the project, the Town and applicant shall review this condition to determine if it is effective and appropriate in addressing transit and safety concerns. If not effective, the applicant shall be required to provide Black Shuttle service year-round during peak hours. The agreement may then be reviewed every 3 years thereafter.
Response: *The SHOP supports this condition. Details regarding the project's transit contribution are outlined in the Development Agreement.*

5. Applicant shall operate Aspen Skiing Company's - Black Saddle Shuttle during the winter operating months during peak times daily as represented in the Preliminary Plan application.
Response: *Aspen One currently runs a shuttle between the Black Saddle parking lot and mountain / hotels during the winter season. This service would be expanded to include a stop at the project site every half hour from 6am to 9:15am in the morning and 3:20pm to 5:20pm in the afternoon. Service would begin as the ski season starts in November and end when the season ends ~April 20th.*

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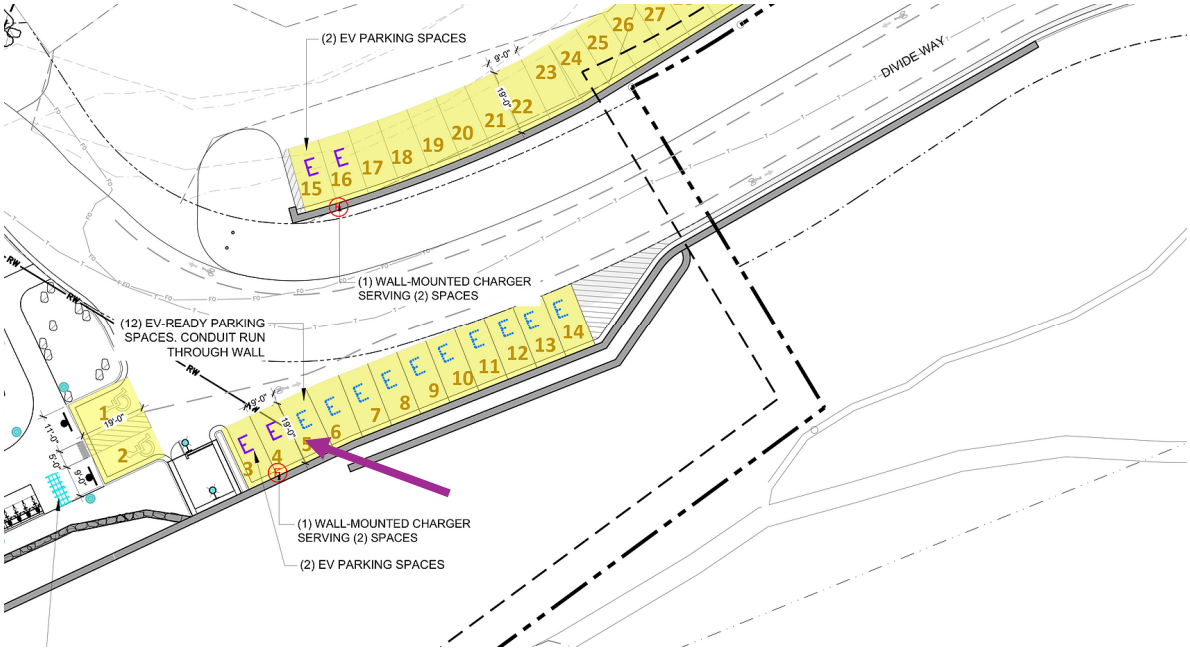
6. The location of future EV charging station infrastructure shall not decrease size of parking stalls to less than 18' deep as designed.
Response: *Parking stalls are designed to be 19' deep to provide 1' of clearance for any EV charging infrastructure.*



7. To the extent it is determined by the Town that any existing easement is inadequate, the applicant shall work with the Public Works Department to provide an access easement on Lot 44 through to Lot 51 as part of the Final Plan.
Response*: The Town of Snowmass currently has, and will maintain, unrestricted access over and across Lot 44 to access Lots 45 and 51. The First Amended Plat of the Divide, recorded on September 25, 2006, at Reception No. 528952, grants a non-exclusive access easement from ASC to the owners of Lots 45 and 51, over and across all roadways and parking areas located on Lot 44. This easement provides the Town of Snowmass with access to its landholdings. ASC will collaborate with Public Works to provide any additional access requested.*

8. The proposed easement containing Divide Way across Lot 44 shall be examined to ensure the language grants the proper uses for future development. The easement shall grant year-round maintenance of the roadway to the Town.
Response: *The original Divide Subdivision plat dedicated a sixty-foot (60') wide public access easement through Lot 44, which constitutes legally sufficient access to the proposed development. The public access easement language will further confirm the Town's responsibility for year-round maintenance of the roadway.*

9. Any new retaining walls along Divide Way shall conform to the design in Civil and Landscape plans approved and attached (see Exhibit A). Drainage shall be diverted away from all retaining wall structures.

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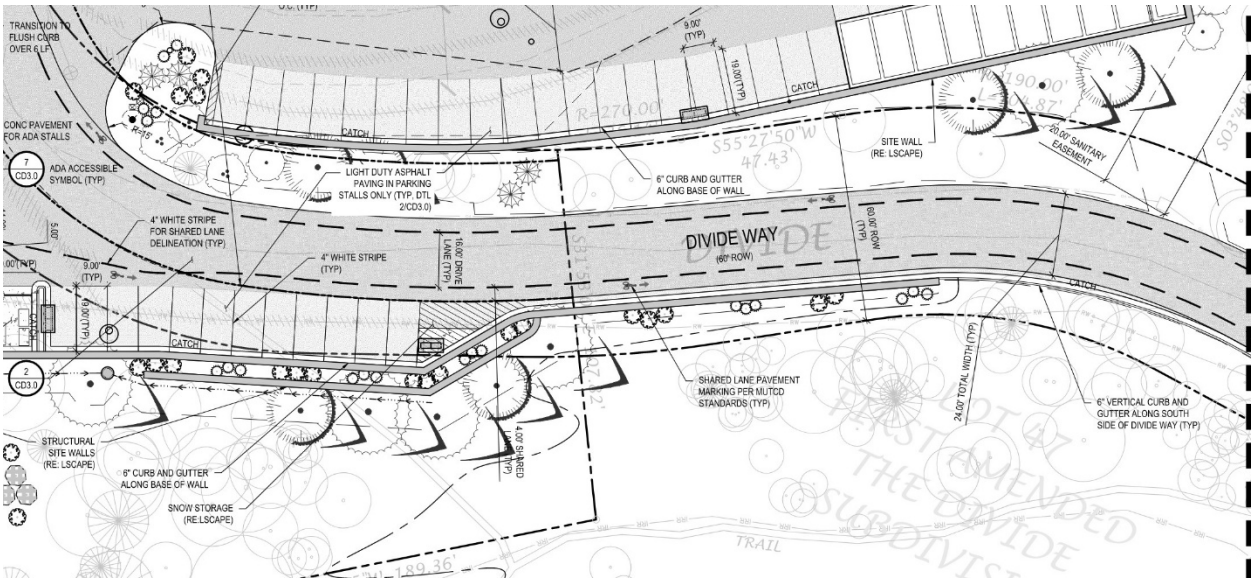
Response: *Retaining walls along Divide Way will conform to the approved Civil and Landscape design intent. The Final Plans will include measures to divert runoff away from retaining wall structures, including installation of curb along the base of retaining wall to direct surface runoff and underdrains at the base of the walls where required by the retaining wall designer. Final Plan will include completed wall layouts/details (Civil + Landscape) and grading that confirms positive drainage away from wall faces and foundations. See sheet C3.1 Detailed Horizontal Control Plan for wall layout along Divide Way.*



10. The guardrail located adjacent to Divide Way, near the intersection of Divide Road, shall be replaced and brought into compliance with Public Work standards. Additional guardrails shall be placed along new retaining walls established along Divide Way on Lot 44.
Response: *JVA will show the existing guardrail replaced near the Divide Road/Divide Way intersection and bring it into compliance with Public Works standards. The Final Plans will show replacement guardrail beginning near Sta. 9+60 and extending to approximately Sta. 10+70 (approximately 113 LF). See sheet C3.2 Detailed Horizontal Control Plan for the location of the guardrail to be replaced. See sheet CD3.2 for guardrail details.*

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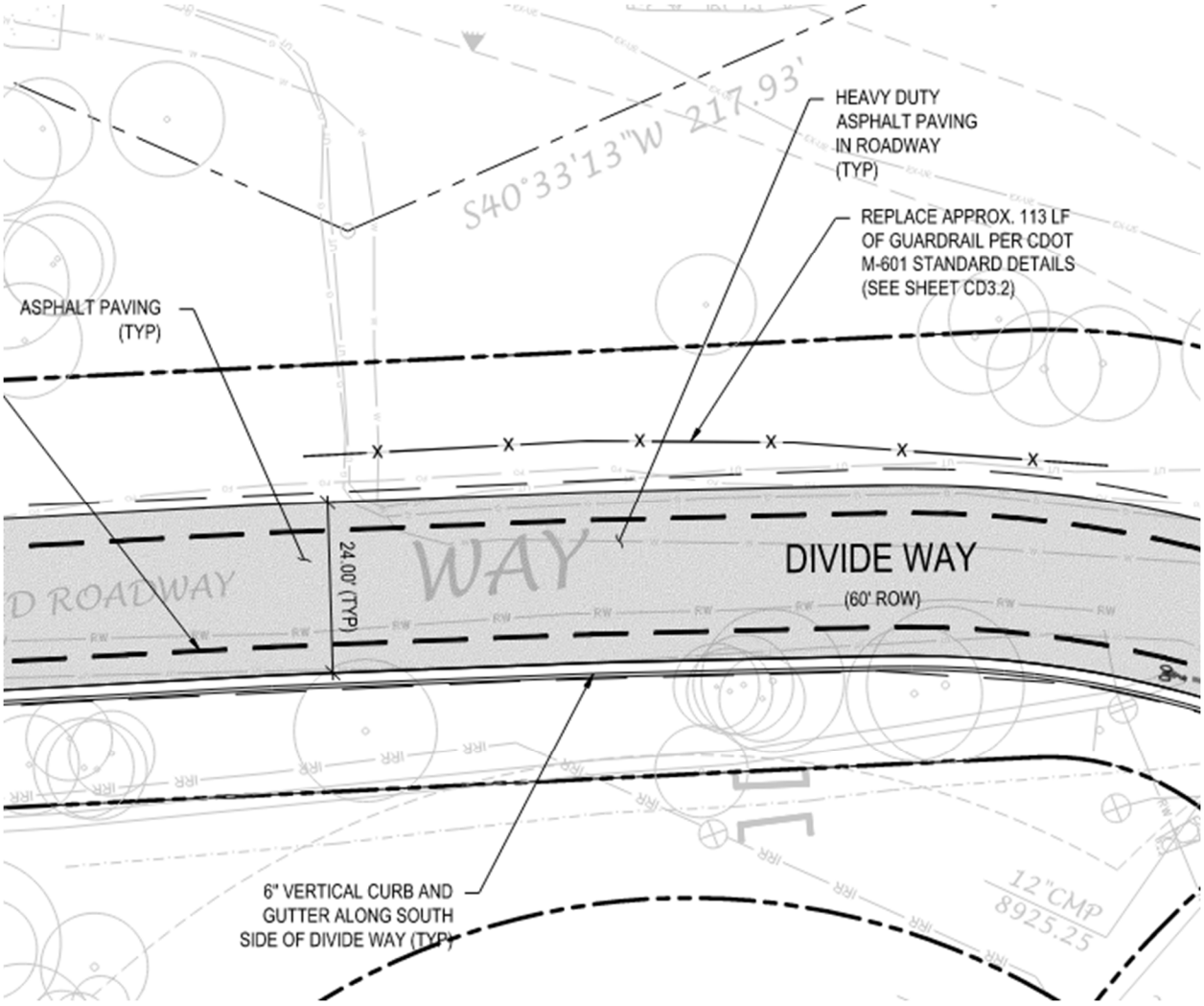

11. As part of the Final Plan, submittal of a draft Maintenance Agreement for Sleigh Ride Trail and Divide Way shall be included for review.
***Response**: The Sleigh Ride Trail Use and Maintenance will be outlined in the Development Agreement.*

12. As part of the Final Plan submittal, the proposed underground detention structure shall be resituated on Civil Plans to avoid conflict with existing water line(s), electrical line(s), and fire hydrant(s).
***Response:** JVA acknowledges the preliminary utility conflict identified at the underground detention location. The Final Plans will resituate the underground detention system and realign the existing water, fire hydrant and electric to avoid conflicts. See sheet C2.0 Overall Utility Plan for updated utility layout around the proposed underground detention structure.*

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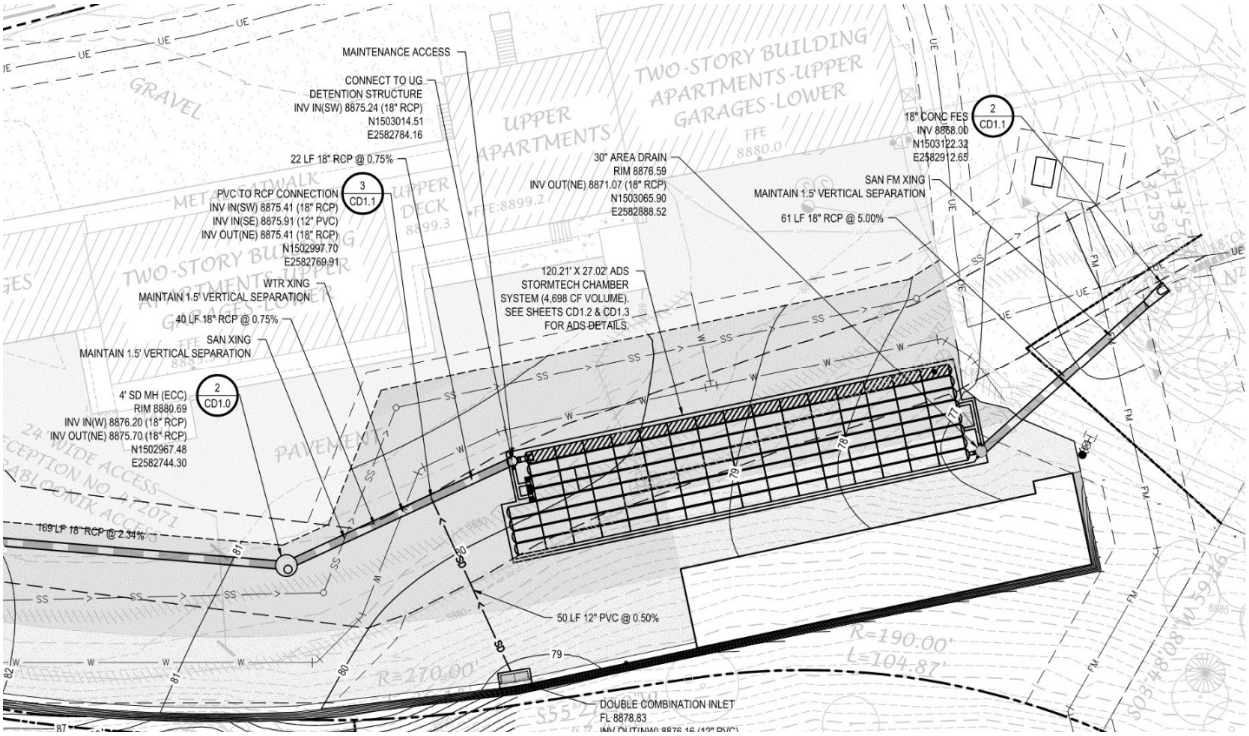

13. Storm water detention for the project shall entail an underground chambered system that will be entirely constructed and contained and within Lot 44. Final Plan shall include details specific to access port locations for maintenance and repair. Any subsequent Final Plan application shall include more developed Civil Plans and analysis that address seasonal drainage on the subject parcel during and after construction. The Town Engineer shall review and approve the final drainage, grading, and erosion control plan for the site prior to issuance of a building permit.

Response: *Underground stormwater detention will be provided within Lot 44 and will be finalized through the Final Plans to satisfy Town Engineer review and approval requirements. The Final Plan submittal will include completed drainage, grading, and erosion control design; detention system layout and details including maintenance access locations; and supporting analysis addressing seasonal drainage conditions during and after construction. See sheet C1.3 Storm Plan for proposed underground detention layout and sheets CD1.2-CD1.3 for underground detention structure details.*

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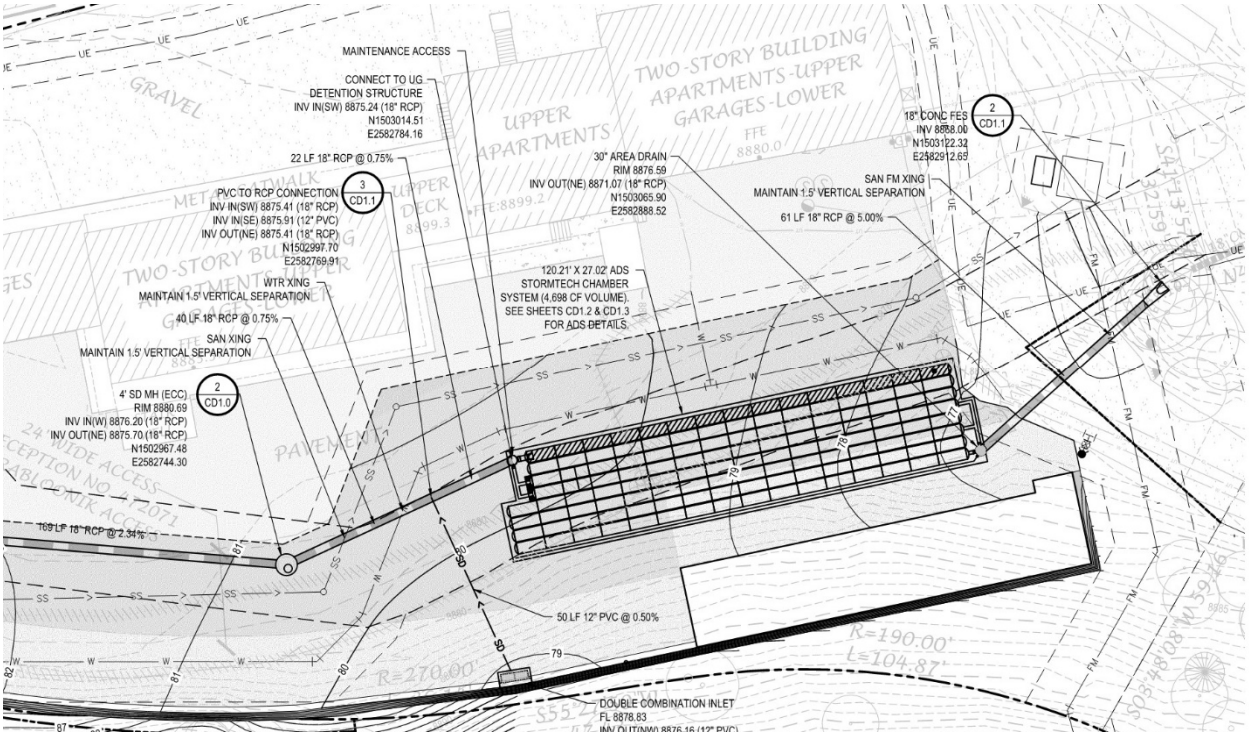

14. A dewatering underdrain system shall be implemented during and after construction. Final plan shall detail where this system will be discharged.

Response: *JVA will coordinate the design of a foundation drain for the proposed building with the structural engineer. The Final Plans will have designed connections from the proposed foundation drain to the proposed stormwater infrastructure system. See sheet C1.3 Storm Plan for connection to building foundation drain.*

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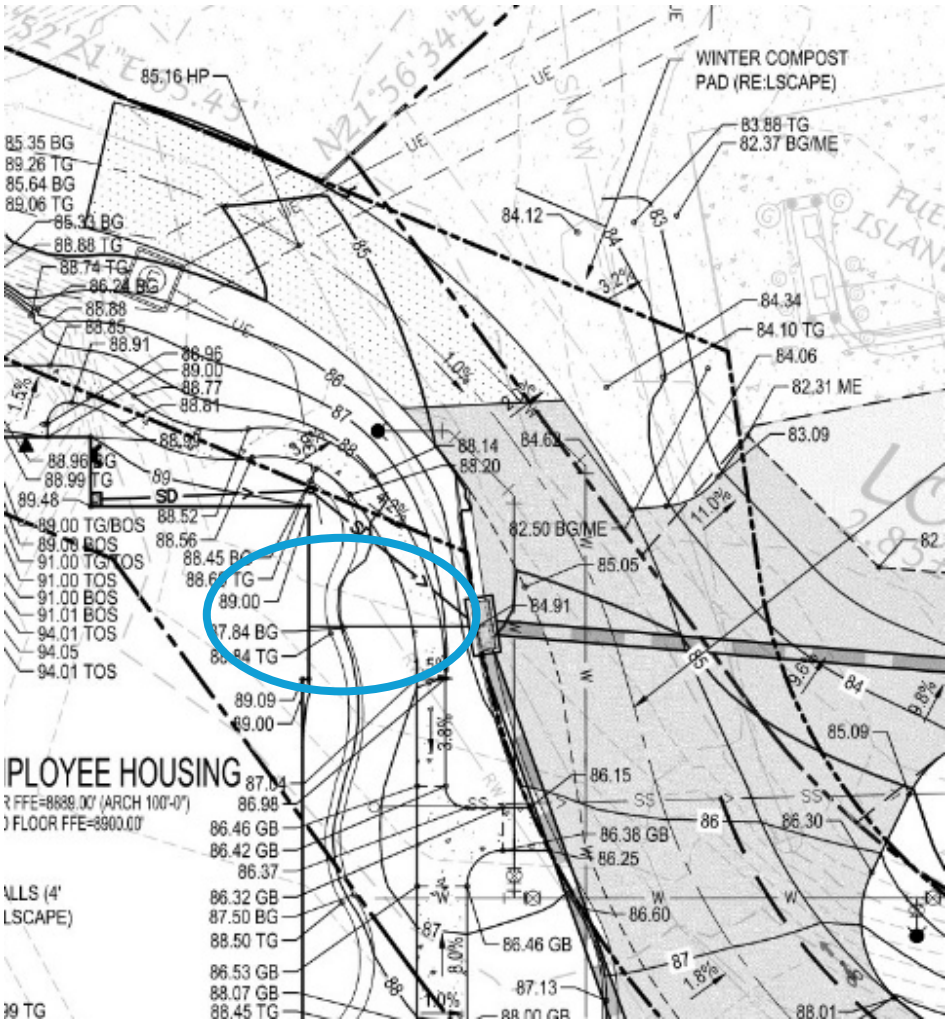

15. The Final Plan shall detail whether an oil/sand separator should be included as part of the stormwater drainage system to capture fuel, oil, antifreeze, or other contaminants associated with parking lot run-off.

    Response: *There are no anticipated contaminants that will need to be collected from the proposed parking lot. It is the intent that tenants of the housing complex will not be performing vehicular maintenance in the proposed parking area and will contribute no contaminants to downstream runoff. Aspen One has confirmed that the existing VMF building has a sand/oil separator. The proposed underground stormwater system will provide a level of water quality improvement by promoting sediment settling and infiltration. See sheet C1.3 Storm Plan for proposed underground detention layout and sheets CD1.2-CD1.3 for underground detention structure details.*

16. If construction easements are required as part of the establishment of retaining walls on adjacent properties (i.e. Lot 47) details shall be identified and submitted part of the Final Plan application.

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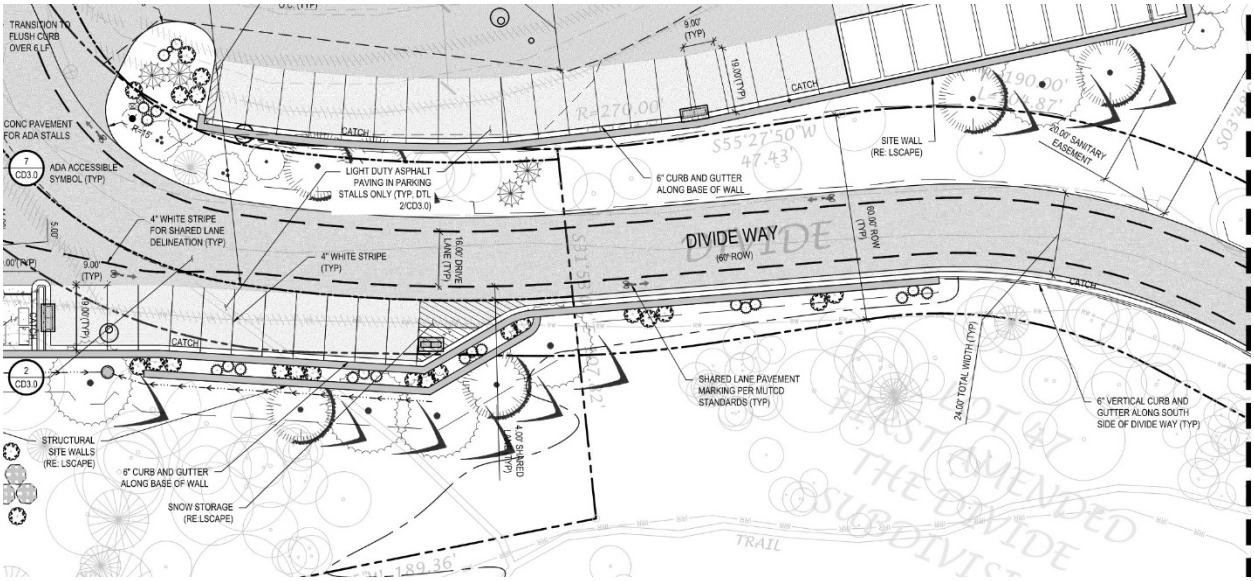
***Response**: Additional construction easements are not required for the retaining walls being proposed, since they are located either on Lot 44 or within the 60' wide public access easement. The public access easement along Divide Way as recorded on the Divide plat is broad enough to contemplate all reasonable and appropriate surface and sub-surface improvements to aid in the use and maintenance of the public right of way.*

17. Final Plan submittal shall include a Maintenance Agreement for any proposed retaining walls within existing easements on Lot 44.
***Response:** A Retaining Wall Maintenance Agreement is enclosed.*

18. Roadway striping on Divide Way (establishing a safe bicycle and pedestrian way) shall meet the Standards of the Public Works Department and shall be further articulated in the Final Plan submittal.
***Response:** The Final Plans have further detailed the Divide Way pavement markings and striping consistent with Public Works standards to support safe bicycle and pedestrian travel. Shared lane markings have been per Town direction for striping type, extents, and details per Town direction. See sheet C3.1 and C3.2 Detailed Horizontal Control Plans.*



19. The residents of the proposed building shall not be eligible to obtain resident parking permits for the Town's public parking lots pursuant to Section 8 Article II of the Municipal Code.
***Response:** Aspen One supports this condition. Details regarding the project's transit contribution are outlined in the Development Agreement.*

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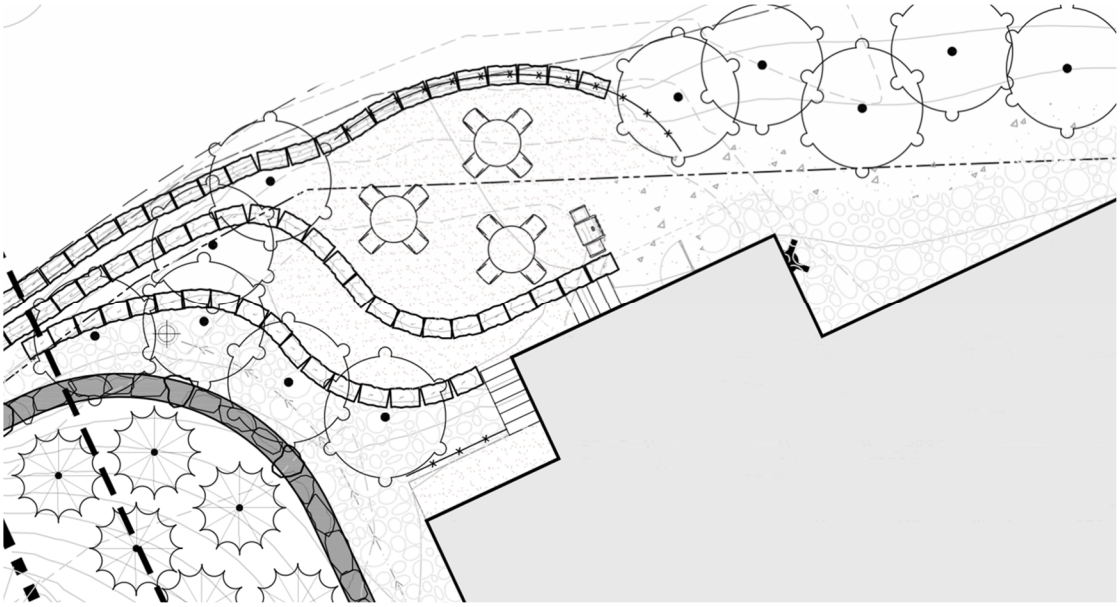
20. The applicant shall provide direct trail access from Lot 44 to the Ditch Trail for the residents of the project, as determined at Final Plan.
Response: *The Final Plans will define the access from Lot 44 to the Ditch Trail.*

21. The Final Plan application shall be subject to the applicable provisions of the Municipal Code in effect at the time said application is determined to be complete and accepted for review.
Response: *The Final Plan application will be all-encompassing of the provisions of the Municipal Code.*

22. The "outdoor amenity space" identified on the illustrative site plan shall be relocated to the north side of the residential building. A detailed design shall be included as part of the Final Plan submittal for review by Town Council.
Response: *The amenity space has been updated and detailed within the Final Plan Set.*



23. Landscape improvements shall adhere to the standards detailed in the Landscape Plans approved and attached (see Exhibit A).
Response: *The Final Plans and Development Agreement will ensure the Landscape improvements will adhere to the standards detail.*

24. Newly planted trees shall be under warranty for a period no less than two years from the date a Certificate of Occupancy is issued. Any trees that are planted and die within two years of Certificate of Occupancy issuance shall be replaced if determined necessary by the Planning Director.
Response: *Aspen One supports this condition, as outlined in the Development Agreement.*

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25. As needed and whenever possible, the clustering of spruce (and other tree species - as well as significant brush stands) located on the north side of Divide Road from the proposed building location, shall be maintained and protected during and after construction to screen light emissions reaching the Snowmass Creek valley. Said trees shall be inspected annually and must be protected against beetle kill and other diseases. If any of these trees die, they will be replaced with significant size spruce trees as a replacement.
Response: *Aspen One supports this condition. The Development Agreement contains additional details on how this condition will be met.*

26. All lighting on site conform to codified standards in accordance with the Town's lighting regulations.
Response: *Aspen One is committed to protecting dark skies. This project will meet or exceed the Town's lighting regulations. Details regarding the project's lighting commitment are outlined in the Development Agreement.*

27. All parking will conform to the Parking Plan approved and attached (see Exhibit A), as modified by condition 3.
Response: *The Parking Plan has been revised to reflect the reduced 20-unit program and is described in Condition 3.*

28. The SHOP shall be deed-restricted for use by full-time Aspen One employees or other workforce housing for employees working in Snowmass Village and subject to a Restricted Housing Agreement to be entered into between Aspen One and the Town of Snowmass Village articulating rental rates and any other rental restrictions determined as part of the approval process.
Response: *Aspen One supports this condition. The Development Agreement contains additional details on the project's deed restriction.*

29. Upon construction, the Divide Workforce Housing Project shall satisfy current Aspen Skiing Company Employee Housing mitigation deficit requirements of 26.5 employee units pursuant to Resolution No 16, Series of 2024; Resolution No 19, Series of 2024, and Resolution No. 18, Series of 2025. The Town Council finds that the 3.5 additional units of additional community housing in the Divide Workforce Housing Project constitute and are acceptable as a Community Purpose for this PUD pursuant to Section 16A-5-300(c)(6).a and permit the PUD to exceed one-hundred percent (100%) of that identified in the buildout analysis, as requested by the application.
Response: *The amended Project continues to fully satisfy Aspen Skiing Company's current employee housing mitigation deficit of 26.5 employee units, as set forth in the cited Resolutions. The prior design provided 30 units, yielding a surplus of 3.5 units of community housing above that requirement. In response to neighborhood concerns and Council direction, the Project has been reduced to 20 units. The mitigation obligation of 26.5 units remains fully met; however, because of that reduction, the Project can no longer provide the 3.5 additional units of community housing referenced in this condition.*

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While the 3.5 surplus units are no longer part of the Project, it continues to deliver a broad range of community benefits well beyond the mitigation requirement itself, including:

- *Housing for the employees who keep the resort — and the town — running. The resort is central to the Town of Snowmass Village's identity and economy, and the Project houses the critical staff who make it function. Proximity is the point: employees living minutes from the mountain can respond after hours and on short notice in ways that a workforce commuting from down-valley or over the passes simply cannot.*
- *100% deed-restricted workforce housing — every unit reserved for year-round local employees, with no market-rate or fractional component*
- *100% privately funded — delivered with no public subsidy, reducing pressure on taxpayer-funded housing programs*
- *Upgrade of Divide Way to a 24-foot width, a public infrastructure improvement benefiting the broader neighborhood*

30. The Applicant shall request as part of the Final Plan submittal an amendment to the Build Out Chart in the 2018 Comprehensive Plan.
Response: *The Applicant will request and work with Town Staff to amend the Build Out Chart of the 2018 Comprehensive Plan.*

31. For up to 3 years after final certificate of occupancy being issued, the Town can require Applicant to install additional vegetative screening of the project from the Ditch Trail on Applicant's property and, to the extent permitted by the Divide HOA, on the Divide HOA property.
Response: *Aspen One supports this condition. The Development Agreement contains additional details on how this condition will be met.*

32. As needed, the applicant shall prepare a Development Agreement and/or Subdivision Improvements Agreement as part of any Final Plan submittal.
Response: *Aspen One has included a Development Agreement as part of the Final Plan submittal.*

33. Any and all conditions from previous approvals that have not been satisfied or amended by this approval remain intact and are enforceable.

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EXHIBIT 2

REFERRAL COMMENT RESPONSES

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08/05/2020

From: Mike Horvath
To: Brian McNellis
Cc: Anne Martens; Henry, Heather; Jeffreys, Philip
Subject: Divide Way Treatment
Date: Wednesday, December 3, 2025 11:37:11 AM
Attachments: image.png image.png
Outlook-4ctfej3g.png
Outlook-wnujtk2c.png
Outlook-yhst4m0i.png

All,

I spoke to the Hailey, ID Public Works representative about the treatment proposed on Divide Way, which they have implemented on 2nd Ave in Hailey (see image below). Hailey is outside of Sun Valley, so has a similar climate to Snowmass. A couple items from out discussion listed below:

- 2nd Ave's asphalt surface is 22' to 25' wide
- Functions well and serves as traffic calming
- No notable accidents
- Works when snow covered due to majority of traffic is local residents (same as Divide Way)
- Treatment has been in since 2018
- Representative believes residents would protest if they took it out due to success and slower traffic speeds
- Installed signage on either end to note treatment (see image below)

This is good feedback from a community who has implemented this treatment successfully.

Hailey, ID Treatment:



Signage on Either End:

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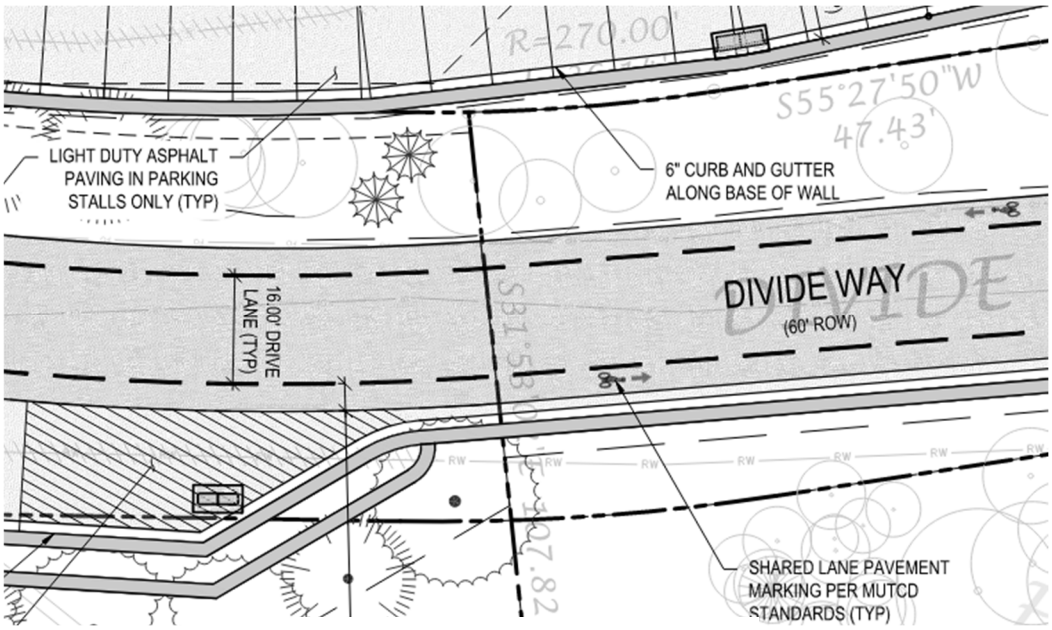
Mike Horvath, PE

Town Engineer

Town of Snowmass Village, CO

Response: *Noted, the drawings have been updated based on meetings to reflect the appropriate striping per staff's direction. The Final Plans have further detailed the Divide Way pavement markings and striping consistent with Public Works standards to support safe bicycle and pedestrian travel. Shared lane markings shown conceptually will be confirmed at Final Plan for striping type, extents, and details per Town direction. See sheets C3.1 and C3.2, Detailed Horizontal Control Plans.*



Divide Way Roadway Striping

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08/05/2020

INTEROFFICE MEMORANDUM

TO:	BRIAN MCNELLIS, SENIOR PLANNER
FROM:	BETSY CRUM, HOUSING DIRECTOR
SUBJECT:	DIVIDE ROAD – SHOP HOUSING PRELIMINARY PLAN SUBMISSION
DATE:	AUGUST 6, 2025

I am writing to comment on the Aspen Ski Company's application for a Workforce Housing project located at the Divide, known as SHOP. This application will go before the Planning Commission and Town Council for preliminary plan consideration.

I would like to state my continued strong support for SkiCo's plan to move forward on this site with a workforce housing development. The SHOP project is a model for other businesses to look to as an example of how they might be able to support their employees' housing needs. Since TOSV first started building workforce housing, most businesses have looked to the Town's housing stock to meet the housing needs of their workers. SkiCo has chosen to be part of the affordable housing landscape and part of the solution to our local needs.

I also support the location of the proposed SHOP development. It is a beautiful and peaceful location for people to live in and is near SkiCo's maintenance facility. There is very little traffic that passes by the site. There are abundant trails and natural amenities in the area, and I believe it will be a very desirable location for their employees. Their design team has made numerous changes to soften the visual impact and to ensure adequate parking and access to transportation. The apartments are appropriately sized for year-round living, and each will have ample storage space.

In short, I fully support the proposed project and look forward to working with SkiCo on this and other workforce housing developments.

Response: *We appreciate this response. Betsy knows first-hand not only how hard it is to develop new housing, but also what makes housing successful. Locating housing in close proximity to housing is good policy. Supporting local employers as they work to build units for their employees is good policy.*

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TRANSPORTATION DEPARTMENT MEMO

To: Brian McNellis
From: Sam Guarino
CC: Dave Shinneman
Date: 8/7/25

Re: SHOP Preliminary Plan

Find below Transportation Department comments as it relates to the SHOP Preliminary PUD Plan. Overall, the Transportation Department is supportive of this project as it relates to transportation and parking.

- **Traffic:** The traffic study conducted confirms that the project would not take the roads and intersections beyond a level of service "A". Ensuring that a super priority would be given to employees that begin their day at the maintenance facility on site should further reduce traffic created by the project and could create an overall reduction of traffic on Divide Rd. with employees not commuting from other areas. Furthermore, there will be an overall reduction in traffic to Snowmass Village and on Highway 82 with less commuters because of this project.
- **Transportation:** The applicant has taken several steps to ensure adequate transportation to and from the site including an Employee Shuttle and a WE-cycle station which will be installed and operated at the cost of the applicant, while remaining accessible to the public. They are also taking adequate steps to ensure bicycle safety on Divide Way and Divide Rd. The applicant could continue to consider a car-share system to allow more flexibility to avoid the need for a personal automobile.
- **Parking:** The revised parking plan meets Town parking requirements. They have also agreed that the residents of the SHOP will not be eligible for Resident Parking Permits which should limit traffic on Divide Rd. during the winter and the impact on the numbered lots.

Response: *The SHOP supports the Town of Snowmass's transportation goals. Employees who live near their work reduce total vehicle miles traveled, improve community resiliency, and support alternatives to automobile-only travel.*

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July 28, 2025

Dunlop Environmental Consulting, Inc.

Environmental Public Health Planning for the Future

Town of Snowmass Village

Community Development Department

Brian McNellis, Senior Planner AICP/MLA 130 Kearns Road

Snowmass Village, CO 81615-5010

Re: Preliminary Plan Major PUD Amendment Aspen One's Vehicle Maintenance Facility Parcel C, Lot 44, Divide Subdivision - The SHOP Snowmass Housing for Ops Personnel

Dear Mr. McNellis,

At your request. Dunlop Environmental Consulting, Inc (DEC). has reviewed the *above* referenced development application for compliance with Town of Snowmass Village (TOSV) requirements. This review will compare prior DEC review findings to the applicant's response to those findings, specifically DEC reviews dated October 3, 2024, and November 29, 2024.

To summarize the application, Aspen One (AO) is proposing to add 30 residential living units on 1.68 acres near the existing Snowmass Mtn. Vehicle Maintenance Facility. The 30 units will comprise 20 studio units and 10 one-bedroom units. The dwelling units will be reserved for full-time AO employees who are employed year-round. The residences will be 100% electric, prefabricated modular construction, made off-site and assembled on the property mentioned *above.* The project is proposed to begin the Spring 2026 and be completed Spring 2027.

WATER QUALITY:

This application provides storm water management detail requested by DEC in previous reviews. There is a comprehensive discussion of engineering options to collect and treat storm water from and near the project site. Two options to address storm water treatment are provided, an expansion of an existing surface detention pond or collection in a subsurface array of detention chambers with release to the existing detention pond.

Arlo Carpenter and JR Spung, engineers from JVA consulting, added clarity to the two options in a phone conversation with me on July 23, 2025. A decision which option will be selected has not been finalized at this preliminary phase. The subsurface chambered system is more complex in design and installation than simply enlarging the existing detention pond. This treatment choice is more of a

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review by TOSV Public Works than DEC. However, DEC's review is focused on storm water quality prior to discharge to the environment from the detention pond, regardless of which treatment option is chosen.

A concern with either collection and treatment option is if it be able to manage any site runoff containing fuel, oil, antifreeze, or other similar products common to vehicle parking lots. A statement should be provided regarding the possible need for an oil/sand separator vault installed prior to discharge to the environment. Surface drainage from parking areas may be a source of concern. If the chambered system is selected the location of access ports for maintenance and/or repair should be provided for review. A responsible party should also be named should repair or maintenance be required for either option.

TOSV Ordinance 12, series of 2007, 18-10.2(n)8, Stormwater and Sediment Control requires a Colorado Stormwater Construction Permit or Waiver for construction sites that disturb one acre or more. The project site is 1.68 acres. The applicant should address this point prior to issuance of an excavation permit.

Maps and narrative provided in this application confirm that the project is outside the Brush Creek Impact Study Area. This was confirmed by DEC.

The application narrative states there are no wetlands present in the immediate area of this project. This was confirmed by DEC.

The application narrative states there will be no snow-melted areas of this project.

The application narrative states that a site dewatering permit will be investigated prior to construction. This investigation should include a close review of the Kumar geology report that identifies groundwater present at a depth of 7-14 feet in four of seven borings. Also, a statement appears in the Kumar report that groundwater will be encountered during construction and that an underdrain system is recommended. Dewatering the site is recommended by Kumar. The applicant should discuss where this underdrain system will discharge pre and post construction.

Response: *An underground stormwater detention will be provided within Lot 44. The Final Plan submittal includes completed drainage, grading, and erosion control design; detention system layout and details, including maintenance access locations; and supporting analysis addressing seasonal drainage conditions during and after construction. See sheet C1.3 Storm Plan for proposed underground detention layout and sheets CD1.2-CD1.3 for underground detention structure details. Aspen One will be solely responsible for the repair and maintenance of this system.*

Aspen One has confirmed that the existing VMF building is equipped with a sand/oil separator. Because SHOP tenants will not conduct vehicular maintenance within the residential parking area, an additional oil/sand separator is not required. This is

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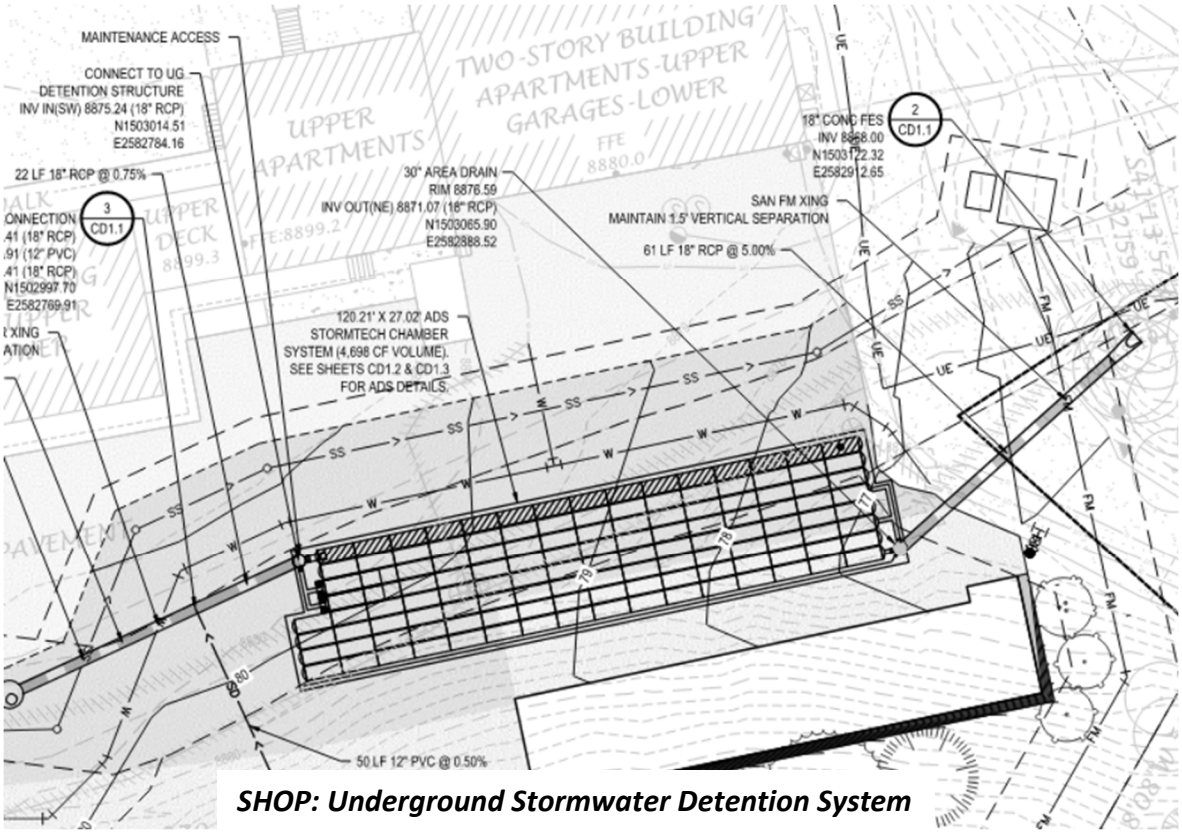
further supported by the proposed underground stormwater system, which is designed to promote sediment settling and infiltration.



SHOP: Underground Stormwater Detention System

AIR QUALITY:

The proposed traffic demand reduction explanation provided in the application Is Logical and is responsive to questions raised during the sketch plan review. By example, found in the transportation section of the application is the projection that approximately 50% of the residential occupants of the project will work at the Vehicle Maintenance Facility (VMF) Located across the road from the project. This will reduce vehicle emissions and traffic from employees commuting from outside the immediate area to the VMF.

Additional commitments in the application are the encouraged use of electric vehicles (4 EV parking spaces and 12 EV ready parking spaces). Installation of 15 WE-cycle docking stations, AO supported employer shuttle, and multi-modal connecting options will also support claims of reduced air quality impacts from this project.

The residential units will be 100% electric with no solid fuel or fossil fuel combustion on site. No air quality impacts are predicted.

Response: *The SHOP will improve overall air quality by dramatically reducing total vehicle miles driven by employees commuting to Snowmass for work.*

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NOISE:

The applicant has agreed to comply with TOSV Municipal Building Code Section 18-3 regarding hours of work and intensity of noise. In earlier reviews of this project, DEC mentioned that attention should be paid to room configuration of the modular residential units. Specifically, to be aware of possible quality of life issues with occupants of the units and possible sound interferences between occupied spaces. The applicant provided a detailed explanation of design criteria that are intended to minimize noise transmission between spaces. Modular construction is detailed, including noise control features built Into the units to acoustically minimize noise. The modular construction is rated at a sound transmission class (STC) of 57. On a graduated scale of construction performance, 57 is towards the higher end of reducing sound transmission. A STC range between 50-60 is adequate to dampen loud sounds that may be faintly heard by the neighboring spaces. There is also a commitment made that there will be "quiet" hours in the outside common area after 10pm. It is important to understand that community noise standards are not intended to achieve silence, but rather a comfortable level accepted to the majority of the population.

Response: *High-quality construction should provide a high level of resident comfort within the building. Our commitment to 'quiet hours' aligns with the overall neighborhood and our target year-round long-term employees.*

CONSTRUCTION MANAGEMENT PLAN:

The Construction Management Plan (CMP) submitted in the application appears adequate at this stage of the review process. Prior to actual construction and during construction the CMP may be revisited, determined by on-site conditions.

Response: *An updated CMP will be submitted prior to the commencement of construction.*

This concludes findings of this review.

Sincerely,

Thomas S Dunlop, MPH, REHS
President

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INTEROFFICE MEMORANDUM

TO: BRIAN MCNELLIS, SENIOR PLANNER

FROM: MIKE HORVATH, TOWN ENGINEER

ANNE MARTENS, PUBLIC WORKS DIRECTOR

SUBJECT: MAJOR PUD AMENDMENT – DIVIDE HOUSING COMMENTS

DATE: JULY 29, 2025

These comments are in response to the proposed Aspen Skiing Company's application (dated June 6, 2025) for a Major PUD Amendment – Preliminary Plan Review for the redevelopment of the Divide Housing.

1. Plan development needs to verify the location of the raw water line to ensure no conflict exists or propose relocation at time of final plan submittal.
   Response: *The 10" raw water line was potholed and located in the fall of 2025. The Final Plans show the updated location of the 10" raw water line and the extent that will need to be relocated. The Snowmass Sanitation & Water District has confirmed that the alignment of this raw water line can be relocated as needed. See sheet C2.5 Raw Water Plan and Profile.*

2. Parking along Divide way is proposed at 18' deep to face of wall. With future wall mounted EV charging stations, this limits usable parking area creating a conflict with parked cars and roadway. Location of future EV charging stations must not decrease size of parking stalls.

   Response: *Final Plans have been updated to show 19' stalls from end of striping to face of wall to allow for future charging stations. See sheet C3.1 Detailed Horizontal Control Plan. The implementation of EV charging station infrastructure shall not decrease the depth of the parking spaces to less than eighteen (18) feet long, as designed in the Amended Final Plat.*

3. Access easement to Lot 51 must be provided through Lot 44.

   Response: *The Final Plat included in this application provides Lot 51 with clear access through Lot 44. Additionally, Aspen One acknowledges and confirms that the Town, currently has, and will maintain, a nonexclusive easement for ingress and egress over and across all roadways and vehicular parking facilities which are constructed or may be constructed upon the Property, as dedicated in the First Amended Plat of The Divide, recorded on September 25, 2006, at Reception No. 528952.*

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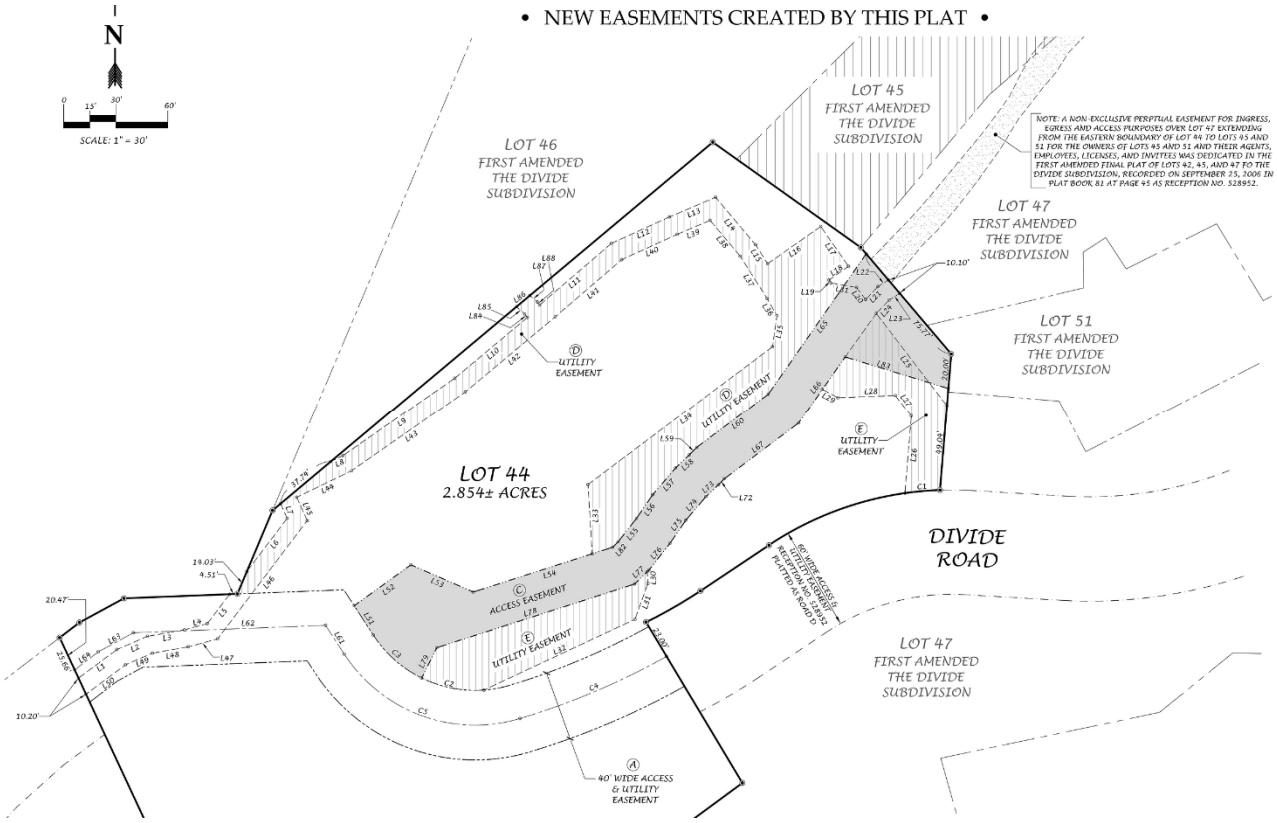

New Access Easement to Lot 51

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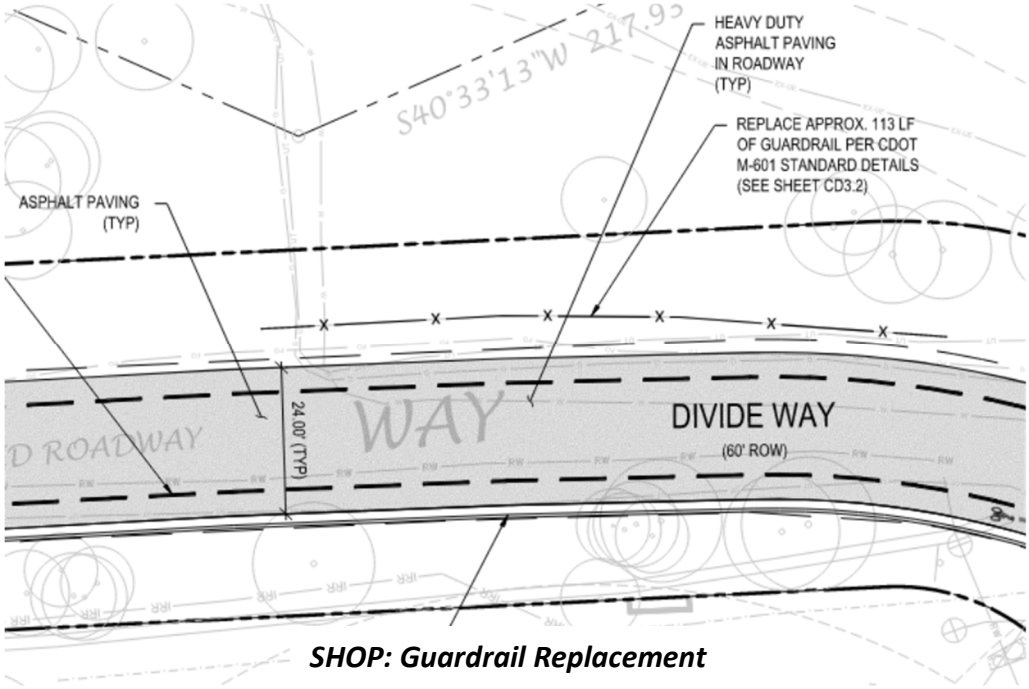
4. The guardrail located adjacent to Divide Way near the intersection of Divide Rd must be replaced and brought into compliance as part of this development. Please include this in the final plan submittal.

   Response: *The damaged existing guardrail will be replaced per CDOT standards and brought into compliance with Public Works standards. See sheet C3.2 Detailed Horizontal Control Plan for the location of the guardrail to be replaced. See sheet CD3.2 for guardrail details. No additional guardrails are required***.**



SHOP: Guardrail Replacement

5. A draft Maintenance Agreement of Sleigh Ride Trail needs to be included in final plan submittal.

   Response: *The SHOP Development Agreement (Part I, Section 7 "Sleigh Ride Trail Use and Maintenance Responsibilities") outlines the agreements governing the Sleigh Ride Trail, and the underlying land ownership considerations preventing Aspen One from submitting a Maintenance Agreement for the Sleigh Ride Trail.*

6. The proposed underground detention structure appears to conflict with existing water line, electrical line and fire hydrant. Exact location and/or utility relocation will need to be examined at time of final plan submittal.

   Response: *The Final Plans adjust the layout of the underground detention system to avoid any conflicts with existing water line(s), electrical line(s), and fire hydrant(s). See sheet C2.0 Overall Utility Plan for updated utility layout around the proposed underground detention structure.*

7. The proposed underground detention structure overflows into existing downstream infrastructure. This drainage system appears to increase the flow to this area. Applicant

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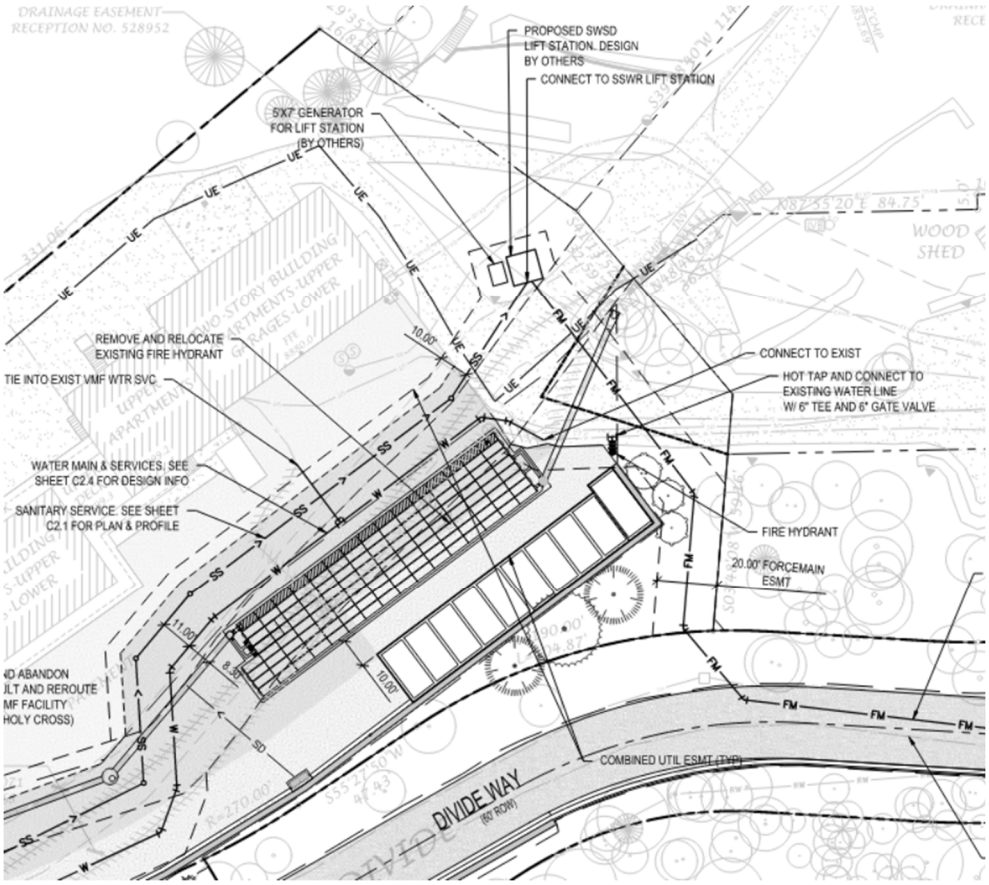
must confirm downstream infrastructure has capacity to handle additional flow at time of final plan submittal.

Response: *The proposed underground detention for the SHOP project will limit stormwater flows to historical rates and will NOT increase flows to downstream infrastructure. Refer to The Final Drainage Narrative which provides the calculations for stormwater flows.*



8. Retaining walls are proposed on the southern property/easement line. Construction easements may be necessary to accomplish this work. Depending on wall type, the wall, if soil nail wall for example, would require a permanent wall easement on Lot 47 as well.

Response: *Additional construction easements are not required for the retaining walls being proposed, since they are located either on Lot 44 or within the 60' wide public access easement. The public access easement along Divide Way as recorded on the Divide Plat contemplates all reasonable and appropriate surface and sub-surface improvements to aid in the use and maintenance of the public right of way.*

9. Striping on Divide Way to mimic photo below with a 4' dashed bike/ped way in each direction and 16' vehicle area in center.

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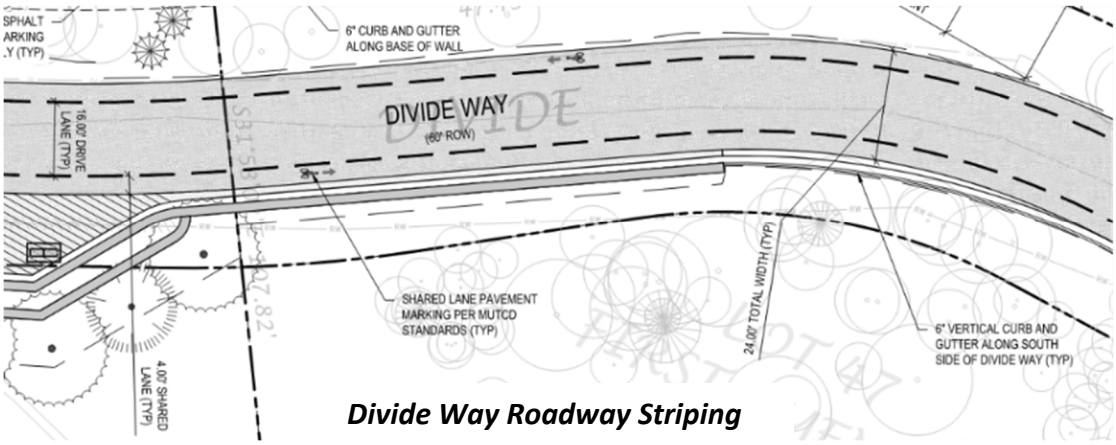
Response: *Roadway striping on Divide Way is designed per direction received from the Public Works Department to mimic the photo above. See below and sheet C3.1 and C3.2 Detailed Horizontal Control Plans for details.*



Divide Way Roadway Striping

10. The existing easement across Lot 44 needs to be examined to ensure the language grants the proper uses for the development. Language should mirror a ROW easement across Lot 44.

    Response*: The original subdivision plat for The Divide Subdivision plat recorded August 28, 1989 at Reception No. 314588 dedicated a sixty-foot (60') wide public access easement for Road D, now known as Divide Way, extending from Divide Road and to and through the Property, for public ingress and egress purposes, thereby constituting legally sufficient access to the Project.*

11. The project proposes walls within easements on Lot 44. A draft Maintenance Agreement must be included in the final plan submittal.

    Response: *Maintenance and Repair Agreement for Shared Guardrails and Retaining Walls has been submitted with our Final Plan Application.*

12. The wall within the Lot 44 easement is adjacent to the roadway. A guardrail or other protective measure must be installed to prevent plow damage of the wall. Drainage from the roadway must also be conveyed out of the wall area.

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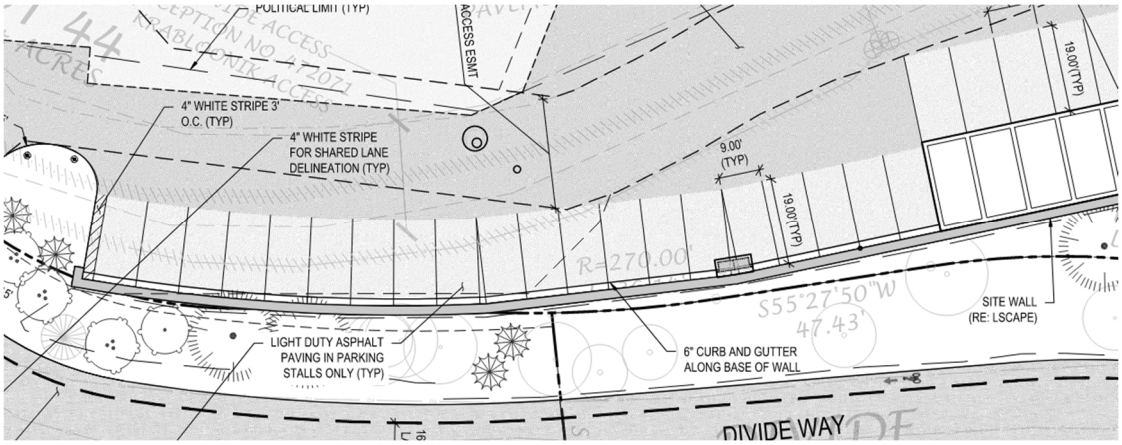
***Response**: The west leg of the wall in Vehicle Maintenance Facility (VMF) parking lot has been eliminated. A 6" curb and gutter is shown at the base of the wall at the south side of the VMF parking lot and directs stormwater flows to a proposed inlet.*

See sheet C3.1 Detailed Horizontal Control Plan for wall and curb and gutter layout and sheet C1.1 Detailed Grading and Drainage Plan for drainage design.



13. The easement exhibits must be depicted with infrastructure and utility locations in the plan submittal for final plan to ensure all infrastructure and utilities lie within the proposed/existing easements.

***Response:** All proposed or existing utilities are located in existing or proposed easements described in the Final Plat included in this application.*

14. A draft Maintenance Agreement for the roadway needs to be included in the final plan submittal.

***Response:** Maintenance obligations for Divide Way are outlined in the SHOP Development Agreement (Part I, Section 6e "Divide Way Improvements"*

Except for the shared maintenance responsibilities described in the Retaining Wall and Guardrail Maintenance Agreement, the Town shall remain responsible for year-round maintenance and snowplowing of the Divide Way roadway surface following acceptance of the new roadway construction contemplated as part of the Project. Notwithstanding the foregoing, to allow tracked ski area maintenance vehicles access to the Snowmass Mountain Ski Area, the Town grants Owner a limited revocable license allowing Owner to conduct snowplowing and snow management of the surface of Divide Way during the winter closure of that portion of Divide Way which passes through the Property,

Thank you for the opportunity to comment. Please let me know if you have any questions.

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June 23, 2025

Via E-mail: pjeffreys@aspensnowmass.com

Mr. Philip Jeffreys

Director – Housing Development
Aspen Skiing Company

RE: SWSD – Snowmass Housing for Operations Personal (The S.H.O.P.) – Will Serve

Dear Philip:

The purpose of this letter is to provide a can and will serve letter for the Snowmass Housing for Operations Personal (The S.H.O.P.) located at the Divide near the vehicle maintenance facility (VMF) in Snowmass Village. SWSD provides water and sewer service to the existing VMF at 6.8 EQRs. The Aspen Skiing Company is proposing to add an additional 30 EQRs for the S.H.O.P. project and construct a new sewer lift station to serve both buildings. Previously, the waste water was pumped via a lift station below the Krabloonik. Water is provided to the VMF with an 8-inch DIP located within an easement. SWSD can and will serve the project with sewer with the following conditions.

1. The District can and will serve the expansion with sewer if there is adequate capacity in the wastewater treatment facility at the time of the project.

   Response: *JVA and AO have coordinated with SWSD regarding the proposed increase in EQRs and will continue to coordinate throughout design and permitting to confirm that adequate wastewater treatment capacity is available at the time of construction.*

2. The location of the proposed lift station does not have the ability to collect wastewater from the Town owned Krabloonik site. If the Town wishes to develop this site in the future, SWSD recommends sizing and locating the lift station to serve any proposed future development.

   Response: *JVA and AO acknowledge this recommendation. The current lift station is being designed to serve the SHOP project and the existing VMF only. Coordination with the Town of Snowmass Village and SWSD regarding potential future service to the Krabloonik site should be evaluated separately, should future development be planned for that site.*

3. The lift station proposed, as noted in the engineering report, will require CDPHE permitting and a licensed operator due to the amount of flow the lift station will pump. If SWSD is to own and

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operate this lift station, SWSD will plan, design, permit and construct this lift station at SKICO's cost. An easement shall be provided for lift station and force main. The lift station will also have a custom operational surcharge on top of the normal wastewater rates.

Response: *JVA and AO acknowledge these requirements. SWSD will own and operate the proposed lift station and therefore will lead planning, design, permitting, and construction at the owner's expense. Required easements will be provided, and the project team acknowledges the operational surcharge associated with the lift station.*

4. SWSD will perform an EQR audit on the final construction drawings when they are ready to determine the system development fees owed to SWSD. The system development fees are due at the time of building permit and then when the project is completed, an onsite audit is completed to verify the EQRs. The difference in EQRs are required to be paid for.

   Response: *JVA and AO acknowledge this condition and will coordinate with SWSD during final design and permitting. JVA and AO understand and agree to comply with the EQR audit process and associated system development fee requirements.*

5. The construction drawings shall be reviewed and approved by SWSD prior to construction.

   Response: *JVA and AO acknowledge this requirement and will submit construction drawings to SWSD for review and approval prior to the start of construction.*

6. The Aspen Skiing Company will pay for all costs associated with review, inspection and construction of the associated water and wastewater infrastructure.

   Response: *AO acknowledges this condition. AO understands and agrees to be responsible for all costs associated with SWSD review, inspection, and construction of the required water and wastewater infrastructure improvements.*

If you have any questions, please call.

Sincerely,



SGM
Chris Lehrman, PE District Engineer

Cc e-mail: Kit Hamby

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EXHIBIT 3

DEVELOPMENT AGREEMENT (DRAFT)

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SNOWMASS HOUSING OPERATIONS PROJECT
("SHOP")
DEVELOPMENT AGREEMENT

THIS SNOWMASS HOUSING OPERATIONS PROJECT ("SHOP") DEVELOPMENT AGREEMENT (the **"Agreement"**) is made and entered into as of the ____ day of _____, 2026, by and between **ASPEN SKIING COMPANY LLC**, a Colorado limited liability company ("**Owner**") and the **TOWN OF SNOWMASS VILLAGE, COLORADO**, a Colorado home-rule municipal corporation (the "**Town**").

RECITALS

A. Owner is the record owner of that real property situated in the Town of Snowmass Village, Colorado described as Lot 44, The Divide Subdivision, according to the Plat recorded August 28, 1989, in Plat Book 23 at Page 27 at Reception No. 314588, County of Pitkin, State of Colorado (the **"Property"**).

B. The Town Council of the Town granted preliminary approval for a Major Amendment to a Final PUD on June 30, 2025, as a modification and amendment to the original planned unit development approved for the Property pursuant to Ordinance No. 16, Series of 1989, which granted Planned Unit Development Approval (the "PUD") for two (2) primary buildings to be constructed on the Property in two (2) phases, with the first phase consisting of a Snowcat Vehicle Maintenance Facility (commonly known as the "VMF" but referred to herein as "Phase I") and the second phase consisting of a ski area operations, office and employee housing facility (referred to as Phase II), as modified by a Minor PUD Amendment pursuant to Ordinance No. 16, Series of 2001. Phase I was constructed in 2002, but Phase II has not yet been constructed.

C. On December 15, 2025, the Town adopted Resolution No. 38, Series of 2025, granting preliminary approval of Owner's application to amend the PUD as it pertained to the originally approved ski area operations, office and employee housing components of Phase II, allowing for a change of use of Phase II to provide for the construction of a residential development of ~~thirty (30)~~ twenty (20) workforce housing units comprising approximately 20,275 gross square feet of new building space (the "**Resolution**").

D. On _____, the Town Council of the Town granted final approval ("**Final Approval**") of the development of the Property proposed for Phase II (the "**Project**") ~~, as amended by the Resolution,~~ by enacting Ordinance No. ___, Series of _____ recorded as Reception No. _____ in the records of Pitkin County, Colorado (the **"Final Approval Ordinance"**).

E. In connection with the Final Approval Ordinance, the following documents were approved and recorded in the real property records of Pitkin County: (i) Amended Final Plat of Lot 44 – Divide Subdivision recorded _____ as Reception No. _____ (the "**Amended Final Plat for Lot 44**"); (ii) this Development Agreement for the Snowmass Housing Operations Project ("SHOP") recorded _____ as Reception No. _____ (the "Development Agreement"); (iii) Subdivision Improvements Agreement recorded _____ as Reception No. _____ ("SIA"); and (iv) the Retaining Wall and Guardrail Maintenance and Repair

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Agreement recorded _____ as Reception No. _____ (the "**Retaining Wall and Guardrail Maintenance Agreement**"); (collectively, the "**Final Approval Documents**").

F. Except as otherwise defined in this Agreement, references to certain buildings, parcels or other areas within the Project shall mean such buildings, parcels or areas as shown on the engineering and architectural drawings filed as part of the Amended Final Plat for Lot 44.

G. The Town of Snowmass Village Municipal Code (the "**Code**") authorizes the execution of "development agreements" by the Town and the execution of this Agreement is contemplated by the Final Approval Ordinance.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree to enter into this Agreement for the development of the Project as follows:

Part I. Project Components.

1. Workforce Housing. The Project shall include a three-story building containing twenty (20)~~thirty (30)~~ units of workforce housing. The Project includes fifteen (15)~~twenty (20)~~ one-bedroom and five (5) two-bedroom ~~studio units and ten (10) one-bedroom~~ units, which shall be accessible by stair cores on either end of the building. The building square footage shall be a total of approximately 17,10020,725 gross square feet.

The Project shall be used and occupied by: (a) year-round (not seasonal), full-time employees of Owner and Owner affiliates whose primary place of work is in the Town of Snowmass Village and who are qualified under the Permanent Moderate Housing Regulations (the "**Housing Regulations**"), ~~current~~; (b) ~~and for workforce housing for~~ local employees working in Snowmass Village qualified under the Housing Regulations, or (c) by employees ~~for~~that provide ~~the~~community benefit ~~of~~to Snowmass Village residents.~~, such as schoolteachers and administrative staff employed by the Aspen RE-1 School District~~, whose district boundaries include Snowmass Village. The primary tenant for each housing unit in the Project shall meet these employment criteria (spouses, domestic partners or housemates of the primary tenant for each housing unit will not need to satisfy this criteria).

Prior to issuance of a Certificate of Occupancy for the Project, Owner shall enter into a restricted housing agreement with the Town of Snowmass Village (the "Restricted Housing Agreement"). The Restricted Housing Agreement shall confirm the occupancy restrictions (above), rental restrictions, and operational requirements as are determined necessary through the approval process and approved by the Town, in a form approved by the Town Attorney. The Restricted Housing Agreement shall be recorded in the Pitkin County real property records and shall run with the land, binding Owner and Owner's successors and assigns.

The Restricted Housing Agreement shall remain in full force and effect in perpetuity, unless otherwise amended or released by the Town in accordance with applicable law and Town approval procedures.

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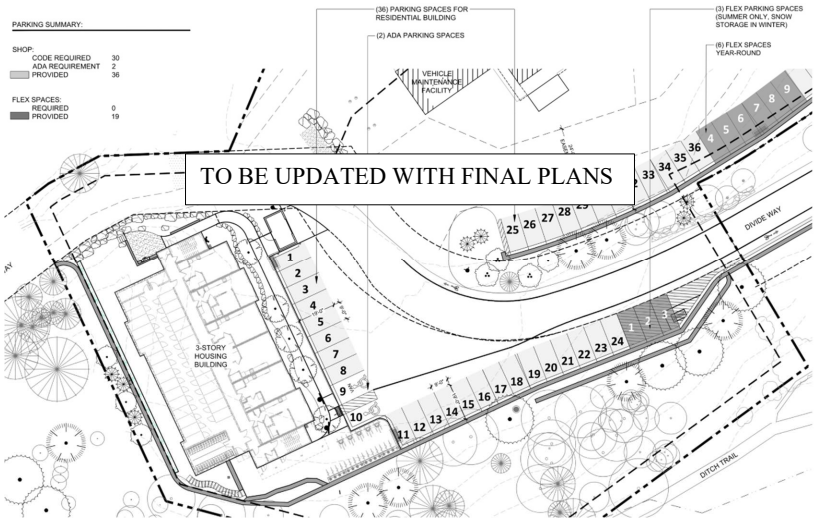
2. Maximum Occupancy Limitation. Owner hereby voluntarily covenants and agrees that the Project shall be limited to full-time residents, with a maximum occupancy of no more than thirty ~~six~~ (306) full-time adult residents at any time. For purposes of this provision, "full-time resident" shall mean any adult individual occupying a dwelling unit within the Project as his or her primary place of residence. Owner shall establish, implement, and maintain rental policies designed to ensure compliance with the foregoing maximum occupancy limitation. Such policies shall include, without limitation, appropriate terms and conditions incorporated into all lease agreements or occupancy agreements with residents, including provisions reasonably calculated to prevent occupancy in excess of thirty ~~six~~ (306) full-time residents, occupancy by persons that are not full-time residents, and occupancy by persons not meeting the workforce housing restrictions in Section 1. Owner shall be responsible for ongoing monitoring and enforcement of such ~~maximum occupancy~~ limitations, subject to applicable federal, state and local laws and regulations.

3. Parking for Project Residents. The Project shall provide and maintain a total of thirty ~~six~~ (306) designated on-site parking spaces (including two (2) ADA-compliant parking spaces) (the "Parking Space Inventory") for residents and guests of the Project. All 306 parking spaces remain available for Project resident use unless and until modified in accordance with the provisions set forth herein. The parking space configuration is illustrated in the following exhibit.



The Parking Space Inventory may be re-evaluated by the Town at the request of Owner three (3) years following issuance of the final Certificate of Occupancy for the Project. Any such re-evaluation shall be subject to review and administrative approval by Town planning staff and the Town Manager. The re-evaluation shall be based upon: (i) a determination regarding the effectiveness of demand response to the transportation measures implemented pursuant to the provisions of Section 5 below; and (ii) an assessment of demonstrated resident parking utilization and need.

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Four (4) immediate EV parking spaces and twelve (12) additional EV-ready parking spaces shall be included in the Parking Space Inventory. The implementation of EV charging station infrastructure shall not decrease the depth of the parking spaces to less than eighteen (18) feet long, as designed in the Amended Final Plat.

4. Restrictions on Resident Parking in Town Lots. Owner acknowledges that the Town's public parking "numbered lots" are at capacity and not available for use by residents of new private development. Owner covenants and agrees that residents of the Project shall not be eligible to apply for, obtain, or use resident parking permits for the Town's public parking lots pursuant to ~~Section~~ Chapter 8, Article II of the Municipal Code, as amended.

Owner shall disclose this restriction in all lease agreements, occupancy agreements, and rental policies applicable to residents of the Project. Such agreements shall expressly state that residency in the Project does not confer eligibility for any Town-issued resident parking permit and that residents are prohibited from seeking or utilizing such permits based upon their residence in the Project.

Owner shall be responsible for notifying prospective and current residents of this restriction and shall reasonably cooperate with the Town in enforcing this condition. The Town may deny issuance of or revoke any resident parking permit to any person listing the Project as his or her residence.

Notwithstanding the foregoing, nothing contained herein shall preclude Project residents from using designated short-term parking spaces in Town parking lots which do not require resident parking permits and are available for use by the general public. Such short-term parking space use shall be subject to the Town's parking regulations as such regulations may be amended or modified from time to time.

Residents of the Project shall also be prohibited from parking vehicles in the Ditch Trail trailhead parking lot (Lot 43, The Divide Subdivision). The lease agreements and occupancy agreements for residents of the Project shall include provisions which contain this parking prohibition, with enforcement mechanisms that will include the right of Owner to declare a resident to be in default and terminate the resident's lease if the resident is found in violation of this parking prohibition.

5. Alternative Transportation Services. To address transit access and safety concerns associated with the Project, the Owner hereby agrees to fund and provide transportation services as set forth herein.

a. Annual Demand Response Funding. Commencing upon the date of issuance of the final Certificate of Occupancy for the Project and continuing annually thereafter, Owner shall pay the Town the sum of $34,000/ Fifty Thousand Dollars ($50,000.00) per year~~, with such amount increasing annually by CPI from the effective date of the Final Approval Ordinance~~. Such funds shall be used exclusively by, and in the sole discretion of, the Town's Transportation Department to provide demand response transportation services to the Project area for the benefit of residents of The Divide subdivision and the public at large. Annual payments shall be due on

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June 1 of each year unless another date is designated by ~~a date established by~~ the Town, and shall continue unless modified pursuant to the review provisions set forth below.

Three (3) years following issuance of the final Certificate of Occupancy for the Project, the Town and Owner shall jointly review the effectiveness and appropriateness of the demand response service in addressing transit and safety concerns relating to the Project and surrounding area. The review shall include, but not be limited to, consideration of service utilization data, safety metrics, operational performance, program costs commensurate with other demand response services available in the Town, and community feedback.

If, upon such review, the Town Manager determines that the demand response service is not effective or appropriate in adequately addressing identified transit and safety concerns, Owner shall, in lieu of or in addition to the annual payment described above, as determined by the Town, provide and fund year-round Black Saddle Shuttle Service (as described below) with the same service hours as the winter service hours described in ~~the preceding Section~~Section 5.b. Any such modifications of the demand response system following the review shall be memorialized through an Amendment to this Agreement approved ~~in writing~~ and approved under applicable Town review procedures (i.e. Notice of Decision).

b. Seasonal Black Saddle Shuttle Service Expansion. In addition to the annual payments described in the ~~preceding~~ Section 5.a, Owner currently operates a winter-season shuttle service for Snowmass Ski Area employees on a route connecting the Black Saddle parking lot adjacent to the Snowmass Club golf course clubhouse to the Snowmass Ski Area, with stops at certain slope-side hotel and condominium projects (the "Black Saddle Shuttle Service"). Owner shall cause the Black Saddle Shuttle Service to be expanded to include a designated stop at or immediately adjacent to the Project site during the winter ski season.

The expanded Black Saddle Shuttle Service to the Project shall operate at approximately thirty (30) minute intervals between the hours of 6:00 a.m. and 9:15 a.m. and between 3:20 p.m. and 5:20 p.m. each day during the ski season. Service shall commence at the beginning of the ski season (typically in November) and shall continue through the close of the ski season (typically on or about April 20), subject to annual operational adjustments based on the official opening and closing dates of Snowmass Ski Area. The routing, stop location on the Project, and operational logistics shall be managed by Owner or Owner's affiliates or designees.

Following the initial three-year review, the Town Manager and Owner may re-evaluate the Black Saddle Shuttle Service at three (3) year intervals thereafter to determine continued effectiveness and appropriateness, and to consider whether modification, continuation, or substitution of transportation measures is warranted. Any agreed-upon modification shall be memorialized ~~in writing~~ through an amendment to this Agreement and approved in accordance with applicable Town review procedures.

6. Community Benefits and Public Improvements.

a. Generally. The Project includes several Project-specific amenities as well as on-site and off-site public infrastructure improvements which shall benefit Town residents and members of the public. These community purpose benefits and public improvements are described below. Completion of the public improvements are also subject to the SIA.

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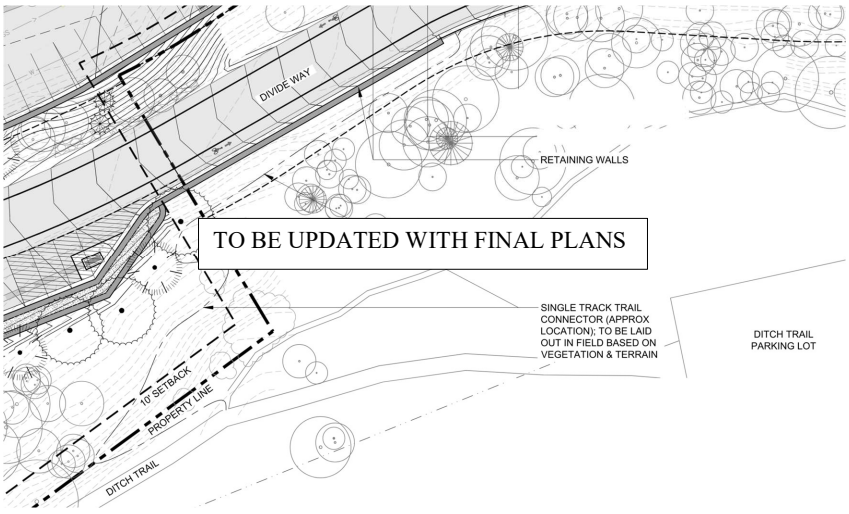
b. Project Resident Gathering Place. A community building resident amenity space shall be included in the Project. The amenity space shall be located to the north of the building and include a seating area and an outdoor electric grill, as depicted in the following illustration.



c. Trail Connection to the Ditch Trail. As part of the Project, Owner shall improve and maintain the historic off-street single-track, gravel, and dirt-surfaced "social" trail that extends south of and runs uphill from Divide Way to the Ditch Trail, creating a formal trail connection to the Ditch Trail. This connecting trail will be realigned as shown on the civil engineering plans and be field located to minimize impacts on existing vegetation and will be located entirely on the Property and/or stay within the Ditch Trail public access easement dedicated in the original plat of The Divide Subdivision recorded August 28, 1989 at Reception No. 314588. The approximate location of the new Trail Connection is depicted in the following illustration. ~~Owner has dedicated a public trail easement on the Amended Final Plat for such trail connection and public use thereof.~~

Commented [JC3]: ASC to propose easement language.



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d. Sustainability. The Project exemplifies a holistic approach to sustainability through its design, construction and occupancy model. The building shall be fully electric and ~~feature a "tight building" envelope, which~~ will be tested to verify maxim energy efficiency and minimize operational carbon emissions. By offering live/work opportunities, it is anticipated that at least half of all Project residents will be able to walk or bike to work rather than commuting 20-30 minutes each way, significantly reducing distances traveled and associated greenhouse gas emissions.

To support sustainable commuting for Project residents, Owner will fund and locate a We-Cycle bike sharing station on-site and provide the Black Saddle Shuttle services described in Section 5(b). The We-Cycle location shall be approved by the Town Manager.

The Project is entirely funded by a private employer with a long-term commitment to the Snowmass Village community, ensuring that these sustainable practices are economically feasible and aligned with local needs. Together, these strategies advance environmental responsibility, support healthy lifestyles, and reduce the Project's overall carbon footprint.

e. Divide Way Improvements. As provided in the Grading and Utility Plan included with the civil engineering plans recorded with the Amended Final Plat for Lot 44, the surface of Divide Way will be widened and resurfaced to twenty-four (24) feet in width within the Divide Way Access Easement. To accomplish this new road width and meet the Town of Snowmass's other engineering requirements, the road shall be regraded and will feature several retaining walls and subsurface upgrades to establish a new road platform with improved sight distances. The Project shall also include a vertical curb and gutter along Divide Was as depicted on the civil engineering plans recorded with the Amended Final Plat for Lot 44. Additionally, as described below, the Project will replace aging guardrails along Divide Way in the same location with new guardrails that meet all current Colorado Department of Transportation (CDOT) specifications. The widened and improved road surface will also be painted and striped to include seasonal bicycle lanes in accordance with the directions and specifications of the Town's Public Works department.

With an improved Divide Way road surface, residents of the Project shall be able to more easily and safely access Sleigh Ride Trail, which connects to the Snowmass Mall. From the Snowmass Mall, Project residents will also be able to access all Town shuttles and regional Roaring Fork Transportation Authority (RFTA) buses from ~~existing~~ designated bus stops.

f. Divide Way Retaining Walls; Maintenance Agreement for Retaining Walls and Guardrails. ~~The Project shall include~~Owner shall construct ~~construction of~~ new retaining walls and guardrails on, and adjacent to, the Property for the Project. Under the Project's current civil engineering design plans, all retaining walls associated with Divide Way roadway improvements shall not require construction easements, as the retaining walls are to be located either within the dedicated Divide Way ~~right of way~~Access Easement or within the boundaries of the Property. The long-term maintenance and upkeep of the retaining walls shall be covered in the separate Retaining Wall and Guardrail Maintenance Agreement recorded simultaneously with this Agreement, with the Town generally maintaining the retaining walls and guardrails within the Divide Way Access Easement.

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g. Divide Way Public Right of Way/Access Easement. The original subdivision plat for The Divide Subdivision plat recorded August 28, 1989 at Reception No. 314588 dedicated a sixty-foot (60′) wide public access easement for Road D, now known as Divide Way, extending from Divide Road and to and through the Property, for public ingress and egress purposes, thereby constituting legally sufficient access to the Project (the "Divide Way Access Easement"). Except for the shared maintenance responsibilities described in the Retaining Wall and Guardrail Maintenance Agreement, the Town shall remain responsible for year-round maintenance and snowplowing of the Divide Way roadway surface following acceptance by the Town of the new roadway construction contemplated as part of the Project. Notwithstanding the foregoing, to allow rubber-tracked ski area maintenance vehicles access to the Snowmass Mountain Ski Area, the Town ~~grants~~ agrees to work with Owner ~~a limited revocable license allowing~~to allow Owner to conduct snowplowing and snow management of the surface of Divide Way during the winter closure of that portion of Divide Way which passes through the Property by entering a separate limited revocable license.~~,~~ Further, Owner shall not plow, store, or relocate snow onto the portion of Divide Way not subject to winter closure.

h. Water Detention Structures and Connection. A fully engineered chambered underground stormwater detention facility shall be constructed as part of the Project to accommodate the new building and surface improvements, and Owner shall be solely responsible for the maintenance, repair, and replacement thereof. Stormwater treatment and drainage for the existing structures, including the existing Vehicle Maintenance Facility (known as Phase I), shall remain unchanged and shall continue to follow the historic drainage patterns. Owner shall provide stormwater maintenance and management records to the Town pursuant to a stormwater management plan approved the Town's Public Works Department.

i. Sanitary Sewer Lift Station Ownership and Maintenance. The Property, Lot 45 of The Divide Subdivision (owned by the Town) and Lot 47 of The Divide Subdivision (owned by The Divide Homeowners Association) share a sanitary sewer lift station located on Lot 47 (the "Shared Lift Station") that connects to the sewer infrastructure of the Snowmass Water and Sanitation District. Owner previously constructed, funded and has historically operated and maintained the Shared Lift Station. Lot 45 is the site of the former Krabloonik Restaurant and Lot 47 is presently vacant but may in the future be subject to various development options that could require sanitary sewer service. In connection with the development of the Project, Owner has designed and will construct at its sole expense a new sanitary sewer lift station (the "Lot 44 Lift Station") sufficient to serve all current and future needs of the Project as well as the Phase I Vehicle Maintenance Facility (as described in Recital Paragraph B, above). Upon activation of the Lot 44 Lift Station and acceptance by Snowmass Water and Sanitation District, Owner shall disconnect the Property from the Shared Lift Station. Thereafter, the Town as owner of Lot 45 and The Divide Homeowners Association as owner of Lot 47 shall retain the use, ownership and control of the Shared Lift Station and shall assume all responsibility for its operation, maintenance, repair and replacement and Lot 44 shall have no further obligations with respect to the Shared Lift Station. This arrangement provides mutual benefits, including increased capacity and operational flexibility for Lot 45 and Lot 47, as well as simplified utility service by allowing each lot to be served independently. To the extent mutually desired by the Snowmass Water and Sanitation District, Owner, the Town and/or the owner of Lot 47, a separate agreement or memorandum describing these arrangements shall be prepared and filed in the Pitkin County real property records to further document these terms and provide record notice to the successors and assigns of Lot 45 and Lot 47 and to sanitary sewer lift station users.

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j. Relocation of 10-inch Raw Water Line. Owner acknowledges that a 10-inch raw water line will be affected by this project. Its location has been confirmed, and the Owner acknowledges that the water line will likely need to be relocated. The proposed alignment is included on Sheet C2.5 – Raw Water Plan and Profile. Final construction drawings will include the final location, plan, and profile of this water line. Owner acknowledges and confirms that any relocation required as a result of this project will be paid for by the Owner and will be subject to review and approval by the Snowmass Water and Sanitation District.

k. Access Easement Across the Property to Lots 45 and 51 of The Divide for Town's Use and Benefit. Owner acknowledges and confirms that the Town, as owner of Lots 45 and 51 of The Divide Subdivision ("Lots 45 and 51"), currently has~~, and will maintain,~~ and will continue to have a nonexclusive easement for ingress and egress over and across all roadways and vehicular parking facilities which are constructed or may be constructed upon the Property, as dedicated in the First Amended Plat of The Divide, recorded on September 25, 2006, at Reception No. 528952. As part of the Town's long-term planning for Lots 45 and 51, Owner will collaborate with the Town's Public Works Department to provide any additional clarifications or modifications to this nonexclusive ingress and egress easement as may be reasonably requested.

l. Sleigh Ride Trail Use and Maintenance Responsibilities. The original subdivision plat for The Divide recorded August 28, 1989 at Reception No. 314588 dedicated to the Town a twenty foot (20') wide public trail easement, now known as the Sleigh Ride Trail (the "Sleigh Ride Trail") for public non-motorized pedestrian travel. Owner, as operator of the Snowmass Ski Area, has occasionally voluntarily groomed the snow surface of the Sleigh Ride Trail during the winter. ~~Owner lacks the legal authority to maintain or alter the Sleigh Ride Trail absent amendments to easement and development agreements which Owner is not a party to, and over which Owner has no contractual rights.~~ The Town has also previously permitted Owner under a limited construction license to install a twenty inch (20') underground water line (the "Sleigh Ride Water Line Project") within the alignment of portions of the Sleigh Ride Trail. In this regard, Owner and the Town acknowledge the following:

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Owner has fully satisfied all responsibilities associated with the Sleigh Ride Water Line Project, as authorized by the Town of Snowmass Village (TOSV) in its August 1, 2019 letter, which expressly agreed to the project scope and responsibility list submitted by Owner on July 29, 2019.

At the time of project close-out for the Sleigh Ride Water Line Project in September of 2021, a final acceptance and walk-through with the Town, the Snowmass Water and Sanitation District, and Owner occurred which generated miscellaneous punch-list items. All punch-list items were addressed and deemed satisfied and/or completed on or about October 1, 2021.

Upon completion and acceptance of the Sleigh Ride Water Line Project, the construction license terminated and Owner's maintenance responsibility for maintaining the Sleigh Ride Trail ended on October 1, 2021. Commencing on October 2, 2021, the Town resumed full responsibility for maintenance of the Sleigh Ride Trail.

The Town acknowledges and agrees that Owner may, in its sole discretion, perform winter snow grooming on the Sleigh Ride Trail in a manner consistent with the easement for the Sleigh Ride Trail ~~easement~~; such grooming is voluntary and does not create an ongoing maintenance

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obligation on the part of Owner nor does it modify the Town's ownership or maintenance responsibilities. Except for this optional snow grooming provided as a courtesy, all routine and long-term maintenance, repair, management, and capital responsibility for the Sleigh Ride Trail shall remain solely with the Town. Owner shall be responsible for any damage and liability arising from Owner's snow grooming. The Parties shall enter a revocable license agreement to memorialize the ability to complete such winter snow grooming.

8. Project Lighting. Owner covenants and agrees that all exterior and site lighting associated with the Project, including but not limited to building-mounted fixtures, parking area lighting, pathway lighting, landscape lighting, signage illumination, and security lighting, shall comply in all respects with the Town's lighting regulations as set forth in the Town Code, as of the date of the Final Approval Ordinance.

All lighting fixtures shall be designed, installed, shielded, and maintained in accordance with applicable codified standards, including requirements relating to fixture type, shielding, light trespass, glare control, illumination levels, hours of operation, and dark-sky compliance, as applicable. Photometric plans and fixture specifications shall be submitted for review and approval as required by the Town prior to issuance of applicable permits.

Owner shall be responsible for ongoing compliance and maintenance of all lighting to ensure continued conformity with Town standards. Any modification to installed lighting shall be subject to review and approval by the Town to verify continued compliance with applicable regulations.

9. Project Landscaping and New Tree Warranty. The Project shall prioritize the use of native vegetation, cobble, and boulder treatments. ~~Newly planted trees shall have a two (2) year warranty from the issuance date of the Certificate of Occupancy.~~ As needed and as directed by Planning Staff, Owner shall cluster the planting of spruce (and other tree species, as well as significant brush stands) along on the north side of Divide Way on the Property~~Road~~ to the extent reasonably possible and required by the Town, and Owner shall maintain and protect such new and existing plantings during and after construction to screen light emissions from the Project's building improvements that emit light toward the north and west, into the Snowmass Creek valley.

Any tree planted on the Property, including the trees planted on the north side of Divide Way, as well as significant brush stands, shall be maintained and protected during and after construction, inspected annually, and protected against beetle-kill and other diseases. In the event a spruce tree in the tree cluster planted north of Divide Way requires replacement, the replacement tree shall be of comparable size and density to the tree being replaced, to the extent reasonably possible.

Newly planted trees on the Property shall be warranted as provided in Section 10. ~~have a two (2) year warranty from~~ installation of such trees~~the issuance date of the Project's Certificate of Occupancy~~. Any tree on the Property that is planted and dies within ~~this two-year period shall~~ the warranty period shall be replaced by Owner at Owner's expense, except as otherwise ~~if~~ determined ~~necessary~~ by the Town Planning Director.

For up to three (3) years after issuance of the final Certificate of Occupancy, the Town can require Owner to install additional vegetative screening on the Property to further screen the

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Project from the Ditch Trail. Owner will also plant additional vegetative screening on Lot 47 of The Divide (owned by The Divide Homeowners Association), to the extent approved by the Planning Director and permitted by The Divide Homeowners Association. Owner shall not be responsible for irrigating, maintaining or replacing trees or other vegetative screening planted on Lot 47 or in locations outside the boundaries of the Property.

10. Public Improvements Warranty. Owner shall warrant the quality, workmanship and function of all public improvements dedicated to the Town, the public or a utility for a period of two (2) years, or until July 1 of the year during which the second winter terminates after acceptance by the Town, whichever is longer.

11. Financial Assurances for Construction of Project's Public Improvements. Owner shall secure the faithful and diligent performance of all obligations under this Agreement by providing a pledge of security in an amount not less than one ~~-~~hundred and ten percent (1~~0~~10%) of the current estimated cost of the required public improvements. The cost estimate shall be prepared by the Owner and approved by the Town Engineer. The security for performance of these obligations shall be in a form or forms acceptable to the Town, which may include but are not limited to a letter of credit, ~~performance bond~~cash escrow, or other financial instrument approved by the Town, and such security shall remain in effect until all required public improvements have been completed in accordance with approved plans, applicable standards, and the terms of this Agreement, as verified and accepted by the Town.

The Town ~~Engineer~~ may ~~refer to Town Council for approval~~ approve partial releases of the security as portions of the required improvements are completed. No partial or final release of security shall be granted until the improvements have been inspected and accepted by the Town Engineer and a written report of such inspection and acceptance has been filed with the Planning Director. Upon acceptance, the Town ~~Council~~ shall authorize the release of the security associated with the completed improvements. Any partial release of security shall provide for the Town's retention of an amount of security sufficient to ensure the completion of all remaining improvements.

12. Satisfaction of Owner's Pre-Existing Housing Mitigation Obligations. Owner and the Town hereby acknowledge and agree that, upon construction of the Project, the Project shall fully satisfy Owner's current, pre-existing employee housing mitigation deficit of twenty-six and one-half (26.5) employee housing units, as established pursuant to Resolution No. 16, Series of 2024~~, Resolution No. 19, Series of 2024,~~ and Resolution No. 18, Series of 2025.

Commented [JC4]: This resolution is for the Draw Site - is there a 3rd reso?

The mitigation for 26.5 employees requires a total of 11,872 square feet of affordable housing, calculated pursuant to Code Section 16A-4-410(b) and expressed mathematically as follows: 26.5 employees x 448 per square feet per employee = 11,872 square feet required for mitigation. The Project's 2~~3~~0 units (consisting of 15 one-bedroom and 5 two-bedroom ~~20 studio units and 10 one-bedroom~~ units) provides a total of 12,000 ~~14,460~~ square feet of mitigation (15~~2~~0 x 550~~448~~ sq. ft. plus 5~~1~~0 x 7~~5~~50 square feet = 12,000~~14,460~~ sq. ft.). ~~This exceeds the required mitigation by 2,588 square feet, which is equivalent to mitigation of an additional 5.8 employees under the Code.~~ This exceeds the required mitigation therefor satisfying Owner's mitigation obligation in full.

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The Project provides workforce housing ~~in excess of~~for Owner's pre-existing mitigation obligations and delivers additional public benefits beyond the workforce housing component. In addition to the 12,000~~11,872~~ square feet of workforce housing supporting critical resort operations, the Project features community-serving infrastructure and mobility improvements, including widening and regrading Divide Way to enhance roadway safety, a new We-Cycle station serving the Ditch Trail area, and ongoing support for Town public transit connecting the Divide neighborhood to the Ditch Trail trailhead.

Based on the Project's provision for workforce housing, the additional housing in excess of mitigation requirements, and the transportation, mobility and infrastructure improvements, the Town Council has found that the Project provides a substantial "Community Purpose" pursuant to Section 16A-5-300(c)(6)(a) of the Code to permit the PUD to exceed one hundred percent (100%) of that identified in the buildout analysis, as requested by the Owner, consistent with the approvals granted in the Final Approval Ordinance and as more particularly described in this Agreement. ~~The housing in excess of the mitigation requirements shall not create an affordable housing credit or allotment for future mitigation use by the Owner. The housing in excess of the mitigation requirements is solely to satisfy the "Community Purpose" requirements of the Code.~~

~~recordation of Final Plat for the Project.~~

Upon substantial completion of the Project, the Town will release the security previously provided by Owner for the housing mitigation to be satisfied by this Project.

Commented [JC5]: It is my understanding that the LOCs are in the total amount of $2,620,000. Given this amount, Staff position is that they should not be reduced/released prior to TCO. Please advise if the LOC amount is incorrect.

Part II. Amended Final Plat of Lot 44

The Amended Final Plat of Lot 44 recorded simultaneously with this Agreement shows and dedicates certain modifications and amendments to the previously created Access and Right of Way Easements for the Property.

1. Right of Way and Utility Easements. The Town is the beneficiary of that certain sixty foot (60') wide Public Access Easement and Utility Easement, commonly known as Divide Way, and platted as Road D, as identified on the Plat of The Divide Subdivision recorded August 28, 1989 in Plat Book 23 at Page 27, County of Pitkin, State of Colorado, as amended by that certain First Amended Final Plat of Lots 42, 45, and 47 of the Divide Subdivision, dated September 15, 2006, recorded on September 25, 2006, in Plat Book 81, Page 45, in the records of the Clerk and Recorder of Pitkin County, Colorado (the "~~ROW and Utility~~Divide Way Access Easement"). The ROW and Utility Easement modifications shall be as provided and shown in the Amended Final Plat for Lot 44.

2. Town Access Easement. The Project includes that certain nonexclusive Access Easement, which provides access from Divide Way, an open public road, over and across Lot 44 to the boundary of adjoining Lot 51, owned by the Town, created by the Deed recorded in the public records of Pitkin County, Colorado at Reception No. 314694 (the "Lot 51~~Town~~ Access Easement"). This ~~Town~~Lot 51 Access Easement is shown and described on the First Amended Final Plat of Lots 42, 45, and 47 of The Divide Subdivision, dated September 15, 2006, recorded on September 25, 2006 in Plat Book 81, Page 45, in the records of the Clerk and Recorder for Pitkin County, Colorado (the "First Amended Final Plat"). The alignment of the ~~Town~~ Lot 51

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Access Easement has been changed and modified pursuant to the Ordinance, with such new alignment being shown and described on the Amended Final Plat for Lot 44.

3. Easements for Drainage Improvements. Pursuant to the Amended Final Plat for Lot 44, a perpetual, non-exclusive easement over, across, through and under the Property is being granted to the Town for the installation, construction, maintenance, repair, replacement, enlargement and extension of drainage improvements to be constructed on the Property pursuant to Town-approved engineering plans in connection with the development of the Project.

Pursuant to the Amended Final Plat for Lot 44, the areas labeled as "Drainage Improvements Easement" on the Property on the Final Plat for Lot 44 are being granted to the Town as perpetual non-exclusive easements for the installation, construction, maintenance, repair, replacement, enlargement and extension of drainage improvements constructed or to be constructed pursuant to the Town-approved engineering plans, including ingress and egress to such areas, for storm water conveyance, drainage and retention purposes for the benefit of the Parcels.

Pursuant to the Amended Final Plat for Lot 44, until such time as the drainage improvements to be constructed in the easements within the Property have been completed, the Owner is being granted a temporary nonexclusive construction easement on, over and across portions of Town-owned land and the Divide Way right of way as shown on the Amended Final Plat of Lot 44 for the purposes of constructing and maintaining a temporary drainage debris channel pursuant to engineering plans to be approved by the Town. Such temporary easement shall be deemed terminated at such time as the required drainage improvements to be located on the Property and within the Divide Way right of way and the related connections are constructed by the Owner.

Part III. Civil Engineering Plans, Construction Phasing and Construction Management

1. Civil Engineering Plans. All civil engineering plans will be reviewed, updated as required, and approved by the Town prior to issuance of the initial building permit for the Project to confirm conformity with the Final Approval Documents.

2. Phasing of Development. The Owner's development of the Project as detailed in the Final Approval Documents and the Construction Management Plan (described below) may occur in two construction phases that provide an orderly and systematic development to accommodate existing uses and occupants of the Vehicle Maintenance Facility for tenants, parking, and construction staging, as described below.

3. Construction Management Plan. Owner's building permit application materials shall include a Construction Management Plan (the "CMP") that generally speaks to parking, safety, dust suppression, erosion, hazardous materials, and traffic control (among others). The sequencing of construction will occur in two phases. First, site construction - which will entail the installation of ground utilities, grading, site wall development, and road widening. Second, the building construction will proceed using volumetric modular, panelized, and/or traditional on-site construction methods, depending on the final design and execution strategy. The Owner intends to complete construction within two years.

4. Temporary Closures. Construction activities will require periodic temporary closures of roads upon approval of the Town as well as interruptions in utility services to integrate

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building systems between existing and new systems such as structural, mechanical, or plumbing conditions. Owner will endeavor to provide a safe and efficient building site with reasonable access to the existing occupants and tenants. However, when the above conditions do exist, reasonable efforts by Owner will be used to minimize the effect on occupants, tenants and members of the public traveling on Divide Way.

5. Drainage Improvements. The drainage improvements shall be constructed pursuant to the Grading and Utility Plans which are included in civil engineering plans recorded with the Amended Final Plat for Lot 44. The drainage improvements shall be constructed within the drainage easements on the Property and within the Divide Way ~~right of way~~Access Easement and shall be maintained in good condition by the Owner until such time as development work is completed on the Property and within the Divide Way ~~right of way~~Access Easement. Once development has been completed on the Property and in the Divide Way ~~right of way~~Access Easement, Owner shall become responsible for maintaining such storm water improvement vaults, collection systems and other drainage improvements on the Property, and, upon acceptance of such improvements by the Town, the Town shall be responsible for maintaining any drainage improvements within the Divide Way Access Easement~~right of way~~ unless expressly agreed otherwise agreed by the Town and Owner.

6. Dewatering Underdrain System. The dewatering underdrain system will be implemented during and after construction. The location of the dewatering underdrain system and its point of discharge is shown in the civil engineering plans recorded simultaneously with the Amended Final Plat for Lot 44. Owner shall be solely responsible for maintaining the dewatering underdrain system.

Part IV. Miscellaneous Provisions.

1. Vested Rights. The Town and Owner agree that all rights of Owner granted, recognized and confirmed in the Original Approval Ordinance, as amended by the ~~Amendment~~ Final Approval Ordinance, and this Agreement constitute "**Vested Property Rights**", as such term is defined in the Code. By way of illustration, and not limitation, "Vested Property Rights" include the right to develop, plan and engage in land uses on the Property in accordance with the provisions of the Original Approval Ordinance, as amended by the Final Approval Ordinance, for the period of time described in Section 2 below. Unless expressly provided to the contrary therein, all modifications and amendments to the Original Approval Ordinance, as amended by the ~~Amendment~~Final Approval Ordinance, or any other Original Final Approval Documents, as amended by the Amended Final Approval Documents, shall become part of the Vested Property Rights recognized hereunder. Notwithstanding, Owner acknowledges that all rights under the Original Approval Ordinance have been exercised.

Commented [JC6]: ASC to define and propose language.

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2. Vesting Period. The Final Approvals covered by this Agreement shall be considered a site-specific development plan approval under Section 24-68-101 et seq, C.R.S. The vesting period shall extend for ~~seven (7)~~three (3) years from the date of approval of the Final Approval Ordinance and shall therefore expire on the ~~seventh (7th~~third (3rd) anniversary date of the Final Approval Ordinance (the "**Vesting Period**"). The Town shall not enforce against Owner or the Property any amendment to the Code adopted prior to the expiration of the Vesting Period, or any other zoning, land use or other legal, administrative rule, regulation, ordinance, resolution or requirement that does not apply to the Property as of the date of Final Approval, or otherwise

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take any other action that would directly or indirectly have the effect of impairing, preventing, diminishing, imposing a moratorium on development, or otherwise delaying the development or use of the Property in accordance with this Agreement or the Ordinance. Except for those conditions contemplated in the Ordinance or the Code in effect as of the Final Approval, and any other agreements related to the development or use of the Property executed between the Town and Owner, the Town shall not subject development or use of the Property to any exactions, payments, dedication or reservation requirements, obligations for constructing on-site or off-site public improvements or facilities, or the payment of any fees in lieu of any of the foregoing in connection with the development, construction, use or maintenance of the Property as described in the Ordinance or any other exercise of the Vested Property Rights.

3. Limitation of Vested Rights. Notwithstanding the foregoing and in accordance with Section 24-68-105 of the Colorado Revised Statutes, ~~except as specifically provided in the PUD Guide,~~ the Vested Property Rights recognized herein shall not exempt Owner from the application of ordinances or regulations, including fees and fee amounts, which are general in nature and are applicable to all property subject to land use regulation by a local government, including, but not limited to, building, fire, plumbing, electrical, and mechanical codes.

4. Other Agreements. ~~Owner has agreed to provide or contribute to the provision of certain facilities and services within the Town for the benefit of the community pursuant to the terms of the agreements listed on Schedule 3~~aAgreements contemplated by this Development Agreement and the Final Approval are set forth in Exhibit __ hereto ~~attached hereto~~ (collectively, the "**Other Agreements**").

5. Default by Owner. If Owner shall commit a material default under the terms of this Agreement or any of the other Final Approval Documents or fail to perform any of its obligations under the Ordinance, which material default or failure to perform extends beyond the expiration of any applicable ~~grace and~~ cure period, Owner shall not be entitled to receive additional building permits for the construction of any of the buildings described in the Ordinance until such time as the default or failure to perform is cured or the Town otherwise agrees to issue such a building permit. In addition, the Town shall be entitled to all rights and remedies set forth in such other Final Approval Documents upon such an uncured default.

6. Default by the Town. If the Town is in default in the performance of its obligations under this Agreement, the Town shall have the right to cure such default within 60 days after written notice by Owner of the default to the Town. If the Town fails to cure such default within 60 days after written notice is given from Owner to the Town specifying the nature of the default, then Owner shall have all rights available to it at law or in equity, specifically including the right to specific performance, injunctive relief and/or damages. ~~Upon a default herein by the Town, the Vested Property Rights shall be extended for a period of time equal to the duration of such default by the Town.~~

7. Assignment. Except as set forth herein, Owner may not assign any of its rights or obligations under this Agreement without the prior written consent of the Town. Owner may assign its rights and obligations under this Agreement, or any portion thereof, without the Town's consent, by a written recorded instrument expressly assigning such rights and powers to (i) any Affiliate of Owner; or (ii) any entity which purchases the Property from Owner or otherwise succeeds to Owner's ownership of the Property and expressly agrees to assume all of Owner's

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obligations under this Agreement and the Final Approval Documents. For purposes hereof, "**Affiliate**" shall mean any natural person or entity that owns or controls, is owned or controlled by, or is under common ownership with an entity. "**Ownership**" or "**control**" means (A) direct or indirect ownership or control of at least fifty (50%) percent of all outstanding equity interests in an entity, or (B) the ability to direct or cause the direction of the management of an entity by ownership of equity interests, agreement or otherwise. Upon any permitted assignment by Owner of any of its rights or obligations under this Agreement, and an assumption of those rights or obligations by such assignee, Owner shall be released of all liabilities arising under this Agreement with respect to such rights or obligations.

8. Binding Effect. This Agreement shall be binding upon the parties and shall inure to the benefit of each party's successors and assigns, as designated by a written assignment recorded in the Pitkin County Clerk and Recorder's Office.

9. Burden and Benefits. Each of the benefits, burdens, terms, covenants, agreements and conditions of this Agreement shall be construed as covenants running with the land benefiting and burdening the Property or any applicable portion thereof, and it is the intent of the parties that such benefits, burdens, terms, covenants, agreements and conditions touch and concern such property.

10. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.

11. Scope of Agreement. The rights granted to Owner by this Agreement are in addition to any other right held by Owner under applicable law.

12. Interpretation. Unless the context of this Agreement clearly requires otherwise, terms defined in the singular may be used in the plural, and terms defined in the plural may be used in the singular; "including" and "such as" are not limited; "or" has the inclusive meaning represented by the phrase "and/or"; the words "hereof," "herein," "hereby," "hereunder" and similar terms in this Agreement refer to this Agreement as a whole and not to any particular provision of this Agreement; Article, Section, clause, paragraph and Exhibit references are to this Agreement unless otherwise specified; and references to any agreement (including this Agreement), document or instrument means such agreement, document or instrument as amended or modified and in effect from time to time in accordance with the terms thereof and, if applicable, the terms hereof. All of the exhibits to this Agreement are hereby incorporated into this Agreement by reference. In the event of any conflict between a term, condition or provision of this Agreement and a provision of the Code, the terms of this Agreement shall control.

13. Severability. If any provision of this Agreement shall be invalid, illegal, void or unenforceable, it shall not affect or impair the validity, legality or enforceability of this Agreement or any other provision hereof, and a court shall enforce this Agreement to the maximum extent legally possible to give effect as nearly as possible to the original intent of the Town and Owner as expressed in this Agreement. If any provision of this Agreement is invalid, illegal, void or unenforceable not in its entirety but as applied to a particular act, thing or circumstance, such provision shall not affect or impair the validity, legality or enforceability of this Agreement or any provision hereof as applied to any other act, thing or circumstance, and a court shall apply such

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provision and enforce this Agreement to the maximum extent legally possible to give effect as nearly as possible to the original intent of the Town and Owner as expressed in this Agreement.

14. Amendment; Waivers. This Agreement may not be terminated, modified or amended, nor may waivers hereunder be granted, except in writing and only with the consent and approval of Owner and the Town.

15. Notices. Any notice to be given to Owner or the Town under this Agreement shall be given by registered or certified mail, overnight courier, telecopy, telegram or hand delivered to the address of the party to whom notice is being given. Any notice sent by registered or certified mail will be deemed to have been received three business days following the date of mailing. Any notice sent by overnight courier will be deemed to have been received one business day following the date of delivery to the overnight courier. Either party may change its address for notice by advising the other party in writing of such change, and until the other party is so advised, it will be entitled to continue sending notices to the last address it is advised of in writing:

If to the Town:	Town of Snowmass Village P.O. Box 5010 130 Kearns Road Snowmass Village, Colorado 81615 Attention: Town Manager
With a copy to:	Karp Neu Hanlon, P.C. P.O. Drawer 2030 Glenwood Springs, CO 81602 Attn: Jeff Conklin
If to Owner:	Aspen Skiing Company P.O. Box 1248 Aspen, CO 81612 Attn: General Counsel
With a copy to:	Aspen Skiing Company P.O. Box 1248 Aspen, CO 81612 Attn: Planning Director

16. Recording. This Agreement shall be recorded together with the Final Approval Ordinance and the other Final Approval Documents in the records of the office of the Clerk and Recorder of Pitkin County, Colorado.

17. Captions and Titles. All captions and titles of headings of Articles and Sections in this Agreement are for the purpose of reference and convenience and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent or context thereof.

18. Attorneys' Fees and Costs. Notwithstanding anything to the contrary contained in this Agreement, if either party institutes legal proceedings against the other with respect to this

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Agreement, the non-prevailing party shall pay to the prevailing party an amount equal to all attorneys' fees and disbursements and all other costs and expenses incurred by the prevailing party in connection therewith, including, without limitation, the fees and disbursements of any attorneys, accountants, engineers, appraisers or other professionals engaged by the prevailing party, whether incurred before or at trial, on appeal, in bankruptcy or in post-judgment collection.

[Signature Page Follows]

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IN WITNESS WHEREOF, the parties have caused this Snowmass Housing Operations Project ("SHOP") Development Agreement to be signed on the date set forth below to be effective as of the date written above.

TOWN:

TOWN OF SNOWMASS VILLAGE, COLORADO,
a Colorado municipal corporation

By:_____
Name:_____
Title:_____

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____ as _____ of the Town of Snowmass Village, Colorado.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

_____
Notary Public

APPROVED AS TO FORM:

_____
Jeffrey J. Conklin, Town Attorney

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OWNER:

ASPEN SKIING COMPANY LLC,
a Colorado limited liability company

By:_____
Name:_____
Title:

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, as a _____ of Aspen Skiing Company LLC, a Colorado limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

_____
Notary Public

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EXHIBIT 4

RESTRICTED HOUSING AGREEMENT (DRAFT)

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RESTRICTED HOUSING AGREEMENT
(Snowmass Housing Operations Project)

THIS RESTRICTED HOUSING AGREEMENT (this "Agreement") is entered into as of _____, 2026 by and between ASPEN SKIING COMPANY, LLC, a Colorado limited liability company ("Developer") and the TOWN OF SNOWMASS VILLAGE, COLORADO, a Colorado home-rule municipal corporation (the "Town").

RECITALS

WHEREAS, Developer intends to develop that real property described as Lot 44, The Divide Subdivision, according to the Plat recorded August 28, 1989, in Plat Book 23 at Page 27 at Reception No. 314588, County of Pitkin, State of Colorado (the "Property") with the Snowmass Housing Operations Project a/k/a SHOP (the "Project") pursuant to Ordinance No. ___, Series of 2026 (the "Ordinance");

WHEREAS, the Project serves to satisfy Developer's current, pre-existing employee housing mitigation deficit of twenty-six and one-half (26.5) employee housing units, as established pursuant to Resolution No. 16, Series of 2024 and Resolution No. 18, Series of 2025;

WHEREAS, this Agreement specifies the methods by which Developer shall mitigate such restricted housing;

WHEREAS, execution of this Agreement by the Town and Developer is contemplated by the Ordinance;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I RESTRICTED HOUSING

1.1 Restricted Housing Generally. As part of the development pursuant to Resolution No. 16, Series of 2024 and Resolution 18, Series of 2025, the Town Land Use and Development Code (the "Code") required Developer to mitigate for twenty-six and one-half (26.5) employee housing units. The mitigation for 26.5 employees requires a total of 11,872 square feet of affordable housing, calculated pursuant to Code Section 16A-4-410(b) and expressed mathematically as follows: 26.5 employees x 448 per square feet per employee = 11,872 square feet required for mitigation (the "Restricted Housing Requirement"). The Project's 20 units (consisting of 15 one-bedroom and 5 two-bedroom units) provides a total of 12,000 square feet of mitigation (15 x 550 sq. ft. plus 5 x 750 square feet = 12,000 sq. ft.) (the "Restricted Housing Units").

1.2 Satisfaction of Restricted Housing Requirement. Developer shall satisfy the Restricted Housing Requirement through the Project upon construction of the Restricted Housing Units.

1.3 Rental Rates and Rental Eligibility.

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1.3.1 Rental Rates. The rental rates for First Priority renters shall be set by the Developer. The rental rates for Second and Third Priority renter to be charged by the Developer for the Restricted Housing Units shall be identical to those charged at the Mountain View II Apartments in Snowmass Village for one-bedroom and two-bedroom units and may change annually in concert with the rental rates for said units at the Mountain View II Apartments.

1.3.2 Rental Eligibility. The Restricted Housing Units shall be restricted to occupancy by

1.3.2.1 First priority renters shall be year-round (not seasonal), full-time employees of Owner and Owner affiliates whose primary place of work is in the Town of Snowmass Village and who are qualified under the Permanent Moderate Housing Regulations (the "**Housing Regulations**").

1.3.2.2 Second priority renters shall be employees working in Snowmass Village qualified under the Housing Regulations.

1.3.2.3 Third priority renters shall be employees that provide community benefit to Snowmass Village residents.

1.4 Restrictive Covenant. Prior to the sale of a Restricted Housing Units, Developer shall cause to be executed and recorded in the real property records of Pitkin County, Colorado, a "Declaration of Restrictive Covenants" against such Restricted Housing Units. The form and substance of the Declaration of Restrictive Covenants for the Restricted Housing Units to be sold by Developer shall be approved by the Town Attorney, acting reasonably, and shall be consistent with the terms of Chapter 17 of the Town municipal code regarding the individuals eligible to purchase such Restricted Housing Units.

1.5 Fulfillment of Obligations. This Agreement and the parties' performance of their respective obligations hereunder constitute the complete satisfaction of Developer's Restricted Housing Requirements under the Code, the Ordinance, or otherwise.

ARTICLE II DEFAULT

2.1 Event of Default. The failure by either party to observe or perform any of its obligations set forth above in any material respect and the continuance of such failure beyond the Cure Period shall constitute an "Event of Default."

2.2 Notice of Default. Upon the occurrence of a default, the non-defaulting party shall provide the defaulting party with a written notice of such default ("Notice of Default"). The defaulting party shall have 60 days after receipt of the Notice of Default (the "Cure Period") to cure the breach specified in the Notice of Default (or if such default cannot be cured within such sixty (60) day period, if the defaulting party shall fail to promptly commence to cure the same and thereafter diligently proceed with such cure). During the Cure Period, Developer and the Town shall seek diligently and in good faith to negotiate a settlement of any dispute set forth in the Notice of Default, using the services of a neutral mediator if either party so requests. The conduct of such negotiations, or the failure of such negotiations to achieve a settlement, shall not affect the other rights and remedies of the parties under this Agreement.

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2.3 Remedies.

2.3.1 In the event of an Event of Default by Developer, Developer shall not be entitled to receive a building permit for any of the buildings approved for the Project (as more particularly described in the Ordinance) until such Event of Default has been cured. In addition, upon an Event of Default by Developer, the Town shall have all rights available to it at law or in equity, specifically including the right to injunctive relief or damages.

2.3.2 Upon an Event of Default by the Town, Developer shall have all rights available to it at law or in equity, specifically including the right to injunctive relief or damages.

ARTICLE III MISCELLANEOUS

2.1 Assignment. Developer may assign its rights and obligations under this Agreement, or any portion thereof, without the Town's consent by a written recorded instrument expressly assigning such rights and powers to any of the following entities: (i) any Affiliate of Developer; or (ii) any entity which succeeds to all, or a portion of, of Developer's remaining development rights with respect to the Project. Upon an assignment by Developer of any of its rights or obligations under this Agreement to an entity listed above, an assumption of those rights or obligations (including substitution of financial assurances) by such assignee, and, if the assignment is to an entity listed in (i) and (ii) above, evidence from a reputable banking institution or surety company that the Affiliate is bondable (subject to any guaranties from Developer or another third party required to be posted by such banking institution or surety company), Developer shall be released of all liabilities arising under this Agreement with respect to such rights or obligations. For purposes hereof, "Affiliate" shall mean any natural person or entity that owns or controls, is owned or controlled by, or is under common ownership with an entity. "Ownership" or "control" means (A) direct or indirect ownership or control of at least 50 percent of all outstanding equity interests in an entity, or (B) the ability to direct or cause the direction of the management of an entity by ownership of equity interests, agreement or otherwise.

2.2 Binding Effect. This Agreement shall be binding upon the parties and shall inure to the benefit of each party's successors and assigns, as designated by a written assignment recorded in the records of the Pitkin County Clerk and Recorder's Office.

2.3 Burden and Benefits. Each of the benefits, burdens, terms, covenants, agreements and conditions of this Agreement shall be construed as covenants running with the land benefiting and burdening the Property or any applicable portion thereof, and it is the intent of the parties that such benefits, burdens, terms, covenants, agreements and conditions touch and concern the Property.

2.4 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.

2.5 Interpretation. Unless the context of this Agreement clearly requires otherwise: terms defined in the singular may be used in the plural, and terms defined in the plural may be used in

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the singular; "including" and "such as" are not limited; "or" has the inclusive meaning represented by the phrase "and/or"; the words "hereof," "herein," "hereby," "hereunder" and similar terms in this Agreement refer to this Agreement as a whole and not to any particular provision of this Agreement; Article, Section, clause, paragraph and Exhibit references are to this Agreement unless otherwise specified; and references to any agreement (including this Agreement), document or instrument means such agreement, document or instrument as amended or modified and in effect from time to time in accordance with the terms thereof and, if applicable, the terms hereof. All of the exhibits to this Agreement are hereby incorporated into this Agreement by reference. In the event of any conflict between a term, condition or provision of this Agreement and a provision of the Code, the terms of this Agreement shall control.

2.6 Severability. If any provision of this Agreement shall be invalid, illegal, void or unenforceable, it shall not affect or impair the validity, legality or enforceability of this Agreement or any other provision hereof, and a court shall enforce this Agreement to the maximum extent legally possible to give effect as nearly as possible to the original intent of the Town and Developer as expressed in this Agreement. If any provision of this Agreement is invalid, illegal, void or unenforceable not in its entirety but as applied to a particular act, thing or circumstance, such provision shall not affect or impair the validity, legality or enforceability of this Agreement or any provision hereof as applied to any other act, thing or circumstance, and a court shall apply such provision and enforce this Agreement to the maximum extent legally possible to give effect as nearly as possible to the original intent of the Town and Developer as expressed in this Agreement.

2.7 Amendment; Waivers. This Agreement may be modified or amended, and waivers hereunder granted, only in writing and only with the consent and approval of Developer and the Town. Notwithstanding the foregoing, if Developer loses its right to develop the Project for any reason other than a failure of Developer to meet its obligations under the Ordinance or any agreements, including this Agreement, entered into in connection therewith, then Developer shall immediately be relieved of all obligations hereunder and the parties shall execute a written termination of this Agreement.

2.8 Notices. Any notice to be given to Developer or the Town under this Agreement shall be given by registered or certified mail, overnight courier, telecopy, telegram or hand delivered to the address of the party to whom notice is being given. Any notice sent by registered or certified mail will be deemed to have been received three business days following the date of mailing. Any notice sent by overnight courier will be deemed to have been received one business day following the date of delivery to the overnight courier. Either party may change its address for notice by advising the other party in writing of such change, and until the other party is so advised, it will be entitled to continue sending notices to the last address it is advised of in writing.

If to the Town:
Town of Snowmass Village
P.O. Box 5010
130 Kearns Road
Snowmass Village, Colorado 81615
Attention: Town Manager

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With a copy to:
Karp Neu Hanlon, P.C.
P.O. Drawer 2030
Glenwood Springs, CO 81602
Attn: Jeff Conklin
jjc@mountainlawfirm.com

If to Developer:
Aspen Skiing Company
P.O. Box 1248
Aspen, CO 81612
Attn: General Counsel

With a copy to:
Aspen Skiing Company
P.O. Box 1248
Aspen, CO 81612
Attn: Planning Director

Developer may notify the Town in writing of any change in address to which this notice shall be given.

2.9 Recording. Developer and the Town each shall have the right to record this Agreement in the records of the office of the Clerk and Recorder of Pitkin County, Colorado.

2.10 Captions and Titles. All captions and titles of headings of Articles and Sections in this Agreement are for the purpose of reference and convenience and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent or context thereof.

2.11 Attorney Fees. Notwithstanding anything to the contrary contained in this Agreement, if either party institutes legal proceedings against the other with respect to this Agreement, the non-prevailing party shall pay to the prevailing party an amount equal to all attorneys' fees and disbursements and all other costs and expenses incurred by the prevailing party in connection therewith, including, without limitation, the fees and disbursements of any attorneys, accountants, engineers, appraisers or other professionals engaged by the prevailing party, whether incurred before or at trial, on appeal, in bankruptcy or in post-judgment collection.

~ Signature Pages Follow ~

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IN WITNESS WHEREOF, the parties have caused this Agreement to be signed on the date set forth below to be effective as of the date written above.

TOWN:

TOWN OF SNOWMASS VILLAGE, COLORADO,
a Colorado municipal corporation

By:_____
Name:_____
Title:_____

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____ as _____ of the Town of Snowmass Village, Colorado.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

_____
Notary Public

APPROVED AS TO FORM:

_____
Jeffrey J. Conklin, Town Attorney

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OWNER:

ASPEN SKIING COMPANY LLC,
a Colorado limited liability company

By:_____
Name:_____
Title:

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, as a _____ of Aspen Skiing Company LLC, a Colorado limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

_____
Notary Public

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EXHIBIT 5

SUBDIVISION IMPROVEMENT AGREEMENT (DRAFT)

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08/05/2020

SUBDIVISION IMPROVEMENTS AGREEMENT
FOR
SNOWMASS HOUSING OPERATIONS PROJECT
("SHOP")

THIS SUBDIVISION IMPROVEMENTS AGREEMENT FOR SNOWMASS HOUSING OPERATIONS PROJECT (this "**Agreement**") is made as of this ___ day of _____ 2026, by and between THE TOWN OF SNOWMASS VILLAGE, COLORADO, a Colorado home rule municipal corporation (the "**Town**"), and ASPEN SKIING COMPANY, LLC, a Colorado limited liability company ("Owner~~Developer~~").

Commented [HH1]: Consistent terminology with DA?

RECITALS:

A. Owner is the record owner of that real property situated in the Town of Snowmass Village, Colorado described as Lot 44, The Divide Subdivision, according to the Plat recorded August 28, 1989, in Plat Book 23 at Page 27 at Reception No. 314588, County of Pitkin, State of Colorado (the **"Property"**).

B. The Town Council of the Town granted preliminary approval for a Major Amendment to a Final PUD on June 30, 2025, as a modification and amendment to the original planned unit development approved for the Property pursuant to Ordinance No. 16, Series of 1989, which granted Planned Unit Development Approval (the "PUD") for two (2) primary buildings to be constructed on the Property in two (2) phases, with the first phase consisting of a Snowcat Vehicle Maintenance Facility (commonly known as the "VMF" but referred to herein as "Phase I") and the second phase consisting of a ski area operations, office and employee housing facility (referred to as Phase II), as modified by a Minor PUD Amendment pursuant to Ordinance No. 16, Series of 2001. Phase I was constructed in 2002, but Phase II has not yet been constructed.

C. On December 15, 2025, the Town adopted Resolution No. 38, Series of 2025, granting preliminary approval of Owner's application to amend the PUD as it pertained to the originally approved ski area operations, office and employee housing components of Phase II, allowing for a change of use of Phase II to provide for the construction of a residential development of thirty (30) workforce housing units comprising approximately 20,275 square feet of new building space (the "**Resolution**").

D. On _____, the Town Council of the Town granted final approval ("**Final Approval**") of the development of the Property proposed for Phase II (the "**Project**") by enacting Ordinance No. ___, Series of _____ recorded as Reception No. _____ in the records of Pitkin County, Colorado (the **"Final Approval Ordinance"**) for construction of a residential development of twenty (20) workforce housing units comprising approximately 17,000 gross square feet of new building space.

E. In connection with the Final Approval Ordinance, the following documents were approved and recorded in the real property records of Pitkin County: (i) Amended Final Plat of Lot 44 – Divide Subdivision recorded _____ as Reception No. _____ (the "**Amended Final Plat for Lot 44**"); ~~(ii) this Development Agreement for the Snowmass Housing Operations~~

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~~Project ("SHOP") recorded _____ as Reception No. _____ (the "Development Agreement"); (iii) Subdivision Improvements Agreement recorded _____ as Reception No. _____ ("SIA"); and (iii) the Retaining Wall and Guardrail Maintenance and Repair Agreement~~(ii) the Development Agreement for the Snowmass Housing Operations Project ("SHOP") recorded _____ as Reception No. _____ (the "Development Agreement"); (iii) this Subdivision Improvements Agreement recorded _____ as Reception No. _____ ("SIA"); and (iv) the Retaining Wall and Guardrail Maintenance and Repair Agreement recorded _____ as Reception No. _____ (the "**Retaining Wall and Guardrail Maintenance Agreement**"); (collectively, the "**Final Approval Documents**").

F. Except as otherwise defined in this Agreement, references to certain buildings, parcels or other areas within the Project shall mean such buildings, parcels or areas as shown on the engineering and architectural drawings filed as part of the Amended Final Plat for Lot 44.

G. The Final Approval Documents provide for certain (i) public infrastructure improvements (the "Public Improvements"), and (ii) landscape improvements (the "Landscape Improvements", as described in Exhibit A attached hereto, being constructed by Developer in connection with the development and improvement of Property pursuant to the Final Approval Documents (the Public Improvements and Landscape Improvements collectively referred to herein as the "Improvements").

H. The Town of Snowmass Village Municipal Code (the "**Code**") authorizes the execution of this Agreement as a "subdivision improvements agreement" between Developer and the Town in order to memorialize Developer's obligations with respect to the Improvements.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and the terms and conditions herein stated and for other good and valuable consideration, the receipt and adequacy of which is acknowledged by the parties hereto, it is agreed as follows:

1. Recitals. The foregoing recitals are incorporated by reference herein.

2. Developer's Guarantee and Warranty. Developer hereby guarantees the installation, as hereafter provided and as necessary to serve the Property and certain adjoining areas, and payment therefor, of all the Improvements relating to the development of the Property as described on Exhibit A attached hereto. Developer hereby warrants all Improvements constructed or installed by Developer against defects in materials and workmanship for a period of two (2) years after acceptance or until July 1st of the year during which the second (2nd) winter terminates after acceptance, whichever is later (the "Warranty Period"), of the Improvements by the Town or the utility providers as described in Section 16A-5-360(c)(2)(e)(4) of the Code. Developer agrees to promptly correct any deficiencies in the installation in order to meet the requirements of the Final Approval Documents applicable to such installation. In the event such installation is not completed substantially in accordance with the specific plans therefor contained in the Final Approval Documents, the Town shall have the right to cause such work to be done as is necessary to complete the installation in such manner and Developer shall be liable for the cost of such work.

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3. Public Improvements. Developer shall install or construct, as applicable, all Public Improvements in accordance with the plans and specifications included within the Final Approval Documents.

(a) Water Lines and Sanitary Sewer Collection Lines.

(i) Developer and Snowmass Water and Sanitation District (the "District") have entered, or will enter, into an agreement providing for the installation of all water lines, water storage facilities, sanitary sewer lines, lift stations, and appurtenant facilities, whether such lines and other facilities are actually on the Property, bordering the Property, or on other lands connecting the Property to the existing water distribution and sewage collection system, in accordance with the standard specifications of the District.

(ii) The cost of all such lines shall be borne by Developer and/or the District in such manner as Developer and the District may determine pursuant to an agreement between Developer and the District. Developer shall enter into a separate guaranty and warranty to the District for such facilities.

(b) Electric, Gas, Telephone and Cable TV Facilities.

(i) Developer has entered, or will enter, into agreements with Holy Cross Energy to provide for the engineering and installation of all electrical distribution lines and facilities required for ~~he~~the Property, and Developer will pay the cost of installation of such facilities in accordance with its agreements with Holy Cross Energy.

(ii) Developer has entered, or will enter, into such agreements with Black Hills Energy as may be reasonable and appropriate to provide for the engineering and installation of all gas lines and distribution facilities required for the Property, and Developer shall pay the cost of installation of such facilities in accordance with its agreements with Black Hills Energy.

(iii) Developer has entered, or will enter, into agreements with Century Link to provide for the engineering and installation of all telephone lines and facilities required for the Property, and Developer will pay the cost of installation of such facilities in accordance with its agreements with Century Link.

(iv) Developer has entered, or will enter, into such agreements with Comcast as may be reasonable and appropriate to provide for the engineering and installation of all cable television distribution lines and facilities required for the Property, and Developer shall pay the cost of installation of such facilities in accordance with its agreements with Comcast.

(c) Storm Drainage Improvements; Water Detention Structures. Developer shall install all storm sewer lines, storm water drainage facilities, water detention structures and related facilities described in the Final Approval Documents as needed for the Property. The final design of all storm drainage facilities shall be subject to the review and approval of the Town Engineer.

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(d) Trails. Developer agrees to construct the trails that are Developers obligation pursuant to the Final Approval Documents.

(e) Roads; Retaining Walls. Developer agrees to construct the following roadway improvements in accordance with the applicable Town standards and the Final Approval Documents:

(i) the Divide Way improvements;

(ii) the Divide Way retaining walls;

4. Landscape Improvements. Developer shall install all Landscape Improvements in accordance with the Final Approval Documents.

5. Traffic Control. During the construction of any Improvements described in this Agreement, Developer shall be responsible for controlling and expediting the movement of vehicle and pedestrian traffic through and around all construction sites and activity.

6. Security for Improvements; Release of Security.

(a) On or before issuance of a of a building permit for the development of the Property, Developer shall deliver (i) a letter of credit, (ii) a payment and performance bond, (iii) a cash deposit; or (iii) other security which is reasonably acceptable to the Town, or some combination of the foregoing (hereinafter, the "Performance Guaranty") for purposes of assuring the final completion of the Improvements. The amount of the Performance Guaranty shall be one hundred percent (100%) of the cost of constructing the Improvements, which estimated Improvements costs are set forth on Exhibit A attached hereto. The Performance Guaranty may be provided separately for different components of the Improvements. Upon expiration of the Warranty Period and the acceptance by the Town Manager of the Town (the "Town Manager"), or his designee, of a Certification of Completion for any given component of the Improvements from an engineer licensed in Colorado (hereinafter the "Acceptance"), the Performance Guaranty provided for such component of the Improvements shall be released and the Town will execute any such documents as are reasonably necessary to accomplish the release of such Performance Guaranty.

(b) The Performance Guaranty, (i) if in the form of a letter of credit, shall be issued by a state or national banking institution, with offices located within the state of Colorado, in a form reasonably acceptable to the Town, or (ii) if in the form of a payment and performance bond, shall be issued by a national surety company, qualified to do business in the state of Colorado and which carries at least an "A-" rating by AM Best, in a form reasonably acceptable to the Town.

(c) Any Performance Guaranty provided in the form of an instrument (e.g., a letter of credit, a payment and performance bond, or any other similar instrument) must be valid for the time period anticipated for completion of the Improvements and the Warranty Period. Any extension of the time period for completion of the Improvements shall cause the Performance Guaranty to be extended for an equal amount of time. Any such extension shall be in writing, provided that if a letter of credit is provided in the form of a so-called "evergreen" letter of credit it will provide for automatic extensions. With respect to any component of the Performance

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Guaranty provided in the form of a cash deposit to the Town, the interest that accrues on such cash deposit shall become part of the deposit and will be available for use by the Town to the same extent as the original deposit.

(d) No more frequently than once every month, Developer shall be entitled to partial releases of the Performance Guaranty with respect to the Public Improvements as portions of the Public Improvements are completed. In order to obtain a partial release or reduction of the Performance Guaranty, Developer shall submit a Certificate of Partial Completion (the "Certificate") signed by an engineer licensed in the State of Colorado describing the portion of the Public Improvements completed and the cost allocation associated with such completed Public Improvements. Such Certificate shall include a summary of the actual costs for the Public Improvements incurred to the date of the Certificate. After delivery of a Certificate, the Town Manager, or his designee, shall have a period of fifteen (15) days within which to accept the Certificate, as evidenced by a written notice to Developer, or provide written notice to Developer of any deficiencies in the Public Improvements. Any such notice of deficiencies shall describe the deficiency between the Public Improvements as constructed and the approved Plans. If the Town Manager, or his designee, provides Developer written notice of acceptance of the Certificate, then the Town shall release the appropriate amount of the Performance Guaranty as relates to such completed Public Improvements. If the Town Manager, or his designee, provides Developer a letter of deficiency with respect to any portion of the Public Improvements for which Developer has filed a Certificate, then the Town's engineer shall meet with Developer's engineer to discuss and agree on any requirements necessary to bring such Public Improvements into conformity with the applicable plans. Upon compliance with any requirements delineated by the Town's engineer for compliance with the Plans, the Town shall release that portion of the Performance Guaranty allocated for the cost of such portion of the Public Improvements. Upon the Town's initial acceptance of an Improvement and the commencement of the two-year warranty described in paragraph 1 above, (*i*) the Town shall release that portion of the Performance Guaranty attributable to that Improvement as provided above, and (*ii*) Developer shall deliver a letter of credit or payment and performance bond to the Town in an amount equal to 10% of the cost of that Improvement for the purpose of securing the warranty for that Improvement. Such letter of credit or payment and performance bond shall be maintained by Developer for the warranty period described in paragraph 1 above for that Improvement and, upon the expiration of such warranty period, the Town shall release the unexpended portion of such letter of credit or payment and performance bond. Developer shall reimburse the Town all fees for Town's engineer to inspect the Public Improvements and approve or provide a notice of deficiency with respect to any Certificate. Subject to the amendment procedures set forth in paragraph 13 below, nothing herein shall preclude the parties from mutually establishing a different procedure for obtaining partial releases from the Performance Guaranty.

(e) The Acceptance shall not be unreasonably withheld or delayed, provided that, in the event weather or other factors beyond the reasonable control of Developer delay the installation of those Improvements sensitive to weather or such other factors, the applicable Performance Guaranty shall remain in full force and effect.

(f) The Town may, at its sole option, permit Developer to substitute other collateral acceptable to the Town for the collateral originally given by Developer to secure the completion of the Improvements.

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(g) In the event all the Improvements secured by the applicable Performance Guaranty will not be completed prior to the expiration of such Performance Guaranty, Developer shall replace or secure an extension of such Performance Guaranty on terms acceptable to the Town, at least ninety (90) days prior to expiration of such Performance Guaranty. Should Developer fail to do so, the Town may take any of the following actions: (i) draw on such Performance Guaranty funds necessary to complete the Improvements and place the funds directly into an escrow account under the control of the Town, and such funds shall be used to complete the Improvements required hereunder; (ii) refuse to conduct any inspections, issue any building permits, or issue an certificates of occupancy; and (iii) exercise any other remedy allowed by this Agreement or by law.

(h) The estimated costs of the Improvements are an estimated amount mutually agreed at this time by Developer and the Town as set forth on Exhibit A attached hereto. In the event the cost of the Improvements exceeds the estimated cost, Developer shall be solely responsible for the actual cost. The purpose of the cost estimate is solely to determine the amount of security and shall be revised at the time of initial delivery of the Performance Guaranty to reflect an updated engineer's estimate of probable costs, and the applicable Performance Guaranty required by this Agreement shall be adjusted accordingly. No representations are made as to the accuracy of these estimates, and Developer agrees to pay the actual costs of all such Improvements.

7. Default. Subject to the provisions of Section 16A-5-360(e)(2)(e)(5) of the Code, if Developer fails to observe or perform any of its obligations set forth above in any material respect, Developer shall have the right to cure said default after written notice by the Town of the default to Developer. If Developer fails to cure such default within sixty (60) days after written notice is given from the Town to Developer (or if such default cannot be cured within the sixty (60) day period of time, if Developer shall fail to promptly commence to cure the same and thereafter diligently proceed with such cure), then the Town shall be entitled to undertake such work as may be necessary and appropriate to cure such default. The Town shall be entitled to full reimbursement for the reasonable costs of all such work. Notwithstanding the foregoing, upon an event of default by Developer as described above that remains uncured beyond the cure period described above, Developer shall not be entitled to receive a building permit or certificate of occupancy for the construction and use of any of the buildings described in the Ordinance remaining to be constructed until such default has been cured. Any written notice required to be given to Developer shall be given by first class mail, postage prepaid, and by certified mail, return receipt requested, to the following addresses:

If to the Town:

Town of Snowmass Village
P.O. Box 5010
130 Kearns Road
Snowmass Village, Colorado 81615
Attention: Town Manager

With a copy to:

Karp Neu Hanlon, P.C.

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08/05/2020

P.O. Drawer 2030
Glenwood Springs, CO 81602
Attn: Jeff Conklin

If to Developer: Aspen Skiing Company
P.O. Box 1248
Aspen, CO 81612
Attn: General Counsel

With a copy to:

Aspen Skiing Company
P.O. Box 1248
Aspen, CO 81612
Attn: Planning Director

Developer may notify the Town in writing of any change in address to which this notice shall be given.

8. Assignment. Developer may assign its rights and obligations under this Agreement, or any portion thereof, without the Town's consent by a written recorded instrument expressly assigning such rights and powers to any of the following entities: (*i*) any Affiliate of Developer; or (*ii*) any entity which succeeds to all, or a portion of, of Developer's remaining development rights with respect to the Property as described in the Amended Development Approvals. Upon an assignment by Developer of any of its rights or obligations under this Agreement to an entity listed above, an assumption of those rights or obligations (including substitution of financial assurances) by such assignee, and, if the assignment is to an entity listed in (*i*) and (*ii*) above, evidence from a reputable banking institution or surety company that the entity is bondable (unless one or more letters of credit or cash deposit are being used to satisfy all outstanding Performance Guaranty obligations hereunder), Developer shall be released of all liabilities arising under this Agreement with respect to such rights or obligations. Developer shall provide notice to the Town of any such assignment and assumption. For purposes hereof, "Affiliate" shall mean any natural person or entity that owns or controls, is owned or controlled by, or is under common ownership with an entity. "Ownership" or "control" means (A) direct or indirect ownership or control of at least 50 percent of all outstanding equity interests in an entity, or (B) the ability to direct or cause the direction of the management of an entity by ownership of equity interests, agreement or otherwise.

9. Binding Effect. This Agreement shall be binding upon and inure to the benefit of Developer and its respective successors and assigns.

10. Burden and Benefits. Each of the benefits, burdens, terms, covenants, agreements and conditions of this Agreement shall be construed as covenants running with the land benefiting and burdening the Property or any applicable portion thereof, and it is the intent of the parties that such benefits, burdens, terms, covenants, agreements and conditions touch and concern such property.

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08/05/2020

11. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.

12. Interpretation. Unless the context of this Agreement clearly requires otherwise:

(a) terms defined in the singular may be used in the plural, and terms defined in the plural may be used in the singular;

(b) "including" and "such as" are not limited;

(c) "or" has the inclusive meaning represented by the phrase "and/or";

(d) the words "hereof," "herein," "hereby," "hereunder" and similar terms in this Agreement refer to this Agreement as a whole and not to any particular provision of this Agreement;

(e) Article, Section, clause, paragraph and Exhibit references are to this Agreement unless otherwise specified;

(f) references to any agreement (including this Agreement), document or instrument means such agreement, document or instrument as amended or modified and in effect from time to time in accordance with the terms thereof and, if applicable, the terms hereof; and

(g) all of the exhibits to this Agreement are hereby incorporated into this Agreement by reference. In the event of any conflict between a term, condition or provision of this Agreement and a provision of the Code, the terms of this Agreement shall control.

13. Severability. If any provision of this Agreement shall be invalid, illegal, void or unenforceable, it shall not affect or impair the validity, legality or enforceability of this Agreement or any other provision hereof, and a court shall enforce this Agreement to the maximum extent legally possible to give effect as nearly as possible to the original intent of the Town and Developer as expressed in this Agreement. If any provision of this Agreement is invalid, illegal, void or unenforceable not in its entirety but as applied to a particular act, thing or circumstance, such provision shall not affect or impair the validity, legality or enforceability of this Agreement or any provision hereof as applied to any other act, thing or circumstance, and a court shall apply such provision and enforce this Agreement to the maximum extent legally possible to give effect as nearly as possible to the original intent of the Town and Developer as expressed in this Agreement.

14. Amendment; Waivers; Termination. This Agreement may be modified or amended, and waivers hereunder granted, only in writing and only with the consent and approval of Developer and the Town. Notwithstanding the foregoing, if Developer loses its right to develop the Project for any reason other than a failure of Developer to meet its obligations under the Ordinance or any agreements, including this Agreement, entered into in connection therewith, then (a) Developer all immediately be relieved of all obligations hereunder, (b) within 30 days after such action the Town shall release or return, as applicable, any sums paid or posted by Developer pursuant to this Agreement, and (c) the parties shall execute a written termination of this Agreement.

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08/05/2020

15. Recording. Developer and the Town each shall have the right to record this Agreement in the records of the office of the Clerk and Recorder of Pitkin County, Colorado.

16. Captions and Titles. All captions and titles of headings of Articles and Sections in this Agreement are for the purpose of reference and convenience and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent or context thereof.

(Remainder of Page Intentionally Left Blank)

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08/05/2020

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed on the date set forth below to be effective as of the date written above.

TOWN:

TOWN OF SNOWMASS VILLAGE, COLORADO, a Colorado municipal corporation

By: _____
Clinton M Kinney, Town Manager

APPROVED AS TO FORM:

_____
Jeffrey J. Conklin, Town Attorney

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by Clinton M. Kinney as Town Manager of the Town of Snowmass Village, Colorado.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires:

_____
Notary Public

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08/05/2026

DEVELOPER:

ASPEN SKIING COMPANY LLC,
a Colorado limited liability company

By: _____
Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, as a _____ of Aspen Skiing Company LLC, a Colorado limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

_____
Notary Public

RECEIVED
08/05/2026

EXHIBIT A

Description of the Required Improvements for Development of the Property and Cost Estimates
(see pages that follow)

INSERT COST ESTIMATE FOR SMALLER PROJECT

Formatted: Highlight

Field Code Changed

~~4872-6872-1895, v. 2~~

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08/05/2020

EXHIBIT 6

MAINTENANCE & REPAIR AGREEMENT

Note to reviewer: THIS SECTION HAS NOT CHANGED WITH THIS RE-SUBMITTAL

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EXHIBIT 7

FINAL PLAN PRE-APPLICATION REVIEW VERIFICATION

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08/05/2022

FINAL PLAN PRE-APPLICATION MEETING

The meeting was held, Thursday, January 8, 2026. Attendees included, Heather Henry, Philip Jeffreys, Chris Kiley, Jonathan Tapper, Clint Kinney, Brian McNellis, and Dave Shinneman.

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EXHIBIT 8

APPLICATION FORM

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08/05/2026

TOWN OF SNOWMASS VILLAGE PUD APPLICATION

PLANNED UNIT DEVELOPMENT (PUD) REVIEW REQUIRES A PROCESS TO PERMIT VARIATIONS FROM THE STRICT APPLICATION OF CERTAIN STANDARDS OF THE TOWN'S ZONE DISTRICTS IN ORDER TO ALLOW FLEXIBILITY FOR LANDOWNERS. THE GOAL IS TO CREATIVELY PLAN FOR THE OVERALL DEVELOPMENT OF LAND AND THEREBY, TO ACHIEVE A MORE DESIRABLE ENVIRONMENT THAN WOULD BE POSSIBLE THROUGH THE STRICT APPLICATION OF THE MINIMUM STANDARDS OF THE TOWN'S DEVELOPMENT CODE. SPECIFICALLY, IT IS THE PRUPSOSE OF THE PUD DEVELOPMENT PROCESS TO: (1) ALLOW CREATIVITY, 2) ALLOW VARIATIONS, (3) MAXIMIZE CHOICE, (4) PRESERVE NATURAL FEATURES, (5) CREATE EFFICIENT LAND USE PATTERNS, (6) ENSURE PUBLIC INPUT, AND (7) INCREASE COMMUNITY VALUE.

PUD APPLICATION TYPE REQUESTED (Select One):

- ☐ **PRE-SKETCH PLAN PURPOSE**: SECTION 16A-1-55 OF THE MUNICIPAL CODE.
- ☐ **SKETCH PLAN PURPOSE**: SECTION 16A-5-320 OF THE MUNICIPAL CODE.
- ☐ **PRELIMINARY PLAN PURPOSE**: SECTION 16A-5-340 OF THE MUNICIPAL CODE.
- ☑ **FINAL PLAN PURPOSE**: SECTION 16A-5-360 OF THE MUNICIPAL CODE

GENERAL DATA REQUIREMENTS

Date: 07.29.2026

Name of Owner: Aspen Skiing Company, LLC

Address: 117 AABC Aspen, CO 81611 Phone: E-mail:

Name of Applicant (if different than owner): Heather Henry, Vice President of Housing and Childcare

Address: Phone: E-mail: hhenry@aspen.com

Address/Location of Property: 1001 Divide Road, Snowmass Village, CO 81615

Legal Description (Lot, Block, Subdivision, Filing):

Lot 44, First Amended Plat of the Divide Subdivision

EXISTING CONDITIONS INFORMATION

Present Zoning: MU-PUD Approval Date/Ordinance (if known): 8/22/89, 11/19/01

Lot Area (sq. ft.): 124,146 sf Building Setbacks (ft.): 50' @ NW corner

Allowable Floor Area Ratio per Zoning: .25 - 25%

Square Footage of All Areas Calculated as Floor Area by LUC: 28,810 sf per PUD

Square Footage of Exempted Areas:

Existing Building Height: 38'-5" from finished grade, 43'-5" from existing grade

# of Dwelling Units: 20 DU 25 beds Commercial space: n/a

# of Parking Spaces and/or Parking Space/Bedroom Ratio: 30 VMF spaces

Percent Open Space: 0.00% n/a

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PROPOSAL DATA
(Complete as proposed on development plan)

Zoning Proposed with PUD Overlay: No Change
Proposed Lot Area (sq. ft.): 124,146 sf Proposed Building Setbacks: 10' w/ 50' @ NW
Proposed Floor Area Ratio: 24.5%
Proposed Total Square Footage of Improvements: 17,163 sf building
Proposed Square Footage of Exempted Areas: 1,556 sf
Proposed Building Height: 36' max.
Proposed # of Dwelling Units: 20 DU 25 beds Commercial space: n/a
Proposed # of Parking Spaces and/or Parking Space/Bedroom Ratio: 30 spaces, including 2 ADA
Proposed Percent Open Space: 0.00%
Other Standards:

GENERAL DESCRIPTION OF PROPOSED PUD APPLICATION TYPE:

~~Major Amendment to the Aspen Skiing Company's PUD on Lot 44 for the SHOP Employee Housing Project~~

SUBMISSION DATA REQUIREMENTS

o FOR ALL PRE-SKETCH PLANS:

1. **Disclosure of Ownership.** The applicant shall include in the application the name of all property owners.

2. **Site Plan.** The application shall include a plan displaying the existing improvements, as well as the pre-sketch development proposal, for the property.

3. **Narrative.** The applicant shall submit a narrative describing the proposed uses and activities.

4. **Owner's Permission**. If the applicant is not the owner of the subject property, then the applicant shall include either evidence that the property is under contract or a letter containing the written consent of the landowner to the submission of the pre-sketch plan application.

5. **Base Fee.** The application shall be accompanied by the applicable base fee from the Building and Planning Department's fee schedule. The applicant shall reimburse the Town for such amounts in excess of the base fee as determined by the Planning Director. The reimbursement to the Town by the applicant shall be due and payable within fifteen (15) days of the date of billing.

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o FOR ALL MINOR AND MAJOR PUD PROCESSES, INCLUDING SKETCH, PRELIMINARY AND/OR FINAL PLANS:

1. **Owner's Permission**. If the applicant is not the owner of the land, or is a contract purchaser of the land, the applicant shall submit a letter signed by the owner consenting to the submission of the application. If the applicant is not the sole owner of the land, the applicant shall submit a letter signed by the other owners, or an association representing the owners, consenting to or joining in the development application.

2. **Name, Address, Telephone Number and Power of Attorney.** The applicant's name, address and telephone number. If the applicant is to be represented by an agent, a letter signed by the applicant granting power of attorney to the agent shall be submitted, authorizing the agent to represent the applicant and stating the representative's name, address and phone number.

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

4. **Vicinity Map.** An eight and one-half inch by eleven inch (8 1/2" x 11") vicinity map locating the subject parcel within the Town of Snowmass Village.

5. **Other Maps.** All other maps required for the application shall be prepared at a scale of one inch equals one hundred feet (1" = 100') or larger, on sheets no larger than thirty inches by forty-two inches (30" x 42"), with an unencumbered margin of one and one-half inches (1.5") on the left hand side of the sheet and one-half inch (0.5") around the other three (3) sides of the sheet. Sheets of twenty-four by thirty-six inches (24" x 36") are preferred. If it is necessary to place information on more than one (1) sheet, an index shall be included on the first sheet. Report-size versions of all maps, reduced to a sheet size of no greater than eleven inches by seventeen inches (11" x 17"), shall also be submitted.

6. **Site Plan.** A site plan of the subject property, showing existing improvements and proposed development features that are relevant to the review of the proposed variance application.

7. **Base Fee.** The application shall be accompanied by the applicable base fee from the Building and Planning Department's fee schedule. The applicant shall reimburse the Town for such amounts in excess of the base fee as determined by the Planning Director. The reimbursement to the Town by the applicant shall be due and payable within fifteen (15) days of the date of billing.

8. **Other Information.** The applicant shall submit such other written or graphic information as is necessary to describe and evaluate the proposed PUD application, as follows:

   o FOR SKETCH PLANS:

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1. **Review and Intent Issues**. Section 16A-5-320(b) of the Municipal Code.
2. **Review Procedure**. Section 16A-5-320(c) of the Municipal Code.
3. **Location Map**. Section 16A-5-320(c)(2)b. A scale map showing the location and size of the site, and existing land uses, zone districts and major roads within 300 feet of the site. The name, location and boundaries of any subdivisions that are part of the larger tract shall also be shown.
4. **Statement of objectives**. Section 16A-5-320(c)(2)c. A written statement of the proposed development. This shall include a statement of the objectives to be achieved by the PUD and a conceptual description of any proposed variations from the standards of the underlying zone district that are being requested.
5. **Sketch plan**. Section 16A-5-320(c)(2)d. A sketch development plan, which shall include the following (reference Code for the specific information needed):
    - **General information**.
    - **Site characteristics**.
    - **Utilities**.
    - **Proposed land use**.
    - **Landscaping**.
6. **Simple sketches**. Reference Section 16A-5-320(c)(2)e for the information desired.
7. **Summary**. Section 16A-5-320(c)(2)f. A sketch plan summary containing the following (reference Code for the specific information needed):
    - **Type.**
    - **Size.**
    - **Floor area.**
    - **Population.**
    - **Market.**
    - **Open space.**
    - **Height.**
    - **Employees.**
    - **Water supply and sewage disposal.**
    - **Access and easements.**
    - **Parking, circulation and tansit.**
    - **Timetable.**

o <u>FOR PRELIMINARY PLANS</u>:

1. **Review and Intent Issues, including applicant response to sketch plan issues and concerns**. Section 16A-5-340(b) of the Municipal Code.
2. **Review Procedure**. Section 16A-5-340(c) of the Municipal Code.
3. **Preliminary development plan**. Section 16A-5-340(c)(2)b. A preliminary development plan, which shall include the following (reference Code for the specific information needed):
    - **General information**.
    - **Proposed development**.
    - **Surrounding structures**.

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- **Chart, including a) dimensions, b) dwelling units, c) size of commercial space, d) floor area, e) parking, f) open space, g) restricted housing**

4. **Comparison to sketch plan**. Reference Section 16A-5-340(c)(2)c for the information needed.
5. **Listing of proposed variations**. Section 16A-5-340(c)(2)d.
6. **Architectural plans, including 1) Elevations, 2) Floor Plans, 3) Block model, or computer generated images if acceptable, 4) Color and materials**. Reference Section 16A-5-340(c)(2)e for the specific information needed.
7. **Landscape plan**. Reference Section 16A-5-340(c)(2)f.
8. **Fiscal impact report**. Reference Section 16A-5-340(c)(2)g.
9. **Solid waste disposal plan**. Reference Section 16A-5-340(c)(2)h
10. **Energy conservation plan**. Reference Section 16A-5-340(c)(2)i.
11. **Development in proximity to ski lift**. Reference Section 16A-5-340(c)(2)j.
12. **Open space map**. Reference Section 16A-5-340(c)(2)k.
13. **Homeowner's or condominium association documents, including 1) Articles of incorporation, 2) Bylaws, 3) Master deed, and 4) Covenants**. Reference Section 16A-5-340(c)(2)l for specific information needed.
14. **Water supply and sewage disposal**. Reference Section 16A-5-340(c)(2)m for specific information needed.
15. **Clearing, grading and drainage plans, including 1) Limits of clearing, and 2) Grading plan**. Reference Section 16A-5-340(c)(2)n for specific information required.
16. **Transportation impact analysis, including 1) Daily traffic counts, 2) Trip generation rates, 3) Existing conditions, 4) Anticipated ridership, 5) Trip generation and design hour volumes, 6) Trip distribution, 7) Trip assignments, 8) Existing and projected traffic volumes (including a) Peak hour traffic, b) Future peak hour traffic, c) Other peak hours), and 9) Capacity analysis, 10) Level of service, 11) Traffic accidents, and 12) Conclusions.** Reference Section 16A-5-340(c)(2)o for specific requirements.
17. **Air quality analysis, including 1) Dispersal qualities, 2) Pollutants to be discharged, 3) Trip generation and impacts, 4)Construction impacts, 5) Special mitigation techniques, 6) Improvements of site characteristics, 7) Conform with regulations, and 8) Description of area to be impacted**. Reference Section 16A-5-340(c)(2)p for specific requirements.
18. **Geologic report, including 1) Potential geologic hazards, and 2) Soils study**. Reference Section 16A-5-340(c)(2)q for specific information required.
19. **Brush Creek impact report**. Reference Section 16A-5-340(c)(2)r.
20. **Wildlife habitat analysis**. Reference Section 16A-5-340(c)(2)s.
21. **Construction management plan**. Reference Section 16A-5-340(c)(2)t.
22. **Adequate public facilities report, including 1) Identify the public facilities, service levels and carrying capacity that exist prior to the submission of the development application, 2) Specifically identify and describe the additional**

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public facilities, service levels and carrying capacity that will be necessary and provided to the PUD and affected areas prior to completion of each phase and/or building within the development necessitating the demand for said facilities, services or capacity; and 3) Describe the intended provisions to be made for the timing location and financing of the public facilities, service levels and carrying capacity that will be needed to adequately support and service the areas of the proposed development. Reference Section 16A-5-340(c)(2)u.

- o FOR FINAL PLANS:
  1. **Review and Intent Issues, including applicant responses to preliminary plan conditions**. Section 16A-5-360(b) of the Municipal Code.
  2. **Review Procedure**. Section 16A-5-360(c) of the Municipal Code.
  3. **Final plat**. Section 16A-5-320(c)(2)b. A final subdivision plat that conforms to the specifications of Section 16A-5-430(3), Plat.
  4. **Other drawings, including final development plans and PUD Guide**. Section 16A-5-320(c)(2)c for specific information required.
  5. **Covenants (final versions)**. Section 16A-5-320(c)(2)d.
  6. **Guarantee of public improvements, including 1) the applicant's responsibility for public improvements, 2) the required public improvements, 3) Subdivision improvement agreement, [including, a) Security, b) Form of security, c) Agreement to repair, d) Partial release of security, and e) Recording], 4) Warranty, and 5) Default.** Reference Section 16A-5-320(c)(2)e for the information required.
  7. **Landscape guarantee**. Reference Section 16A-5-320(c)(2)f of Municipal Code.
  8. **Development agreement**, including without limitation, the provisions outlined more specifically in Section 16A-5-320(c)(2)g of Municipal Code.

9. **Other Miscellaneous.**

A. Verification that the proposed improvements are not in primary constraint areas (e.g. 30% slopes, drainage ways, wetlands, Brush Creek impact areas, other geological hazards, wildlife impact areas, etc.).

B. If rezoning is being requested, a petition in favor of the rezoning signed by either real property owners representing 80% of the land area included in the application, or certified board of directors of homeowners association representing the interests of the property(s) in question.

C. Note: Affidavit of mailing and posting, copy of information mailed and the names and addresses of the owners to whom said information was mailed (required prior to the public hearing).

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ADDITIONAL INFORMATION MAY BE REQUESTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT TO MAKE A FAIR AND WELL INFORMED DECISION. NO APPLICATION WILL BE PROCESSED UNTIL ALL REQUIRED INFORMATION IS PROVIDED.

RULES OF PROCEDURE

- FOR PRE-SKETCH PLANS:

  SUBMISSION OF APPLICATION. Pursuant to Code Section 16A-1-55.

  PUBLIC NOTICE. The Town will notice the item in a newspaper of general circulation in the area.

  JOINT MEETING. Pursuant to Code Section 16A-1-550(3), a complete copy of the application will be forwarded to the Town Council and Planning Commission and a joint meeting will be scheduled during a Town Council work session at their discretion.

  PUBLIC MEETING MINUTES. The Town Council and the Planning Commission shall comment on the proposal and such comments shall be reflected in the minutes of the public meeting.

- FOR SKETCH PLANS:

  PRE-APPLICATION CONFERENCE. Pursuant to Code Section 16A-5-320(c)(1), and prior to formal submission of a request, the applicant shall meet with the Community Development Director in order to review the nature of the submission and the procedures that will be required in order to process the application.

  SUBMISSION OF APPLICATION. Pursuant to Code Section 16A-5-320(c)(2).

  STAFF REVIEW (including completion review, referral and review by outside agencies and districts, and the collection of comments). Pursuant to Code Section 16A-5-320(c)(3) and 16A-5-50.

  PUBLIC NOTICE. Within 10 days of meeting between Staff and Applicant to share review comments or of receipt of supplemental information responding to comments, a public notice shall be prepared for a scheduled Joint Planning Commission and Town Council meeting.

  JOINT MEETING. Pursuant to Code Section 16A-5-320(c)(4), and with a staff report of the review, the joint Planning Commission and Town Council meeting shall be held to hear the initial presentation of the application by the applicant. Thereafter, the Planning Commission shall conduct their review of the application.

  RESOLUTION BY PLANNING COMMISSION. Pursuant to Code Section 16A-5-320(c)(5), and after Planning Commission has reviewed the application, providing direction to the

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applicant on the Sketch Plan and authorizing the applicant to submit a preliminary plan or to submit a new sketch plan prior to proceeding to preliminary plan.

PUBLIC HEARING AND TOWN COUNCIL ACTION. Pursuant to Code Section 16A-5-320(c)(6), the Town Council shall hold a public hearing to consider the application and the Planning Commission's resolution. Town Council shall then prepare its own resolution taking action on the resolution that may accept the Planning Commission's resolution, or modification thereof.

EFFECT OF RESOLUTION. Pursuant to Code Section 16A-5-320(c)(7), the adoption of the resolution shall not constitute approval of a PUD or permission to proceed with construction, but only grant applicant to proceed to preliminary plan stage.

EXPIRATION. Pursuant to Code Section 16A-5-320(c)(8), the preliminary plan application must be submitted within 12 months of the Sketch Plan resolution approval.

- o <u>FOR PRELIMINARY PLANS</u>:

PRE-APPLICATION CONFERENCE. Pursuant to Code Section 16A-5-340(c)(1), and prior to formal submission of a request, the applicant shall meet with the Community Development Director in order to review the nature of the submission and the procedures that will be required in order to process the application.

SUBMISSION OF APPLICATION. Pursuant to Code Section 16A-5-340(c)(2). To be determined complete by Town Staff.

JOINT MEETING. Pursuant to Code Section 16A-5-340(d)(1), a **complete** copy of the application shall be forwarded to the Planning Commission and Town Council to hear the initial presentation of the application by the applicant. The Town Council shall identify issues that the Planning Commission should focus upon during their review.

REFERRAL OF APPLICATION. Pursuant to Code Section 16A-5-340(d)(1), the **complete** application may be referred and review comments collected while the joint Planning Commission and Town Council meeting occurs.

TOWN COUNCIL DETERMINATION AND DIRECTIVES. Pursuant to Code Section 16A-5-340(d)(2), and at a regularly scheduled meeting, the Town Council shall adopt their determination and direction by adopting a resolution.

SUBSEQUENT REVIEWS. Pursuant to Code Section 16A-5-340(d)(2) & (3), the Planning Commission shall commence conducting their review pursuant to the Town Council resolution of determination and directives, and the Town Council shall commence their review of the negligible potential impacts of the proposed development that do not warrant referral to the Planning Commission.

STAFF REVIEW (including referral and review by outside agencies and districts, and the collection of comments). Pursuant to Code Section 16A-5-340(e) and 16A-5-50, staff shall conduct their review, collect comments, meet with applicant, address issues and request

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additional information necessary to adequately evaluate the proposal and make recommendations. The applicant will have opportunity to amend their application or provide additional information in response to the review comments. Following a response by the applicant, the complete copy of the amended or supplemental information shall be forwarded to the Planning Commission and Town Council together with the staff review.

CONCURRENT TOWN COUNCIL AND PLANNING COMMISSION REVIEW. Pursuant to Code Section 16A-5-340(f), and following the Joint Meeting, both boards may begin reviewing the application. The Planning Commission shall direct its attention to the direction of focus by the Town Council resolution plus other components the Planning Commission may wish to make recommendations. The Town Council may review other components until the Planning Commission concludes their review, and the Planning Commission may forward their recommendations in segments.

PLANNING COMMISSION PUBLIC HEARING. Pursuant to Code Section 16A-5-340(g), the Planning Commission shall hold a public hearing within 21 days of the Joint Meeting (***Note: requires advance publication notice prior to Joint Meeting***).

PLANNING COMMISSION RESOLUTION. Pursuant to Code Section 16A-5-340(g), and following closure of the public hearing, the Planning Commission shall provide its recommendations by resolution to the Town Council.

TOWN COUNCIL PUBLIC HEARING. Pursuant to Code Section 16A-5-340(h) & (i), the Town Council shall hold a public hearing and consider the recommendations by the Planning Commission and whether the application has responded to the directives provided during the Sketch Plan review. Following closure of the public hearing, the Council shall by resolution approve, approve with conditions or deny the application. The Town Council may require as a condition of approval that the Planning Commission review the Final Plan prior to review by Town Council.

FURTHER REVIEW BY PLANNING COMMISSION. Pursuant to Code Section 16A-5-340(j), and at any time during their review, the Town Council may request further review by the Planning Commission and any matter of the application, while the Town Council continues to conduct their review of the application, or may table further review until it has received the Planning Commission's recommendation.

AMENDMENT AND REMAND. If the applicant wishes to amend their application after a Planning Commission recommendation thereon, then the review procedures for such requests shall be followed pursuant to the provisions in Code Section 16A-5-340 (k) & (l).

EFFECT OF RESOLUTION. Pursuant to Code Section 16A-5-340(m), approval of a preliminary plan shall not constitute approval of a PUD or permission to proceed with construction, but only grant applicant to proceed with a Final PUD.

EXPIRATION. Pursuant to Code Section 16A-5-340(n), the Final PUD application must be submitted within 12 months after the preliminary plan approval.

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- FOR FINAL PLANS:

  PRE-APPLICATION CONFERENCE. Pursuant to Code Section 16A-5-360(c)(1), attendance at a pre-application conference is optional, but recommended, prior to submission of an application for Final PUD plan review.

  SUBMISSION OF APPLICATION. Pursuant to Code Section 16A-5-360(c)(2). To be determined complete by Town Staff.

  STAFF REVIEW (including referral and review by outside agencies and districts, and the collection of comments). Pursuant to Code Section 16A-5-360(e) and 16A-5-50, staff shall conduct their review, collect comments, meet with applicant, address issues and request additional information necessary to adequately evaluate the proposal and make recommendations. The applicant will have opportunity to amend their application or provide additional information in response to the review comments.

  SCHEDULING OF PLANNING COMMISSION AND/OR TOWN COUNCIL MEETINGS. Pursuant to Code Section 16A-5-360(c)(3) and upon receipt of requested information by staff or within 10 days of the staff and application meeting, the Planning Commission and/or Town Council meetings shall be scheduled by the Community Development Director.

  PLANNING COMMISSION REVIEW. If required as a condition with the preliminary plan approval, the complete application together with the staff review shall be forwarded to the Planning Commission, and then provide its recommendations to the Town Council via a resolution.

  TOWN COUNCIL PUBLIC HEARING. Pursuant to Code Section 16A-5-360(5), the Town Council shall hold a public hearing to consider a major amendment to an approved PUD only (per Code Section 16A-5-390(1)c). A complete application together with the staff review shall be forwarded to the Town Council to determine the application's consistency with the approved preliminary plan; and, when applicable, the Planning Commission's recommendations, and shall by ordinance approve, approve with conditions or deny the application.

  EFFECT OF RESOLUTION. Pursuant to Code Section 16A-5-360(6), approval of a final PUD plan shall confer upon the owner of all or a portion of the property right to apply for a building permit for the development consistent with the final PUD plan, including recording of the final plat, with final PUD plan vested for not more than 3 years, unless extended by Town Council.

  RECORDING. Pursuant to Code Section 16A-5-360(7), 3 copies of the final PUD plan and PUD Guide and any other documents (executed and suitable for recording), including digital format, shall be submitted to the Community Development Director.

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PUBLIC HEARING NOTICE

1. The Community Development Department shall tentatively set public meeting and hearing dates to be held before the Planning Commission and/or Town Council.

2. The Planning Department shall publish notice of the public hearing in the Snowmass Sun prior to the scheduled hearing (10 days for Sketch Plan Joint Meeting; 10 days for Sketch Plan Town Council review; 30 days for Preliminary Plan review before Planning Commission and Town Council; but no notice required for Final PUD plan review, except for major amendments to Final PUDs).

3. The applicant shall mail notice of the hearing in advance of the public hearing to all property owners within three hundred feet (300') of the affected property. The notice shall contain the following information:

   a. A description of the proposal with reference to the appropriate section of the Code pursuant to which the application will be processed and the name of the decision making body.

   b. A description of the property affected.

   c. Any drawings or plans that detail the proposal.

   d. A vicinity map showing the location of the property in the Town.

   e. A Notice of Public Hearing from the Community Development Department, including the date, time and place of the hearing.

   f. If the proposed action is a rezoning, the notice shall indicate what the present zoning is and what the new zoning will be and shall set forth the area and bulk requirements for the proposed zone as set forth in the area and build requirements set forth in Section 16A-3-50 and Table 3-2 of the Municipal Code. Such notice shall state what the present zoning is and what the new zoning will be and shall set forth the dimensional limitations for the proposed zone, as established in the Code.

   g. If the proposed action is for approval of a subdivision, the notice shall contain a description of the types of uses proposed and shall specify the gross residential density proposed.

4. The applicant shall submit to the Planning Department, an affidavit of mailing and posting, copy of information mailed and the names and addresses of the owners to whom said information was mailed.

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DETERMINING PROPERTY OWNERS

The party responsible for such mailing shall utilize as the source of names and addresses of such owners the most current list of property owners on file with the Pitkin County Tax Assessor or an official list of owners maintained by condominium and homeowners association which is current within thirty (30) days prior to mailing, or such other sources as approved in advance by the Town Community Development Department. If any party responsible to give such notice follows the indicated procedures in good faith, the failure of any particular property owner or owners to receive actual notice shall not affect the validity of proceedings which require such notice.

POSTING OF PROPERTY

Posting of a public hearing notice shall be made by the applicant. A sign noticing the public hearing date, time, location, purpose and the name of the decision making body conducting the hearing, shall be located in a conspicuous place on the property. The sign shall be made of suitable waterproof material, shall not be less then twenty-two inches (22") wide by twenty-six inches (26") high, and shall be composed of letters not less than one inch (1") in height.

Note: Affidavit of mailing and posting, copy of information mailed and the names and addresses of the owners to whom said information was mailed (required prior to the public hearing).

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EXHIBIT 9

PROPERTY OWNERS CONTACT INFORMATION

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OWNER CONTACT INFORMATION

OWNER:

Aspen Skiing Company LLC
PO BOX 1248 Aspen, CO 81612

Representative:
Heather Henry, VP Housing and Childcare
Email: hhenry@aspen.com
Phone: 970-618-3324

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EXHIBIT 10

VICINITY MAP

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VICINITY MAP

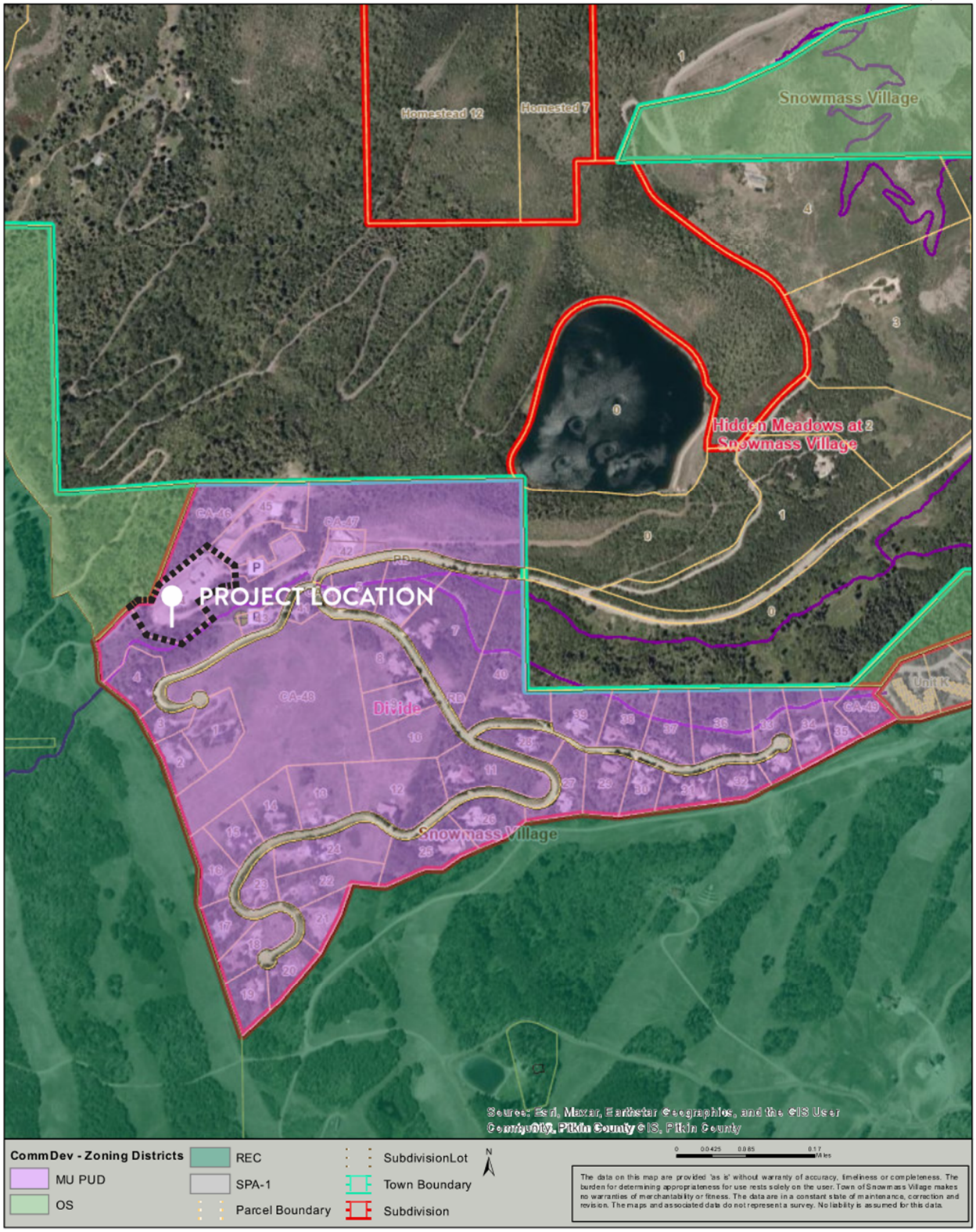

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EXHIBIT 11

LEGAL DESCRIPTION

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LEGAL DESCIRPTION

Lot 44, The First Amended Plat of The Divide Subdivision Section 2, Township 10 South, Range 86 West of the 6th PM Town of Snowmass Village, County of Pitkin, State of Colorado.

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EXHIBIT 12

DISCLOSURE OF OWNERSHIP / CURRENT TITLE CERTIFICATE

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INVOICE

Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111
(303) 270-0445
Tax ID: 84-0572036

HOLLAND & HART LLP
ATTN: THOMAS TODD
P.O. BOX 8749
DENVER, CO 80201

Reference

Your Reference Number:	
Our Order Number:	62017164
Our Customer Number:	7349.1
Invoice (Process) Date:	04/16/2024
Transaction Invoiced By:	Kim Shultz
Email Address:	kshultz@ltgc.com

Invoice Number:	ASP-5264
Property Address:	1001 DIVIDE RD, ASPEN, CO 81611
Parties:	TO BE DETERMINED

- Charges -

"TBD" Commitment	$279.00
Amount Credited	$0.00
Total Invoice Amount	$279.00
Total Amount Due	$279.00

Payment due upon receipt

Please reference Invoice No. ASP-5264 on payment
Please make check payable and send to:
Land Title Guarantee Company
5975 Greenwood Plaza Blvd Suite 125
Greenwood Village, CO 80111

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Customer Distribution

Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **Q62017164** Date: **04/16/2024**

Property Address: **1001 DIVIDE RD, ASPEN, CO 81611**

For Closing Assistance

For Title Assistance

Land Title Roaring Fork Valley
Title Team
533 E HOPKINS #102
ASPEN, CO 81611
(970) 927-0405 (Work)
(970) 925-0610 (Work Fax)
valleyresponse@ltgc.com

Seller/Owner
ASPEN SKIING COMPANY LLC
Delivered via: No Commitment Delivery

Attorney for Seller
HOLLAND & HART LLP
Attention: THOMAS TODD
600 E MAIN
SUITE 104
ASPEN, CO 81611
(970) 925-3476 (Work)
(970) 925-9367 (Work Fax)
ttodd@hollandhart.com
Delivered via: Electronic Mail

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Estimate of Title Fees

Order Number: Q62017164 **Date:** 04/16/2024

Property Address: 1001 DIVIDE RD, ASPEN, CO 81611

Seller(s): ASPEN SKIING COMPANY, A COLORADO GENERAL PARTNERSHIP

Buyer(s): TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit **ltgc.com** to learn more about Land Title.

Estimate of Title Insurance Fees	
"TBD" Commitment	$279.00
TOTAL	**$279.00**

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

Pitkin county recorded 08/31/1989 at book 600 page 882

Plat Map(s):

Pitkin county recorded 08/28/1989 under reception no. 314584 at book 23 page 27

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: Q62017164

Property Address:

1001 DIVIDE RD, ASPEN, CO 81611

1. **Effective Date:**

   03/29/2024 at 5:00 P.M.

2. **Policy to be Issued and Proposed Insured:**

   "TBD" Commitment $0.00
   Proposed Insured:
   TO BE DETERMINED

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

   FEE SIMPLE

4. **Title to the estate or interest covered herein is at the effective date hereof vested in:**

   ASPEN SKIING COMPANY, A COLORADO GENERAL PARTNERSHIP

5. **The Land referred to in this Commitment is described as follows:**

   LOT 44,
   THE DIVIDE SUBDIVISION,
   ACCORDING TO THE PLAT RECORDED AUGUST 28, 1989 IN PLAT BOOK 23 AT PAGE 27.

   COUNTY OF PITKIN
   STATE OF COLORADO

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: Q62017164

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: Q62017164

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. EXISTING LEASES AND TENANCIES.
9. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 05, 1908, IN BOOK 55 AT PAGE 165 AND RECORDED JULY 2, 1917 IN BOOK 55 AT PAGE 543.
10. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 05, 1908, IN BOOK 55 AT PAGE 165 AND RECORDED JULY 2, 1917 IN BOOK 55 AT PAGE 543.
11. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 05, 1908, IN BOOK 55 AT PAGE 525.
12. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 05, 1908, IN BOOK 55 AT PAGE 525.
13. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED APRIL 22, 1971 IN BOOK 254 AT PAGE 837.
14. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN EASEMENT GRANT RECORDED NOVEMBER 24, 1972 IN BOOK 269 AT PAGE 162 AND REVISION TO EASEMENT GRANT RECORDED SEPTEMBER 20, 1978 IN BOOK 355 AT PAGE 142 AND AMENDMENT TO EASEMENT AGREEMENT RECORDED MARCH 29, 1985 IN BOOK 483 AT PAGE 642.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: Q62017164

15. EASEMENT AND RIGHT OF WAY FOR A ROAD AS GRANTED TO SNOWMASS WATER AND SANITATION DISTRICT BY SNOWMASS AMERICAN CORPORATION IN THE INSTRUMENT RECORDED SEPTEMBER 28, 1971 IN BOOK 258 AT PAGE 197.
16. EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC LINE PURPOSES AS GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, INC. IN INSTRUMENTS RECORDED AUGUST 19, 1981 IN BOOK 412 AT PAGE 733, RECORDED JANUARY 8, 1991 IN BOOK 637 AT PAGE 300 AND RECORDED FEBRUARY 11, 1991 IN BOOK 639 AT PAGE 362.
17. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED NOVEMBER 20, 1985 IN BOOK 499 AT PAGE 445. PARTIAL RELEASE RECORDED AUGUST 27, 1989 IN BOOK 600 AT PAGE 604.
18. EASEMENT AND RIGHT OF WAY FOR DIVIDE ROAD AND RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 14, 1989 IN BOOK 587 AT PAGE 657.
19. EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AS SET FORTH ON THE PLAT OF SUBJECT PROPERTY RECORDED AUGUST 28, 1989 IN PLAT BOOK 23 AT PAGE 27, AND AS SET FORTH ON LAND USE PLAN MAP RECORDED AUGUST 28, 1989 IN PLAT BOOK 23 AT PAGE 30.
20. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AUGUST 28, 1989 IN BOOK 600 AT PAGE 633.
21. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND RESTRICTIONS AS SET FORTH IN DEED RECORDED AUGUST 31, 1989 IN BOOK 600 AT PAGE 882 AND ASSIGNMENT AND QUIT CLAIM AGREEMENT RECRODED MAY 12, 1999 AS RECEPTION NO. 431020 AND RELEASE AND ASSIGNMENT RECORDED DECEMBER 29, 1999 AS RECEPTION NO. 439042.
22. TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN GRANT OF PRIVATE SKI EASEMENTS RECORDED AUGUST 28, 1989 IN BOOK 600 AT PAGE 694.
23. EASEMENT AND RIGHT OF WAY AS GRANTED TO SNOWMASS WATER AND SANITATION DISTRICT IN INSTRUMENT RECORDED NOVEMBER 19, 1990 IN BOOK 634 AT PAGE 96.
24. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN HOLY CROSS ELECTRIC ASSOCIATION, INC. UNDERGROUND RIGHT OF WAY EASEMENT RECORDED JANUARY 8, 1991 IN BOOK 637 AT PAGE 300.
25. EASEMENT AND RIGHT OF WAY GRANTED BY SNOWMASS LAND COMPANY IN INSTRUMENT RECORDED FEBRUARY 11, 1991 IN BOOK 639 AT PAGE 362 AND INSTRUMENT RECORDED OCTOBER 15, 1999 AT RECEPTION NO. 436656.
26. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 16, SERIES OF 2001 OF THE SNOWMASS VILLAGE TOWN COUNCIL RECORDED DECEMBER 5, 2001 AS RECEPTION NO. 461480.
27. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN ACCESS AGREEMENT RECORDED SEPTEMBER 9, 2002 AS RECEPTION NO. 472071.
28. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN ACCESS AGREEMENT RECORDED OCTOBER 25, 2002 AS RECEPTION NO. 473982.
29. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN ADMINISTRATIVE MODIFICATION NOTICE OF DECISION RECORDED NOVEMBER 6, 2002 AS RECEPTION NO. 474405.
30. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED OCTOBER 21, 2003 AS RECEPTION NO. 490057.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: Q62017164

31. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN HOLY CROSS ENERGY UNDERGROUND RIGHT OF WAY EASEMENT RECORDED OCTOBER 21, 2003 AS RECEPTION NO. 490058.
32. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO 28, SERIES OF 2004 RECORDED MARCH 30, 2005 UNDER RECEPTION NO. 508426.
33. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 13, SERIES OF 2004 RECORDED APRIL 14, 2006 UNDER RECEPTION NO. 522985.
34. TERMS, CONDITIONS AND PROVISIONS OF RECORD OF DECISION RECORDED SEPTEMBER 25, 2006 UNDER RECEPTION NO. 528965.
35. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED PLAT LOTS 42, 45 AND 47 RECORDED SEPTEMBER 25, 2006 UNDER RECEPTION NO. 528952.
36. TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RECORD OF DECISION ADMINISTRATIVE MODIFICATION RECORDED DECEMBER 9, 2008 AS RECEPTION NO. 554900 AND RECORD OF DECISION ADMINISTRATIVE MODIFICATION RECORDED DECEMBER 22, 2009 AS RECEPTION NO. 565558.

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Land Title Guarantee Company
Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

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

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

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

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

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

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This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

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Joint Notice of Privacy Policy of
Land Title Guarantee Company
Land Title Insurance Corporation and
Old Republic National Title Insurancy Company

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

  and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

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Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

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Commitment For Title Insurance
Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

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(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880

CB Rants

Craig B. Rants, Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By C Monroe *President*

Attest David Wold *Secretary*

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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EXHIBIT 13

WILL-SERVE LETTERS

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CONSULTING ENGINEERS

www.jvajva.com

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Boulder, CO 80302
303.444.1951

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Suite 200
Fort Collins, CO 80524
970.225.9099

☐ **Winter Park**
PO Box 1860
47 Cooper Creek Way
Suite 328
Winter Park, CO 80482
970.722.7677

☒ **Glenwood Springs**
817 Colorado Avenue
Suite 301
Glenwood Springs, CO
81601
970.404.3100

☐ **Denver**
1675 Larimer Street
#550
Denver, CO 80202
303.444.1951

M E M O

TO:	Philip Jefferys	DATE:	7/20/2026
FIRM:	Aspen Skiing Company	JOB NO.	240949.CIV
ADDRESS:	1001 Divide Road	PROJECT:	SHOP Divide Road Housing
	Snowmass Village, CO 81615	SUBJECT:	Drainage & Utility Report Memo

With the proposed changes in the site and building layout, we anticipate the sizing of the proposed underground drainage facility will not exceed the size outlined in the Final Drainage Letter issued on February 6, 2026.

The drainage basins delineated in the previously issued drainage letter are subject to modification given the surface grading adjustments that have been made around the building. We are currently modifying runoff calculations to reflect the new building and site layout. We anticipate that impervious area has been reduced with the new building layout and that the required detention volume will decrease.

The drainage calculations are still in progress and will be included in an updated Final Drainage Report. Exhibit 13 of the Final Plan submission will be updated when the Final Drainage Report is completed.

Similarly, it is anticipated that with the decrease in unit count in the building and a lower fixture count will lead to slightly decreased water and sanitary demands.

JVA will rerun demand calculations once the updated building fixture counts are received from the Architect. The demand calculations are still in progress and will be included in the updated Final Utility Report. Exhibit 12 of the Final Plan submission will be updated when these calculations are completed.

The previously submitted will-serve letter provided by Snowmass Water and Sanitation District on June 23, 2025 and Holy Cross Energy on April 28, 2025 (Exhibit 11) are still applicable for the updated site layout.

Signed: James Levison

JVA

Copies to:

Arlo Carpenter

J.R Spung

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3799 HIGHWAY 82 · P.O. BOX 2150
GLENWOOD SPRINGS, COLORADO 81602
(970) 945-5491 · FAX (970) 945-4081

APRIL 28th, 2025

Arlo Carpenter
JVA Consulting Engineers

RE: SNOWMASS – DIVIDE RD ASPEN SKI CO HOUSING WO#25571

Dear Mr. ARLO CARPENTER,

The above-mentioned project is within the certified service area of Holy Cross Energy.

Holy Cross Energy has adequate power supply to provide electric power to the development, subject to tariffs, rules and regulations on file. Any power line enlargements, relocations, and new extensions necessary to deliver adequate power to and within the development will be undertaken by Holy Cross Energy upon completion of appropriate contractual agreements and subject to necessary governmental approvals.

Sincerely,
HOLY CROSS ENERGY

Luke Pagni

Luke Pagni,
Engineer 2
lpagni@holycross.com
(970) 947-5524

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May 19, 2025

RE:
Aspen Skiing Housing Project
1001 Divide Rd
Snowmass Village, CO 81615

Dear Philip Jeffries,

Thank you for notifying Comcast regarding 1001 Divide Rd in Snowmass.

We have reviewed your request and have determined that we have NO OBJECTIONs to the project and will be able to provide service to the 36 units (30 new, 6 existing), the backbone for the cell booster, and enhanced connectivity to the Vehicle Maintenance Facility.

If you have any questions, feel free to contact me. Please retain this letter in your permanent records and provide to any future owner.

Sincerely,

Chad K. Slagle
Manager 1 of Construction
Comcast Cable Corporation
970-657-6595
chad_slagle@comcast.com

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08/05/2026

June 23, 2025

Via E-mail: pjeffreys@aspensnowmass.com

Mr. Philip Jeffreys
Director – Housing Development
Aspen Skiing Company

RE: SWSD – Snowmass Housing for Operations Personal (The S.H.O.P.) – Will Serve

Dear Philip:

The purpose of this letter is to provide a can and will serve letter for the Snowmass Housing for Operations Personal (The S.H.O.P.) located at the Divide near the vehicle maintenance facility (VMF) in Snowmass Village. SWSD provides water and sewer service to the existing VMF at 6.8 EQRs. The Aspen Skiing Company is proposing to add an additional 30 EQRs for the S.H.O.P. project and construct a new sewer lift station to serve both buildings. Previously, the waste water was pumped via a lift station below the Krabloonik. Water is provided to the VMF with an 8-inch DIP located within an easement. SWSD can and will serve the project with sewer with the following conditions.

1. The District can and will serve the expansion with sewer if there is adequate capacity in the wastewater treatment facility at the time of the project.

2. The location of the proposed lift station does not have the ability to collect wastewater from the Town owned Krabloonik site. If the Town wishes to develop this site in the future, SWSD recommends sizing and locating the lift station to serve any proposed future development.

3. The lift station proposed, as noted in the engineering report, will require CDPHE permitting and a licensed operator due to the amount of flow the lift station will pump. If SWSD is to own and operate this lift station, SWSD will plan, design, permit and construct this lift station at SKICO's cost. An easement shall be provided for lift station and force main. The lift station will also have a custom operational surcharge on top of the normal wastewater rates.

4. SWSD will perform an EQR audit on the final construction drawings when they are ready to determine the system development fees owed to SWSD. The system development fees are due at the time of building permit and then when the project is completed, an onsite audit is completed to verify the EQRs. The difference in EQRs are required to be paid for.

I:\2013\2013-321 Snowmass W&SD\001 Miscellaneous Engineering Services\118-Divide Skico Housing\Correspondence\L 20250623 Phlip Jeffreys.docx

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5. The construction drawings shall be reviewed and approved by SWSD prior to construction.

6. The Aspen Skiing Company will pay for all costs associated with review, inspection and construction of the associated water and wastewater infrastructure.

If you have any questions, please call.

Sincerely,

SGM

Chris Lehrman, PE
District Engineer

Cc e-mail: Kit Hamby

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EXHIBIT 14

FINAL UTILITY REPORT

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08/05/2026
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JVA, Incorporated
817 Colorado Avenue
Suite 301
Glenwood Springs,
CO 81601
970.404.3100
info@jvajva.com

www.jvajva.com

July 28, 2026

Will Johnson
Development Review Engineer
Town of Snowmass Village – City Hall
130 Kearns Rd
Snowmass Village, CO 81615

RE: Final Utility Report for SHOP Divide Road Housing
JVA, Inc. Project No. 240949.CIV

Dear Will,

As requested by the Town of Snowmass Village, JVA has prepared an analysis of the proposed utility design and conditions for the proposed development near 1001 Divide Road. The following report is primarily intended to provide the water and wastewater demands based on the proposed site improvements. This report has been produced in accordance with the Town of Snowmass Village and Snowmass Water and Sanitary District Standards.

It is our understanding that the information provided herein meets the requirements of the Town of Snowmass Village for the utility submission required for the Preliminary Plan submittal.

Please contact us if you have any questions regarding this submission.

Sincerely,

JVA, Inc.

Arlo Carpenter, P.E.
Project Engineer

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Final Utility Report

FOR

SHOP Divide Road Housing

AT

1001 DIVIDE ROAD, SNOWMASS VILLAGE, CO 81615

FOR

Aspen One

JVA, Inc.

Consulting Engineers

817 Colorado Ave, Suite 301

Glenwood Springs, CO 81601

(970) 404-3100

JVA, Inc. Project No. 240949.CIV

July 28, 2026

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APPENDIX C – UTILITY PLANS

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SHOP Divide Road Housing- Utility Report

General Location

SHOP Divide Road Housing proposes to develop and improve a total of 1.62-acres located around the existing VMF facility at 1001 Divide Road in Snowmass Village, Colorado. The property is in Lots 44, 45, 51 and a portion of Lot 47 of the Divide Subdivision, situated in Section 2, Township 10 South, Range 86 West of the 6th Principal Meridian. A vicinity map illustrating the property's location is provided in Appendix A.

Project Description

The proposed development proposes to develop the vacant lot directly west of the existing VMF facility and to improve the existing Divide Way roadway from the intersection with Divide Road west. The project will include the housing building with comprehensive landscape improvements, a new parking lot, expansion of the existing VMF parking lot, and roadway improvements – including a new shared pedestrian/bicyclist lane up to the Divide Road intersection.

Currently, a portion of the 1.62-acre area of proposed development includes the undeveloped area along the west property line of Lot 44, west of the existing VMF facility, and is characterized by native landscaping and vegetation, with no permanent existing structures or improvements. A portion of this development area includes the existing VMF facility itself – with apartments, garages, fuel island and parking lot. A portion of this development area includes the existing asphalt pavement roadway of Divide Way that intersects Divide Road to the east.

The proposed 6" PVC sewer service connection to the proposed building will gravity feed down to a proposed lift station at the southwest corner of the existing VMF garages building and will be pumped by 4" PVC force main up to connect to the existing Town sanitary main at the manhole at the Divide Road/Pinon Drive intersection.

Three fire hydrants will be replaced with this development (see below for more details). The proposed 6" HDPE building water service and will ultimately tap and connect to an existing water main at the southwest corner of the VMF parking lot.

An existing conditions survey detailing all the existing utilities surrounding the site has been provided by True North Colorado, LLC, and is included in Appendix A. All the utility plans submitted with the Final Plan submittal have also been included in Appendix A.

Water Demands and Surrounding Water System

The proposed building is to be equipped with dedicated domestic and fire service infrastructure. A proposed 6" HDPE service line will tap off the existing waterline at the northeast corner of the existing VMF parking lot and will serve the proposed housing complex for both domestic and

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fire service demands. The final meter size was determined to be 2" by the project plumbing engineer.

The project anticipates a Type V-B construction as defined by the International Building Code for the proposed building. The proposed building square footage is 17,163 square feet and will be equipped with an NFPA 13R fully sprinklered system. Initial fire flow requirements under Table B105.1(2) indicate a need for 3,500 GPM of fire suppression capacity to adequately service the proposed building. However, accounting for the planned fully-sprinklered system in the building, the International Fire Codes (IFC) Section B105.2 allows a reduction of 75% or a minimum of 1,500 GPM. In this instance, the minimum of **1,500 GPM** takes precedent, and is the required minimum fire flow for the building. Additionally, per IFC Table C102.1, this minimum 1,500 GPM of fire suppression flow also requires a minimum of one hydrant to service.

Two existing hydrants will be relocated and teed off the proposed 6" HDPE building water service line by means of 6" HDPE lateral lines. The existing hydrants are located at the west end of the existing VMF parking lot and at the south side of the VMF fuel island and will be relocated to the southwest corner of the VMF parking lot and to the proposed landscaped island at the east end of the VMF parking lot. A third proposed fire hydrant will be located at the northeast corner of the proposed building and will tap into the existing main via 6" HDPE lateral. See Appendix B for all IFC documentation and fire flow derivations.

Fire Protection Design is summarized below:

- Minimum hydrant requirement: 1 hydrant
- Existing hydrants: 2 hydrants
- Proposed hydrant: 1 hydrant
- Fire flow requirements: 1,500 GPM
- Anticipated fire service line sizing: 6-inch HDPE

Additionally, a section of existing 12" DIP raw water line east of the proposed building will be realigned and lowered to accommodate the sanitary and water services and storm infrastructure. See Sheet C2.5 in Appendix A for the design information.

All proposed water and fire protection improvements comply with the current Snowmass Water and Sanitation District and Town of Snowmass Village Standards.

PROPOSED LIFT STATION AND SANITARY SERVICE

The existing lift station northeast of the VMF facility was installed in 2002, lacks a legal easement and currently only serves the Divide Maintenance Facility, as the adjacent Krabloonik Restaurant is unoccupied. Due to these constraints, a new lift station dedicated to the development is required and will also receive flows from the existing Divide Maintenance Facility.

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Wastewater flow projections for the proposed Divide Lift Station were developed from the anticipated buildout of the service area, which includes the existing maintenance facility and the future employee housing on Divide Way.

The proposed building has 15 one-bedroom, one-bathroom units and 5 two-bedroom, one-bathroom units. Per Snowmass Water & Sanitation District Rules and Regulations, the equivalent residential unit (EQR) for a one-bedroom unit is 0.60 and a two-bedroom unit is 0.80. This results in a total EQR of 13.00. Per the rules and regulations, one EQR has an equivalent flow of 350 gallons per day and the peaking factor should be 4.0.

Estimated Average Flow = 13.00 EQR * 350 gpd = 4,550 gpd = 3.16 gpm

Projected Peak Flow = 3.16 gpm * 4.0 = **12.64 gpm**

The proposed lift station is therefore sized to serve full buildout conditions for both the maintenance facility and employee housing, with a firm pumping capacity of 150 gpm and discharge through a new 4-inch force main to the District's downstream gravity interceptor.

The estimated total cost for the lift station and its related components – including the lift station package, site work, wet well, roughly 900 linear feet of 4-inch C900 PVC force main piping, electrical service, backup generator, and engineering and permitting – is roughly $950,700. The District's engineer, SGM is completing the permitting and design of the lift station on behalf of the Snowmass Water & Sanitation District. See Appendix D for SGM's full Site Application Engineering Report for the proposed lift station dated 5/5/2026.

The proposed sanitary service and cleanout from the building to this lift station is located at the southwest corner of the VMF garages will be 6" C900 PVC. All proposed wastewater improvements comply with the current Snowmass Water and Sanitation District and Town of Snowmass Village Standards.

Storm Sewer System

The storm runoff from the development area will be captured by a series of valley and combination inlets around the proposed housing complex and conveyed by RCP to a proposed underground detention facility at the west end of the VMF parking lot. See the Final Drainage Narrative prepared by JVA Inc. on 7/28/2026, for reference.

Electric Services/Dry Utility System

Due to the proposed building footprint, an existing splice vault will need to be removed and replaced with a new 208/120-volt transformer that will be installed near the northeast corner of the building, will connect to the existing vault at the NW corner of the VMF fuel island, and will serve the electrical needs of the proposed housing complex.

Additional dry utilities and the construction of new building services will be coordinated between Holy Cross Energy and the Owner.

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CONCLUSIONS

This proposed development and associated infrastructure for this project near 1001 Divide Road meets International Fire Code requirements with sprinkler systems and fire hydrant loads, will not overly stress the District's water or wastewater systems and residual pressures will comply with Snowmass Water & Sanitation District Standards. Final fire sprinkler and irrigation demands have been calculated and the current design complies with the standards. All proposed utility infrastructure complies with current Town of Snowmass Village and Snowmass Water & Sanitation District Standards.

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REFERENCES

1. "Town of Snowmass Village Public Works Department, Right-of-Way Regulations & Standards," 2021 Edition.
2. "Snowmass Water & Sanitation District Rules and Regulations", 2014 Edition.
3. "International Fire Code," 2021 Edition.

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APPENDIX A – SITE MAPS

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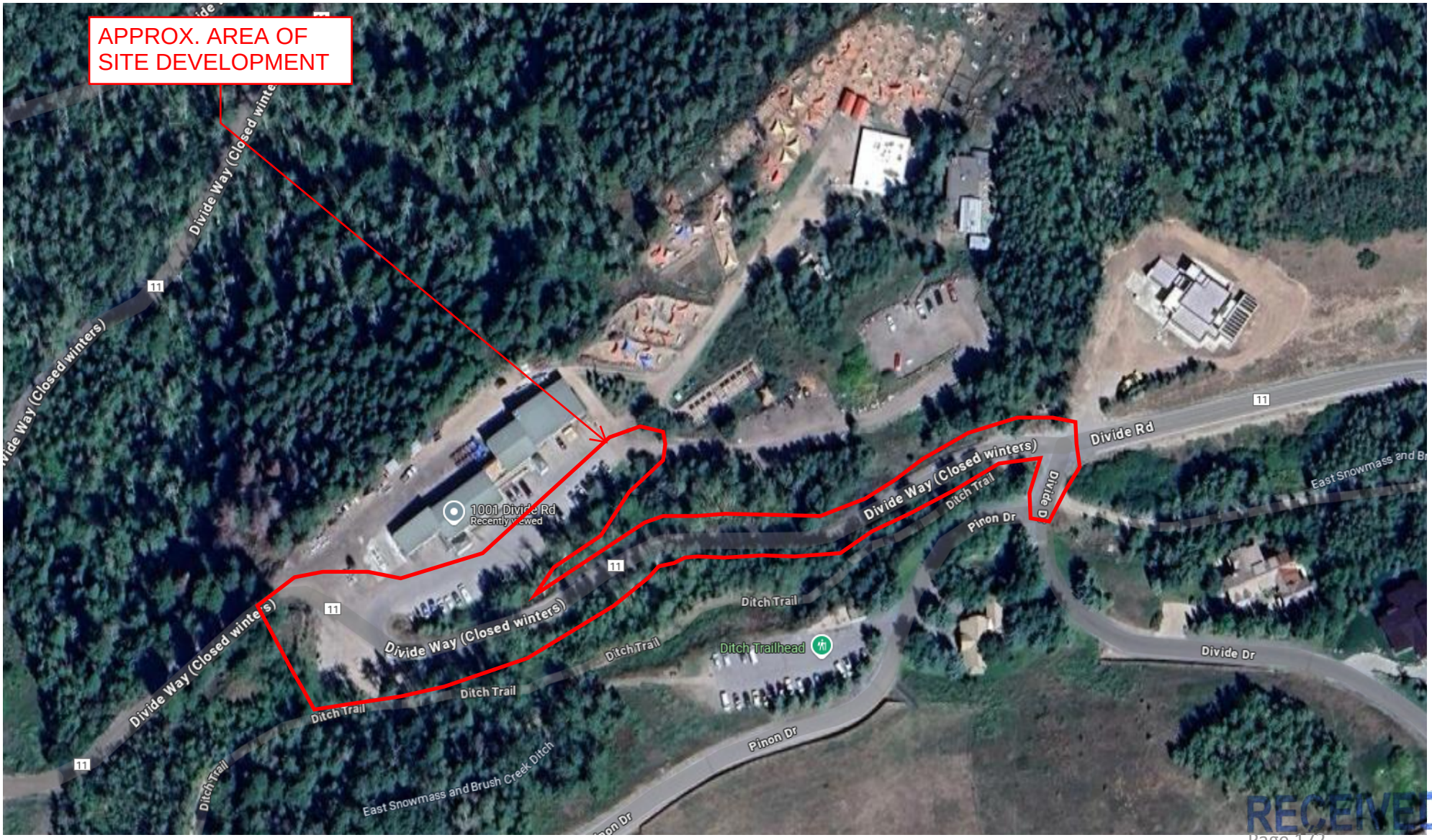
SHOP DIVIDE ROAD HOUSING

NEAR

1001 DIVIDE ROAD

SNOWMASS VILLAGE, COLORADO 81615

VICINITY MAP – NOT TO SCALE



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EXISTING CONDITIONS SURVEY

LOTS 44, 45 & 51 AND PORTION OF LOT 47
THE FIRST AMENDED PLAT OF THE DIVIDE SUBDIVISION
SECTION 2, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PM
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO

N

0 20' 40' 80'

SCALE: 1" = 40'

LEGEND

- CLEAN-OUT
- SEPTIC LID
- CATV PEDESTAL
- TELEPHONE PEDESTAL
- GAS VALVE
- GAS METER
- GAS MARKER
- GAS TANK LID
- FIRE HYDRANT
- WATER SPIGOT
- WATER VALVE BOX
- IRRIGATION CONTROL BOX
- WATER MANHOLE
- ELECTRIC VAULT
- ELECTRICAL TRANSFORMER
- ELECTRIC PEDESTAL
- LANDSCAPE LIGHT
- ELECTRICAL METER
- ELECTRICAL SERVICE BOX
- IRRIGATION LINE
- WATER LINE
- SEWER LINE
- TELEPHONE LINE
- FIBER OPTIC LINE
- GAS LINE
- ELECTRIC LINE
- SNOW MAKING LINE
- WIRE FENCE
- WOOD FENCE

SLOPE LEGEND

- 0% to 15%
- 15% TO 30%
- 30% TO 45%
- 45% & GREATER

LOT 46 FIRST AMENDED THE DIVIDE SUBDIVISION

LOT 47 FIRST AMENDED THE DIVIDE SUBDIVISION

LOT 42 FIRST AMENDED THE DIVIDE SUBDIVISION

LOT 45 1.798± ACRES

LOT 44 2.85± ACRES

LOT 47

LOT 51 0.729± ACRES

SITE BENCH MARK
AP2-TRACT 50 & AP1-TRACT 53
FOUND 2-1/2" GLO BRASS CAP
ELEVATION: 8865.97

DIVIDE ROAD (60' WIDE RIGHT-OF-WAY)

PINON DRIVE (60' WIDE RIGHT-OF-WAY)

USE RESTRICTION AREA RECEPTION NO. 528952

DRAINAGE EASEMENT RECEPTION NO. 528952

EASEMENT FOR NATURAL DRAINAGE, SNOWMELT & RAIN RECEPTION NO. 528952

24' WIDE ACCESS RECEPTION NO. 472071 KRABLOONIK ACCESS

50' WIDE ACCESS & UTILITY EASEMENT RECEPTION NO. 238932 PLOTTED AS "ROAD D"

PEDESTRIAN ACCESS EASEMENT RECEPTION NO. 528952

5' WIDE SLOPE EASEMENT RECEPTION NO. 528952

20' WIDE SLOPE EASEMENT RECEPTION NO. 528952

PUBLIC SKI EASEMENT RECEPTION NO. 528952

ONE-STORY FRAME BUILDING

TWO-STORY FRAME BUILDING

WOOD DECK

SHED

FLAGSTONE

ROCK-BOULDER RETAINING (TYPICAL)

OLD WOOD STEPS & WATER SPIGOT

GRAVEL

GRAVEL PARKING

PAVEMENT

PAVED ROADWAY

DIRT TRAIL

TRAIL

ASPHALT PARKING

LIFT STATION

WOOD RETAINING WALL (TYPICAL)

WOOD SHEDS

WOOD SHED

TWO-STORY BUILDING APARTMENTS-UPPER GARAGES-LOWER

UPPER APARTMENTS

METAL CATWALK

FUEL ISLAND

GARAGES

STAIR

DRAIN INLET
GRATE:8847.39
18"ADS:8844.80
6"PVC:8844.23

6"CMP 8861.22 8858.06

12"CMP 8925.25

36"CMP 8925.48

INV 8888.58

INV 8891.32

RIM:8935.05
10"PVC:8922.1(W)
10"PVC:8922.2(E)
10"PVC:8922.35(S)

S89°45'37"E 153.98'

N50°47'56"E 213.68'

S00°00'29"W 253.72'

N80°45'27"W 52.69'

S82°15'58"W 42.61'

S68°48'20"W 74.93'

N33°19'21"E 265.01'

S23°08'30"W 71.07'

S55°29'55"E 146.90'

S39°08'08"W 113.83'

S41°45'39"E 22.35'

N49°08'32"E 131.06'

N87°55'20"E 89.75'

N87°55'20"E 108.00'

S87°55'20"W 224.25'

S40°33'13"W 217.93'

N30°33'13"E 177.15'

S46°35'20"E 70.09'

S39°48'08"W 189.38'

N26°36'22"W 166.85'

N76°35'36"W 176.01'

R=190.00'
L=104.87'

R=270.00'
L=86.14'

S55°27'50"W 47.43'

N51°46'54"E 14.33'

N60°40'30"E 29.19'

N86°52'21"E 65.45'

N21°56'39"E 62.98'

8913.22 ABOVE GROUND

NOTES:

1. DATE OF FIELD SURVEY: JUNE 25, 26, 27, 2024 AND JULY 3, 2024.
2. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
3. THIS EXISTING CONDITIONS SURVEY IS BASED ON THE DIVIDE SUBDIVISION, THE FIRST AMENDED PLAT OF LOTS 42, 45 AND 47 OF THE DIVIDE SUBDIVISION RECORDED SEPTEMBER 26, 2006 IN PLAT BOOK 81 AT PAGE 45 MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
4. THIS EXISTING CONDITIONS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TRUE NORTH COLORADO, LLC, FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH COLORADO, LLC. RELIED UPON TITLE COMMITMENT NO. Q62015073-2 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: FEBRUARY 24, 2023.
5. ELEVATIONS SHOWN HEREON ARE BASED ON FIELD GPS OBSERVATIONS AND ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
6. CONTOUR INTERVAL EQUALS 1-FOOT.
7. UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BY ROARING FORK UTILITY LOCATORS LLC. AND ARE FOR PLANNING PURPOSES ONLY. PLEASE CALL COLORADO 811 PRIOR TO ANY DIGGING OR EARTHWORK CONSTRUCTION FOR UTILITY VERIFICATION.

REVISED: MAY 5, 2025: ADDITIONAL TREE LOCATIONS, TRAIL LOCATIONS AND SLOPES ANALYSIS.

SURVEYOR'S STATEMENT

I, RODNEY P. KISER, DO HEREBY STATE THAT THIS EXISTING CONDITIONS SURVEY WAS PREPARED BY TRUE NORTH COLORADO, LLC. FOR ASPEN SKIING COMPANY, LLC AND THE TOWN OF SNOWMASS VILLAGE THAT SAID SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

RODNEY P. KISER
LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38215
TRUE NORTH COLORADO, LLC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TRUE NORTH COLORADO
A LAND SURVEYING AND MAPPING COMPANY

ASPEN SKIING COMPANY, LLC & TOWN OF SNOWMASS VILLAGE EXISTING CONDITIONS SURVEY
COUNTY OF PITKIN - STATE OF COLORADO

COLORADO LICENSED RODNEY P. KISER 38215 PROFESSIONAL LAND SURVEYOR

TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
P.O. BOX 614 - 386 MAIN STREET UNIT 3
NEW CASTLE, COLORADO 81647
(970) 984-0474
www.truenorthcolorado.com

PROJECT NO: 2024-190	DRAWN	SHEET
	RPK	1 OF 3
DATE:JULY 26, 2024	SURVEYED	
	GBL-DJB	

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APPENDIX B - CALCULATIONS

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Building Information:
- Type V-B Construction
- Sprinklered
- Bldg Floor Area = 17,163 sf

TABLE B105.1(2)REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons per minute)[b]	FLOW DURATION (hours)
Types IA and IB[a]	Types IIA and IIIA[a]	Types IV and V-A[a]	Types IIB and IIIB[a]	Type V-B[a]		
0–22,700	0–12,700	0–8,200	0–5,900	0–3,600	1,500	2
22,701–30,200	12,701–17,000	8,201–10,900	5,901–7,900	3,601–4,800	1,750	
30,201–38,700	17,001–21,800	10,901–12,900	7,901–9,800	4,801–6,200	2,000	
38,701–48,300	21,801–24,200	12,901–17,400	9,801–12,600	6,201–7,700	2,250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7,701–9,400	2,500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9,401–11,300	2,750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3,000	3
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3,250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3,500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3,750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4,000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4,250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4,500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4,750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5,000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5,250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5,500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5,750	
295,901–Greater	166,501–Greater	106,501–115,800	77,001–83,700	47,401–51,500	6,000	
—	—	115,801–125,500	83,701–90,600	51,501–55,700	6,250	
—	—	125,501–135,500	90,601–97,900	55,701–60,200	6,500	
—	—	135,501–145,800	97,901–106,800	60,201–64,800	6,750	
—	—	145,801–156,700	106,801–113,200	64,801–69,600	7,000	
—	—	156,701–167,900	113,201–121,300	69,601–74,600	7,250	
—	—	167,901–179,400	121,301–129,600	74,601–79,800	7,500	
—	—	179,401–191,400	129,601–138,300	79,801–85,100	7,750	
—	—	191,401–Greater	138,301–Greater	85,101–Greater	8,000	

For SI: 1 square foot = 0.0929 m^2, 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.
a. Types of construction are based on the *International Building Code*.
b. Measured at 20 psi residual pressure.

TABLE B105.2

REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the *International Fire Code*	25% of the value in Table B105.1(2)[a]	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the *International Fire Code*	25% of the value in Table B105.1(2)[b]	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.
a. The reduced fire flow shall be not less than 1,000 gallons per minute.
b. The reduced fire flow shall be not less than 1,500 gallons per minute.

Flow Duration = 2 hours
Actual Fire Flow = 3,500 gpm * 25% = 875 gpm < **1,500 gpm**

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TABLE C102.1REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS[h]

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS[a, b, c, f, g] (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT[d, f, g]
1,750 or less	1	500	250
1,751–2,250	2	450	225
2,251–2,750	3	450	225
2,751–3,250	3	400	225
3,251–4,000	4	350	210
4,001–5,000	5	300	180
5,001–5,500	6	300	180
5,501–6,000	6	250	150
6,001–7,000	7	250	150
7,001 or more	8 or more[e]	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

a. Reduce by 100 feet for dead-end streets or roads.
b. Where streets are provided with median dividers that cannot be crossed by firefighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.
c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
d. Reduce by 50 feet for dead-end streets or roads.
e. One hydrant for each 1,000 gallons per minute or fraction thereof.
f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the *International Fire Code*.
g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*.
h. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

1 hydrants @ 500' spacing

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APPENDIX C – UTILITY PLAN

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HOLY CROSS TO INSTALL (2) 4" & (2) 6" CONDUITS CONNECTING NEW VAULT TO EXISTING (CONTRACTOR TO COORD W/ HOLY CROSS)

PROTECT EXISTING SNOWMAKING LINE (CONTRACTOR TO VERIFY SIZE, DEPTH AND LOCATION PRIOR TO CONSTRUCTION)

HOLY CROSS TO REALIGN EXISTING ELECTRIC (CONTRACTOR TO COORDINATE WITH HOLY CROSS)

FIRE HYDRANT

HOLY CROSS TO REMOVE AND RELOCATE EXISTING ELECTRIC SPLICE VAULT OVER EXISTING CONDUIT (CONTRACTOR TO COORDINATE W/ HOLY CROSS)

EXISTING RAW WATER LIKELY CONTINUES NORTHWEST FROM THIS POINT. LOWER LINE TO MAINTAIN 8' COVER FROM FINISHED GRADE AS NEEDED (CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH AT START OF CONSTRUCTION)

HOLY CROSS TO RETIRE AND ABANDON CONDUITS AND SPLICE VAULT AND REROUTE AROUND NORTH SIDE OF VMF FACILITY (SUMMER 2025; COORD W/ HOLY CROSS)

6" HDPE

REMOVE AND RELOCATE EXISTING FIRE HYDRANT

SHOP EMPLOYEE HOUSING
1ST FLOOR FFE=8889.00' (ARCH 100'-0")
2ND FLOOR FFE=8900.00'

UTIL XING. MAINTAIN 1.5' VERT SEPARATION (TYP)

REMOVE AND RELOCATE EXISTING FIRE HYDRANT

TIE INTO EXIST VMF WTR SVC

WATER MAIN & SERVICES. SEE SHEET C2.4 FOR DESIGN INFO

SANITARY SERVICE. SEE SHEET C2.1 FOR PLAN & PROFILE

PROPOSED SWSD LIFT STATION LAYOUT. DESIGN BY OTHERS

FORCE MAIN CONNECTION TO LIFT STATION (BY OTHERS)

CONNECT TO SSWR LIFT STATION (BY OTHERS)

5.00' ESMT EXT AROUND LIFT STATION

FIELD FIT AND CONNECT TO EXIST

HOT TAP AND CONNECT TO EXISTING WATER LINE W/ 6" TEE AND 6" GATE VALVE

RELOCATED FIRE HYDRANT

20.00' FORCEMAIN ESMT

SANITARY FORCEMAIN. SEE SHEET C2.2-C2.3 FOR PLAN & PROFILE

EXISTING COAX CABLE CONNECTION TO TELEPHONE PEDESTAL

ADJUST EXISTING APPURTENANCES TO FINISHED GRADE (TYP)

DIVIDE ROAD (60' ROW)

PINON DRIVE (50' ROW)

DIVIDE WAY (60' ROW)

6" HDPE

COMBINED UTIL ESMT (TYP)

CONTRACTOR TO PROTECT ALL EXIST UTILITIES IN DIVIDE WAY FROM ROAD STA 5+60, EASTWARD

BEGIN RAW WATER LOWERING. MAINTAIN 8' COVER FROM FINISHED GRADE

EXISTING TELEPHONE AND COAX LINES TO BE LOWERED WITH PROPOSED ROAD GRADING. CONTRACTOR TO COORDINATE WITH PROVIDER

RELOCATED FIRE HYDRANT

NEW FIBER AND/OR COAX LINES TO BE INSTALLED WITH PROPOSED ROAD GRADING. CONTRACTOR TO COORDINATE WITH PROVIDER.

APPROX LOCATION OF 12" RAW WATER LINE TO BE REROUTED AND LOWERED. (CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH AT START OF CONSTRUCTION)

EXISTING RAW WATER LIKELY CONTINUES NORTH WITHIN THE ROAD (POTHOLED LOCATION) RATHER THAN WEST (SURVEYED LOCATION) FROM THIS POINT. (CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH AT START OF CONSTRUCTION)

RAW WTR REROUTE AND LOWERING. SEE SHEET C2.5 FOR PLAN & PROFILE

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.

30 0 30 60
SCALE IN FEET

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970.404.3100
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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION
3	7/20/26	AJC	AJC/KAM	SITE REVISIONS - FINAL PLAN
2	2/10/26	AJC	AJC/MJS	FINAL PLAN
1	6/4/25	AJC	AJC	PRELIMINARY PLAN
0	9/1/24	AJC	AJC	SKETCH PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE/MJS
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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OVERALL UTILITY PLAN

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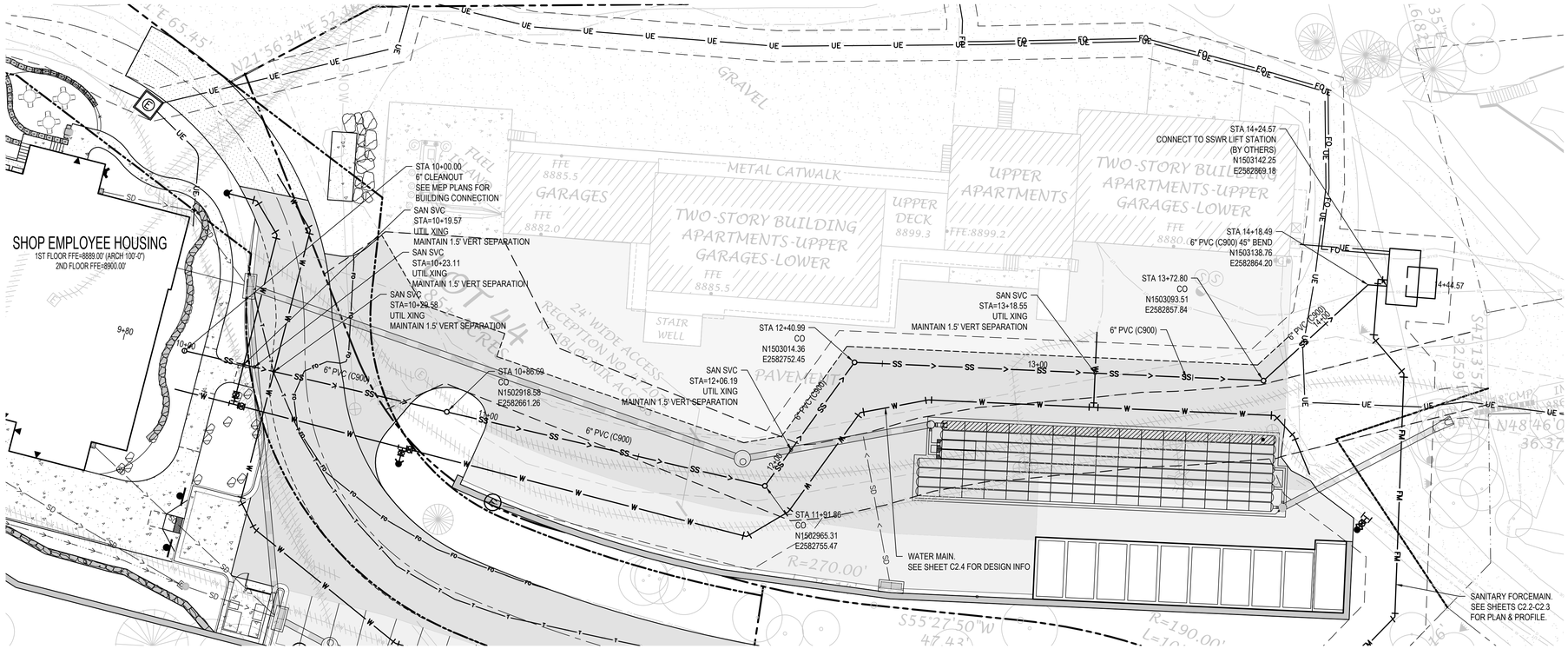
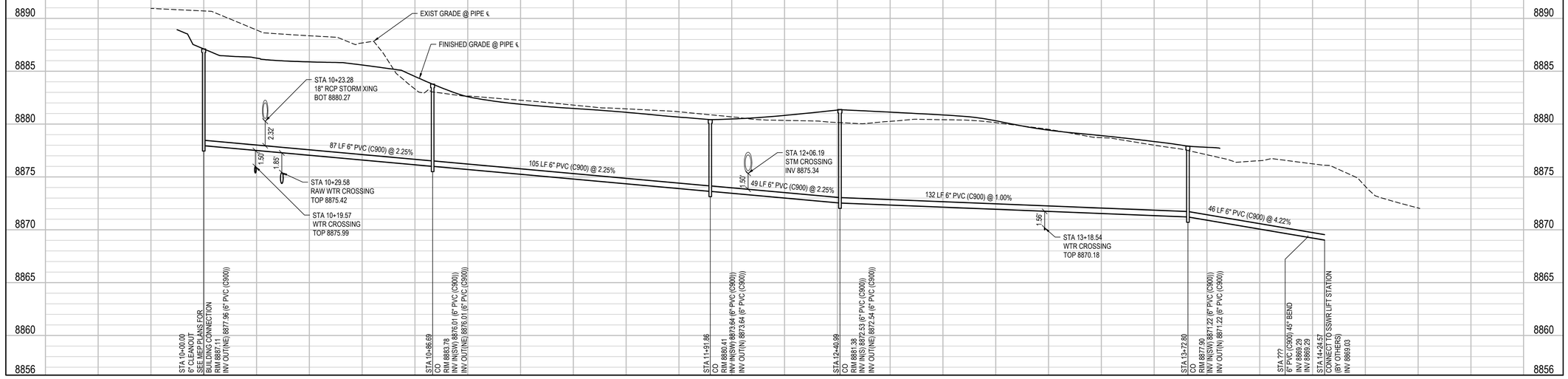


SAN SVC PLAN
SCALE: 1" = 20'

SCALE IN FEET



SAN SVC PROFILE
SCALE: 1"=30' HORIZ
1"=8' VERT

UTILITY NOTES:

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PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE/MJS
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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SANITARY SERVICE PLAN AND PROFILE

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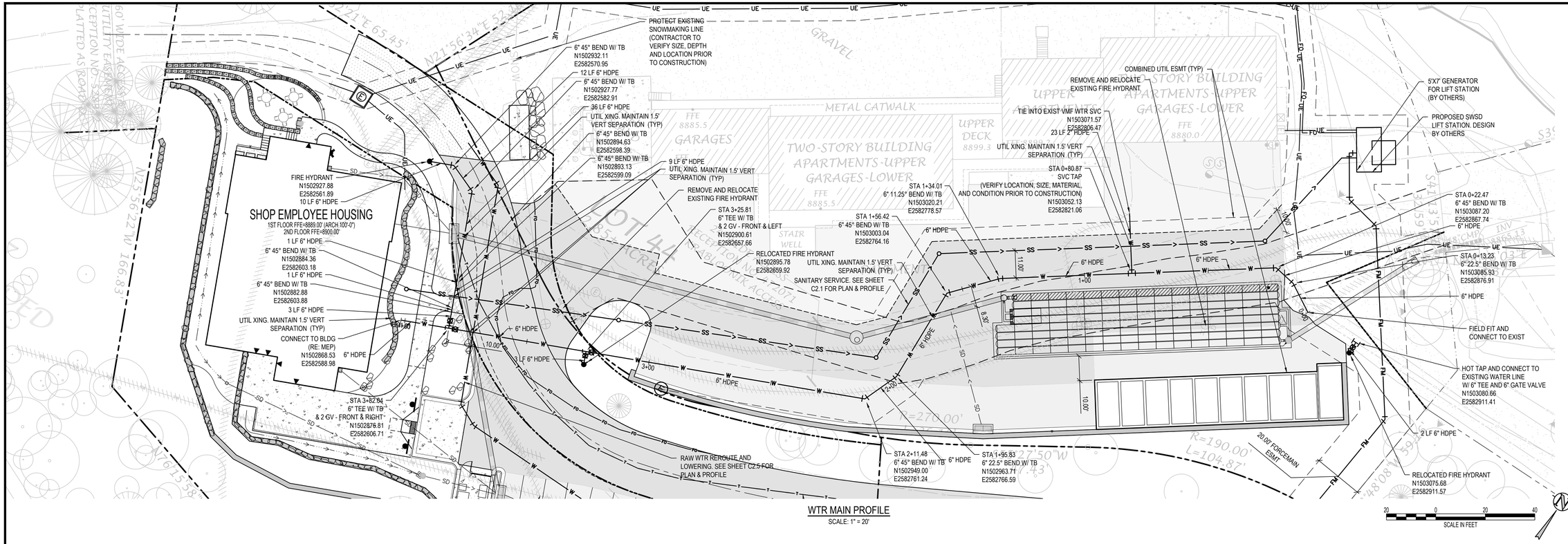
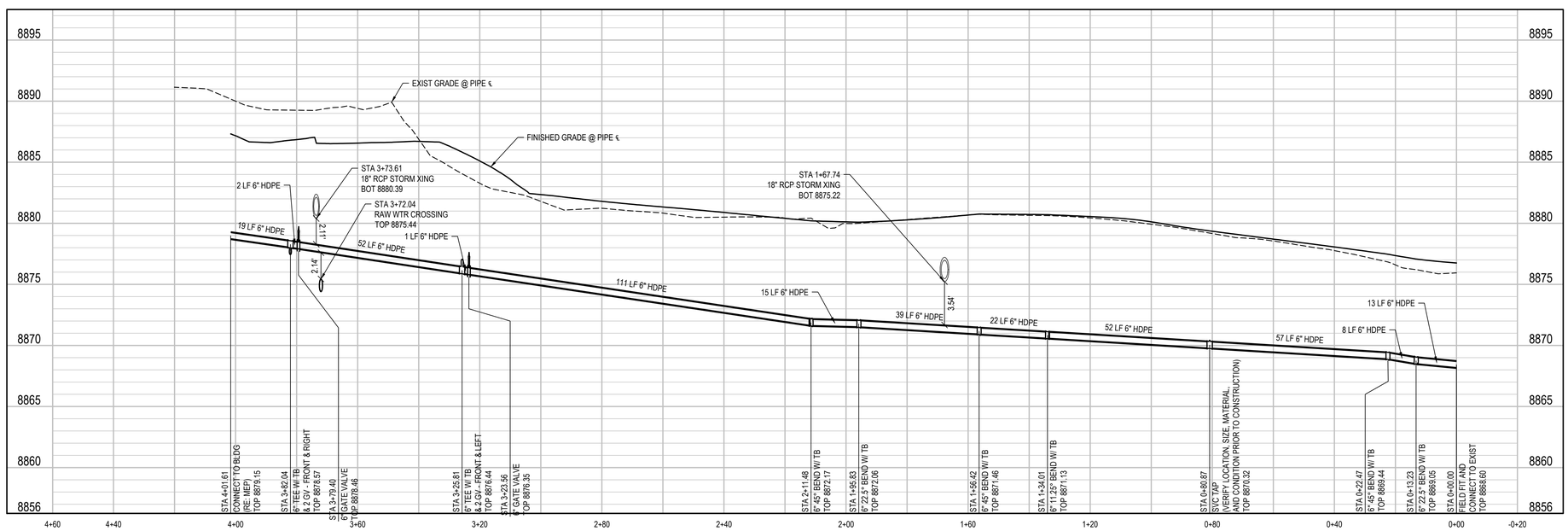


WTR MAIN PROFILE

SCALE: 1" = 20'



WTR MAIN PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
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0	9/1/24	AJC	SKETCH PLAN

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CHECKED BY: JLS
JOB #: 240949.CIV
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WATER PLAN AND PROFILE

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APPENDIX D – SGM SITE APPLICATION ENGINEERING REPORT

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SITE APPLICATION ENGINEERING REPORT

SNOWMASS WATER & SANITATION DISTRICT
DIVIDE LIFT STATION

February 2026

Prepared by

SGM

118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
970.945.5948 fax

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SITE APPLICATION ENGINEERING REPORT

SNOWMASS WATER & SANITATION DISTRICT
DIVIDE LIFT STATION

PREPARED BY

SARAH KOTHLOW, EI



REVIEWED BY

BRANDYN BAIR, PE

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Map A.4: FEMA Floodplain Map

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Regulation 22 Site Location Application Form

Appendix C
Pitkin County Assessor Property Report

Appendix D
City of Snowmass Village Emergency Operations Plan

Appendix E
Site Posting

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1.0 Executive Summary

Snowmass Water & Sanitation District has initiated design and construction of a new lift station located on Divide Road in Snowmass Village, Colorado. The new Divide Lift Station is sized to accommodate wastewater flows from the service area, including the new employee housing being developed on Divide Road and the existing maintenance facility. Historical and planning wastewater flow characteristics were used to develop buildout flow projections for the service area.

The new Divide Lift Station utilizes a wet well, two submersible pumps (one duty and one standby), and a backup generator with automatic transfer switch. The lift station is anticipated to be constructed and commissioned in 2027.

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2.0 Project Background

2.1 Project Overview

SGM is submitting this Site Application on behalf of the Snowmass Water & Sanitation District to gain design approval for the new Divide Lift Station located on Divide Road in Snowmass Village, east of the existing maintenance facility. The new Divide Lift Station will be owned by the Snowmass Water & Sanitation District, as identified by the mailing address below:

Snowmass Water & Sanitation District

Attn: Kit Hamby, District Manager
0177 Clubhouse Dr.
Snowmass Village, CO 81615

2.2 Project Purpose

This project involves construction of a new lift station on Divide Road, to serve future development for Aspen Skiing Company in the Divide area of the town. A new employee housing development is planned in the Divide area, and the new lift station will be sized to accommodate build-out wastewater loading from the area and convey it through a 4" force main to a gravity interceptor that conveys wastewater to the District's Wastewater Treatment Plant (WWTP).

2.3 Site Description

The lift station site is located on a parcel of land owned by the Aspen Skiing Company along Divide Road. The site is bordered by property owned by the Town of Snowmass where future development plans are unknown at this time. Vicinity and zoning maps are included in Appendix A. The site is located within the City's "Mixed Use Planned Unit Development" zone. The FEMA floodplain map for the area is also included in Appendix A. The lift station site is located in FEMA Zone X ("Area of Minimal Flood Hazard") and is not within the 100-year floodplain.

3.0 Service Area

3.1 Service Population

The Divide Lift Station will serve the future employee housing on Divide Road and the existing maintenance facility. Figure 3-1 shows the extents of the service area and its existing and future developments.

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Figure 3-1. Divide Lift Station Service Area

The District tracks existing and future developments through calculation of flows produced per person. SGM reviewed the existing maintenance facility and the proposed employee housing in the Divide area to determine flows to the Divide Lift Station, summarized by Table 3-1. Buildout of the employee housing is expected in late 2027.

Table 3-1. Flows to Divide Lift Station

Existing & Future Developments					
Unit Description	**Number of Units**	**Person Per Unit**	**Flow (Gal/Day Per Person)**	**Peaking Factor**	**Average Daily Flow (GPD)**
Maintenance Facility 1 BR	4	2	75	4.304	600
Maintenance Facility 2 BR	2	4	75	4.304	600
Employee Housing Studio	20	1	75	4.304	1500
Employee Housing 1 BR	10	2	75	4.304	1500
				Total	4200

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3.2 Flow Projections

3.2.1 Wastewater Flows

Wastewater flows to the lift station were estimated based on the anticipated occupancy of the existing maintenance facility and future employee housing units. The number of persons per unit was determined using the following criteria: studio units were assigned 1 person, one-bedroom units were assigned 2 persons, and two-bedroom units were assigned 4 persons. A per capita flow rate of 75 gallons per day, taken from Table 6-2 of OWTS Regulation 43, was applied to each person to calculate the average daily flow. A peaking factor was then applied to determine the peak flow condition. Table 3-1 summarizes the wastewater flow characteristics for the Divide Lift Station.

Table 3-1. Wastewater Flow Characteristics

Characteristic	Value
Total Persons	56
Flow Per Person (gal/day)	75
Average to Peak Flow Peaking Factor	4.304
Average Daily Flow (gpd)	4,200
Average Daily Flow (gpm)	2.917
Peak Flow (gpm)	12.55

The calculated peaking factor of 4.304 is consistent with the limited number of dwelling units anticipated within the service area. Flow projections are based on design criteria and represent build-out conditions for the service area.

3.2.2 Flow Peaking Factor

Peak hour flow to the lift station was assessed to allow for the evaluation of pump sizing and emergency storage capacity. Peak hour flows are estimated by applying a peak factor as a multiplier of the estimated average daily flow. The estimated peaking factor is inversely related to the size of the service area, as with a smaller service area it becomes more probable that the multiple contributors could discharge peak or near-peak flows around the same time. The equation provided in Figure 3-2 below is sourced from CDPHE WPC-DR-1, Wastewater Design Criteria Policy. Assuming a total service area population equivalent of less than 100 persons yields a peak factor of 4.304.

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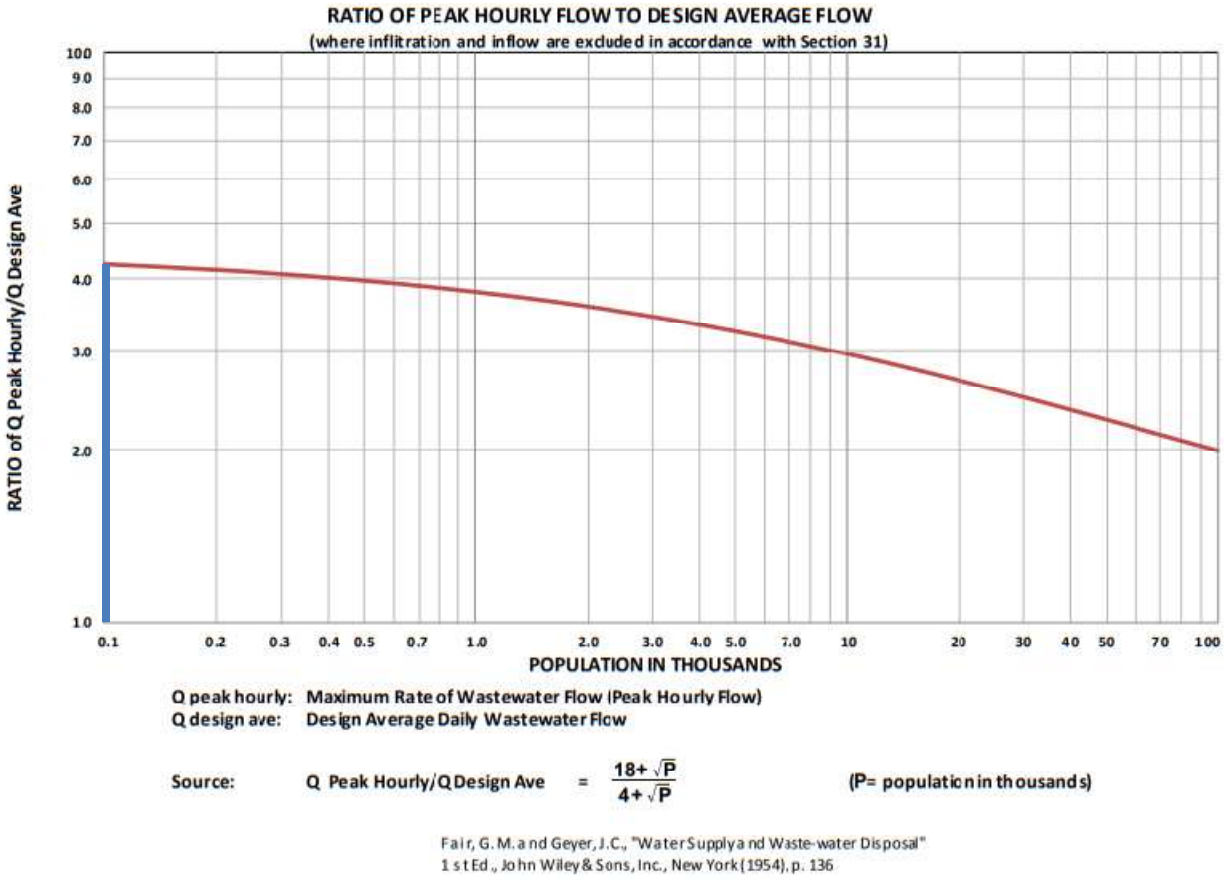

Figure 3-2. Wastewater Peaking Factor Curve

3.3 Organic Loading

The average BOD_5 concentration of wastewater influent to the WWTP for 2023 through 2025 was 186.4 mg/L. OWTS Regulation 43 was used to determine the additional loading per day contributed by the Divide Lift Station. Table 3-2 summarizes the existing and future organic loading to the WWTP.

Table 3-2. Existing and Future Organic Loading from Service Area

Characteristic	Existing	Future
Maximum Month Average Flow (MGD)	0.859	0.862
BOD5 Concentration (mg/L)	186.4	186.4
Avg. Organic Loading (lbs./day)	1335	1346.2

3.4 Lift Station Phasing

No phasing will be necessary, as the proposed lift station will be designed to achieve initial and buildout peak hour flowrates.

3.5 Wet Well Design

Table 3-3 summarizes the dimensions and relevant elevations of the lift station wet well.

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Table 3-3. Wet Well Dimensions

Characteristic	Value	Unit	Discussion / Calculation
Number of Wet Well Channels	1	#	
Channel Width	8	feet	
Channel Length	8	feet	
Volume of Wet Well / Ft	478.72	gal	
Rim Elev.	8873	feet	Top of wet well roof elevation
Wet Well Bottom Elev.	8864	feet	Elevation at bottom of wet well sump area
Invert In Elev.	8869.64	feet	Sewer main pipe invert

The wet well dimensions combined with the influent flow characteristics and operating conditions of the lift station yield the lift station operating parameters detailed in Table 3-4. The lift station will utilize two above-grade, self-priming, non-clog pumps, 1 duty and 1 standby, to meet the peak hour flow rate of 12.55 gpm. The lift station is designed to pump into the 4" force main, located onsite, that discharges to a nearby gravity interceptor which flows to the District's WWTP. The operating conditions presented in Table 3-4 reflects the buildout flows and pumping scheme.

Table 3-4. Lift Station Operating Parameters and Volumes

Characteristic	Value	Unit	Discussion / Calculation
Average Day Pump Cycle Time	0.85	hrs.	Cycle volume / ADF / 60
Wet Well Operating Volume	148.4	gals.	Pump cycle time * peak flow
Minimum Suction Tube Submergence at Pump Off	1	feet	Pump off level set to maintain 12 inches of water above suction tube inlet.
Pump Off Elev.	8865.50	feet	Defined by suction tube submergence. Suction tube inlet located 6 inches above wet well floor.
Lead Pump On Elev.	8865.81	feet	Achieves operating volume while maintaining required suction inlet submergence.
Lag Pump On Elev.	8866.31	feet	Lag pump starts when water level reaches 0.50 feet above operating water level.
High Water Level Alarm	8869.14	feet	High water level alarm triggered at this elevation.

The emergency storage volume available in the lift station is calculated by determining the volume within the wet well chamber between the HWL Alarm elevation of 8,869.14' and the Lag Pump On elevation of 8,866.31'.

Table 3-5. Emergency Storage Volumes

Characteristic	Value	Unit	Discussion / Calculation
Wet Well Length	8	feet	Square concrete wet well
Wet Well Width	8	feet	Square concrete wet well
Wet Well Bottom Elev.	8864	feet	
High Water Level (HWL)	8869.14	feet	
Available Emergency Storage in Wet Well	1,355	gals.	
Minutes of Emergency Storage Under Peak Flows	107.97	mins.	Minutes of peak flow (12.55 gpm) that can be accommodated by the available emergency storage.

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The available emergency storage exceeds the required 60 minutes of peak hour flows per WPC-DR-1 Section 4.1.1(c)(2).

4.0 Receiving Treatment Entity

Wastewater discharged from the new Divide Lift Station will ultimately be received and treated at the District's WWTP. The WWTP has a rated hydraulic capacity of 2.46 MGD and an organic capacity of 6,000 lbs. BOD_5/day. The maximum month average daily demand seen at the WWTP for 2025 was 0.859 MGD (July, 2025). The average BOD_5 concentration for influent wastewater treated at the WWTP for 2023 through 2025 was 186.4 mg/L. Therefore, the maximum month average daily organic loading for 2025 was 1,335 lbs. BOD_5/day.

The new Divide Lift Station will increase the maximum month average daily hydraulic loading to the WWTP by 0.003 MGD at buildout, increasing the plant's hydraulic loading to 35% of total plant capacity. The maximum month average daily organic loading will increase by 11.2 lbs. BOD_5/day, increasing the plant's organic loading to 22% of total plant capacity.

The Wastewater Receiving Entity Certification is included in the Site Location Application Form Section 22.9.

5.0 Legal Control of Site

The Divide Lift Station will be located on a parcel of land owned by the Aspen Skiing Company, shown in Figure 5-1. The Snowmass Water & Sanitation District will own and operate the lift station and will have easements for the sewer line and the lift station. A copy of the Pitkin County Assessor report that shows ownership of the parcel is included in Appendix C.

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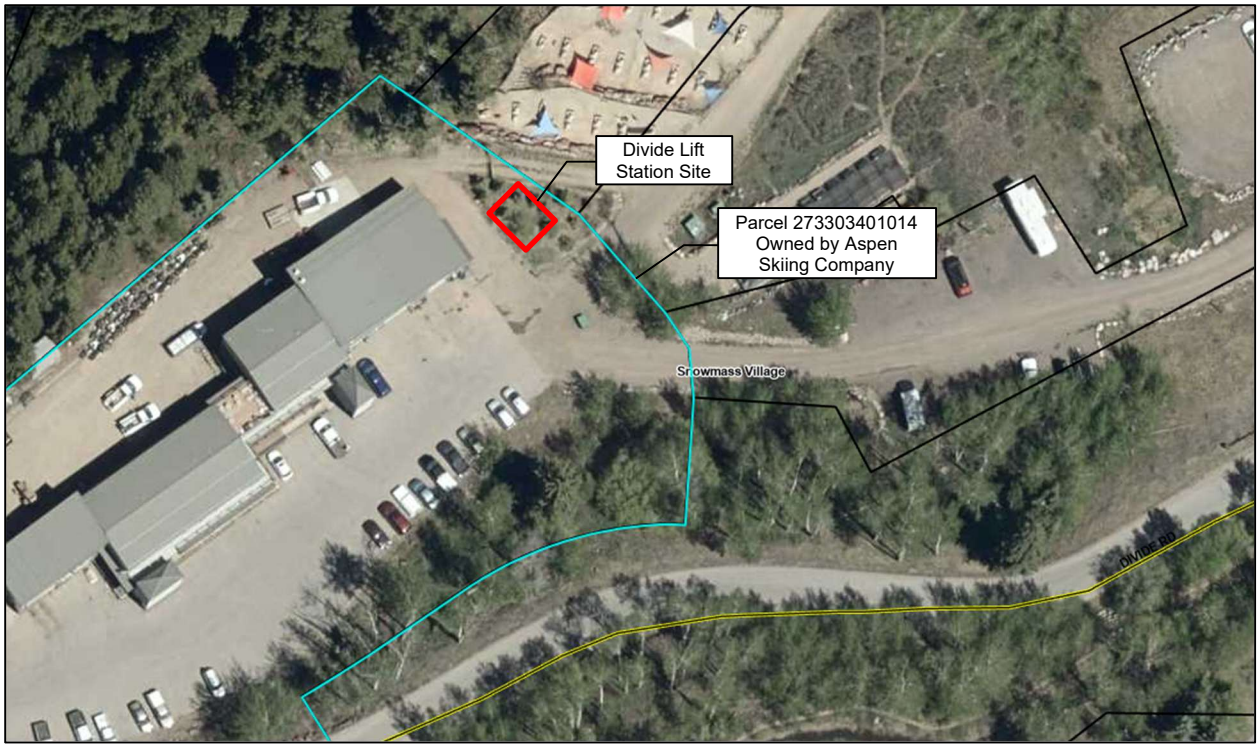

Figure 5-1. Control of Site Figure

6.0 Operation and Maintenance

The new Divide Lift Station will be owned and operated by the Snowmass Water & Sanitation District. A copy of the District's Emergency Operation Plan is included in Appendix D. The following list addresses the emergency operations requirements noted in Regulation 22.9(1)(b)(vi):

- Design Criteria Requirements
  - The BDR will address system resiliencies and redundancies to offset the minimum emergency storage requirements.
- Local Site Requirements
  - The lift station is not located on a sensitive site.
  - The lift station will reside within a locked fencing enclosure. Screening may be included to minimize the visual impact of the facility.
- Telemetry and Alarms
  - The lift station will utilize a SCADA system with the ability to convey multiple alarm outputs. This will include a high water alarm as well as various system fault alarms output by the pump control panel. A submersible level transmitter will also be included as a redundant level measurement.
- Standby Power
  - A gas-powered backup engine will be located inside the lift station building.
  - The engine will be sized to match the firm capacity of the lift station and will power all other ancillary electronics and controls equipment.
  - The engine will be connected to the lift station with an automatic transfer switch (ATS) to allow for an automated switch to backup power in the event of a power failure.
- Portable Emergency Pumping Equipment

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  - Valving either located within the lift station building or an adjacent valve vault will include pump bypass connections that would allow bypass pumps to pump wastewater out of the lift station wet well and into the 6" force main.
- Emergency Overflow Storage
  - The lift station wet well is sized to accommodate 1,355 gallons of emergency storage, or 107.97 minutes of flow at buildout peak hour flows. The lift station will be equipped with one redundant pump at its firm capacity to maintain pumping redundancy. The onsite backup generator and ATS provide resiliency in the event of a power failure.
- Operator Response Time
  - The lift station is located approximately 15 minutes from the WWTP and main offices for operations staff. The District maintains emergency call-down lists and remote alarm notifications to allow for 24/7 monitoring of the system.

7.0 Financial Capacity

Construction of the Divide Lift Station will be funded by the developer, Aspen Skiing Company. Operation and maintenance of the lift station will be funded by the Snowmass Water & Sanitation District using a series of monthly sewer rates for customers and mill levies. The District collects sewer tap fees to fund the operation and maintenance of all District wastewater facilities. The District maintains the ability to raise tap fees and/or assess special tap fees for individual service areas, should this be necessary in the future. While SWSD has no bonded indebtedness, the District can issue bonds to fund future significant improvements to the lift station or related utilities.

8.0 Implementation Schedule

Table 8-1 presents the anticipated implementation schedule for design and construction of the new Divide Lift Station.

Table 8-1. Implementation Schedule

Milestone	Estimated Date
Submit Basis of Design Report (BDR)	Spring 2026
Complete Lift Station Design	Spring 2026
Project Construction	May-October 2027
Lift Station Commissioning	October 2027

9.0 Public Notification

An image of the site posting is included in Appendix E.

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Appendix A

Map A.1: 5-Mile Vicinity Map
Map A.2: 1-Mile Vicinity Map
Map A.3: Snowmass Village Zoning Map
Map A.4: FEMA Floodplain Map

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5 MILE RADIUS

COFFEE PLACE LIFT STATION

HORSE RANCH LIFT STATION

SWSD WWTP

DIVIDE LIFT STATION PROJECT SITE

SWSD WTP

WHITE RIVER NATIONAL FOREST

T9S R87W T9S R86W T9S R85W T10S R87W T10S R86W T10S R85W T11S R87W T11S R86W

Snowmass Village

Woody Creek

Johnny Draw

Burnt Mtn

Baldy Mtn

Willoughby Mtn

Sievers Mtn

LEGEND

- Ⓛ *LIFT STATION*
- Ⓢ *WWTP*
- Ⓘ *INTAKE / DIVERSION*
- Ⓦ *WTP*

Graphic Scale

0 3000 6000 12000

In U.S. Feet : 1" = 6000'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Snowmass Water & Sanitation District

Divide Lift Station

#	Revision	Date	By:
1			

Job No.	2009-407.015
Drawn by:	XX
Date:	03/24/2026
QC: XX	PE: XX
File:	SnowmassWell_RadiusMaps

Project Milestone: PRELIMINARY NOT FOR CONSTRUCTION

Title:

Map A-1
5-Mile Radius Site Plan

Dwg No.

A-1

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LEGEND
Ⓛ LIFT STATION
Ⓦ PUBLIC OR PRIVATE WELL

Graphic Scale
0 750 1500 3000
In U.S. Feet : 1" = 1500'

1 MILE RADIUS

DIVIDE LIFT STATION/
PROJECT SITE

Johnny Draw
Eagle Mtn
McKenzie Ditch
McKenzie Wildcat Ditch
Wildcat Cr
Snowmass Village
Rim Trail South Trl
Melton Ranch Trl
Mountain View Trl
Mayfly Trl
Brush Creek Trl
CO RD 10
BRUSH CREEK LN
CARRIAGE WAY
RIDGE RD
MAPLE
RIDGE WILDCAT DR
ZIEGLER DIVIDE WAY
CO RD 11
DIVIDE WAY
DIVIDE RD
Nature Trl
Sleigh Ride Trl
SUMMER RD
WOOD RD
Viking Trl
STELLAR LN
Verde Trl
Village Bound Trl
Campground Connector Trl
E Snowmass and Brush Ck Ditch
W Fork Brush Cr
Brush Cr
Snowmass Cr
SNOWMASS CREEK RD
Maroon Snowmass Trl
East Snowmass Trl
East Snowmass Ditch Trl
E Snowmass Cr
Government Trl
SNOWMASS SKI AREA
Cross Mountain Trl
Expresso Trl

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Snowmass Water & Sanitation District

Divide Lift Station

#	Revision	Date	By:
1			

Project Milestone: PRELIMINARY NOT FOR CONSTRUCTION

Job No.	2009-407.015
Drawn by:	XX
Date:	03/24/2026
QC: XX	PE: XX
File:	SnowmassWell_RadiusMaps

Title:
Map A-2
1-Mile Radius Site Plan

Dwg No.
A-2

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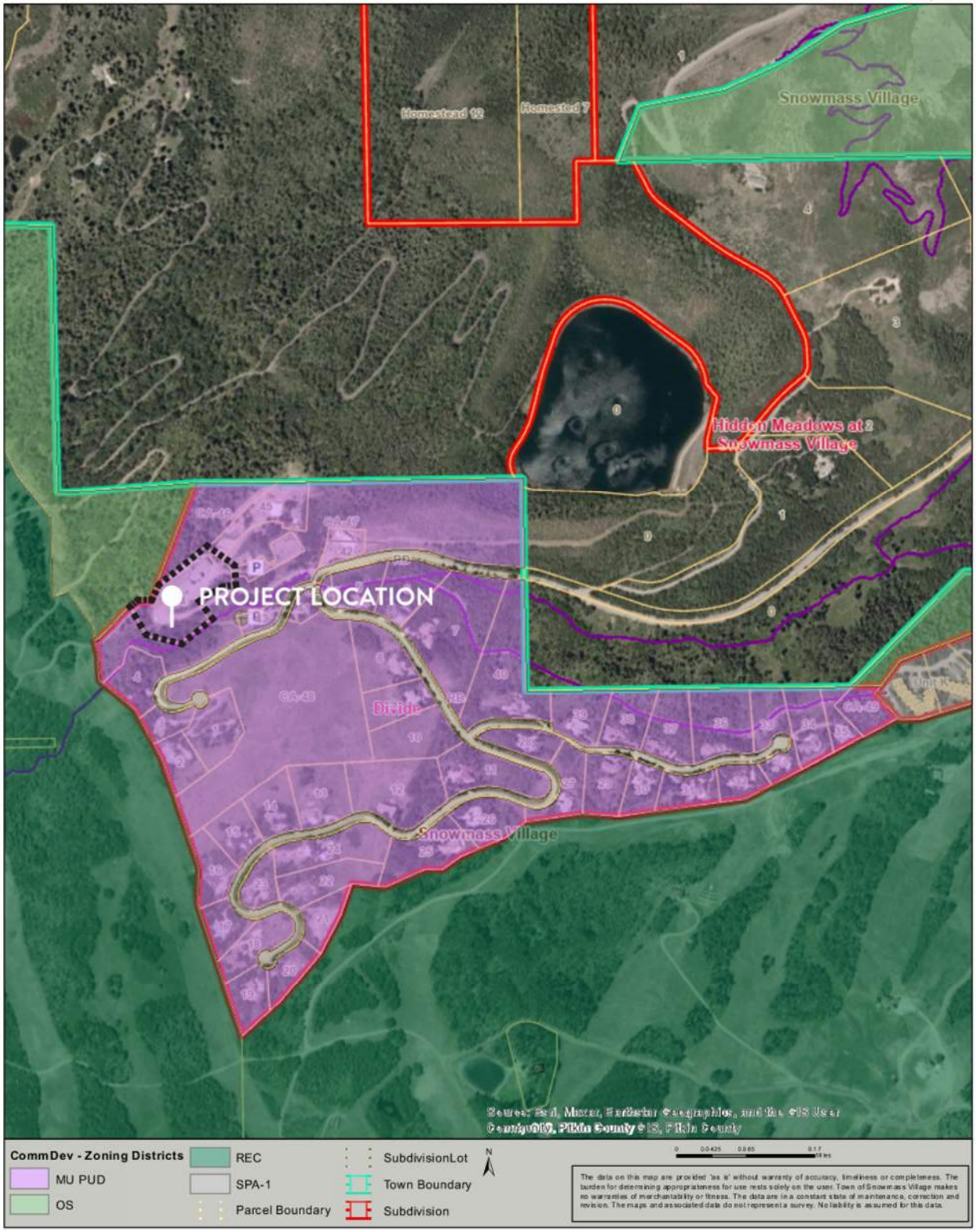
I:\2009\2009-407.015-DivideHousing\H-Dwgs\Civil\MiscDwgs\SnowmassWell_RadiusMaps.dwg Plotted: 3/24/2026 1:04 PM By: Sarah Kathlow

VICINITY MAP



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National Flood Hazard Layer FIRMette

FEMA

106°58'38"W 39°12'34"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

106°58'1"W 39°12'6"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/17/2026 at 6:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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Appendix B
Regulation 22 Site Location Application Form

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COLORADO
Department of Public Health & Environment

Water Quality Control Division
Engineering Section

4300 Cherry Creek Drive South, B2
Denver, Colorado 80246-1530
CDPHE.WQEngReview@state.co.us
303-692-6298

Site Location- Fee Information Request Form

Regulation 22 - Site Location and Design Regulations for Domestic Wastewater Treatment Works

FEBRUARY 2025 INVOICING UPDATE: Wastewater invoicing will now take place when you submit your wastewater site location application and process design report application. After submitting your application and engineering report, you will receive an invoice. Please note that the invoice will expire 90 days after issuance.

Directions: Please submit site location or design review request via email to CDPHE.WQEngReview@state.co.us
All information with an asterisk (*) is required.

A. Project and System Information				
System Name*	Snowmass Water & Sanitation District			
Project Title*	Divide Lift Station			
County*	Pitkin			
For existing domestic wastewater treatment works, please indicate original site location approval number and date	No. 4137 [ES.16.SA.02726], February 24, 2017			
Send Invoice to:	Design Company	☒	Applicant	☐
Design Company Name	SGM			
Design Engineer	Brandyn Bair	CO License Number	42640	
Address	118 West Sixth Street, Suite 200			
	Glenwood Springs, CO 81601			
Email	brandynb@sgm-inc.com			
Phone	970-384-9024	Fax		
Applicant / Entity*	Snowmass Water & Sanitation District			
Representative Name/Title*	Kit Hamby			
Address (include City, State, Zip Code)*	0177 Clubhouse Dr.			
	Snowmass Village, CO 81615			
Email*	khamby@swsd.org			
Phone	970-923-2056	Fax		

B. Type of Review Requested (check all that apply)			
Treatment Facility		***Lift Station***	
New Domestic Wastewater Treatment Plant (Section 22.6 of Regulation 22)	☐	New Lift Station (Section 22.9 of Regulation 22)	☒
Increasing or Decreasing the Design Capacity of an Existing Domestic Wastewater Treatment Plant Where Construction Has Taken Place or Will Take Place (Section 22.7 of Regulation 22)	☐	Expansion of Existing Lift Station (Section 22.10(3) of Regulation 22)	☐
Amendment to Existing Site Location Approval		***Interceptors***	
Amendment of an Existing Site Location Approval – Disinfection Changes Only (Section 22.10(2)(a)(ii) of Regulation 22)	☐	Interceptor Sewers Not Eligible for Certification (Section 22.8(3) of Regulation 22)	☐
Amendment of an Existing Site Location Approval – All other Amendment Requests (Section 22.10 Regulation 22)	☐	Certification for Eligible Interceptors (Section 22.8(1) of Regulation 22)	☐
Other Reviews and Special Cases			
New outfall for existing domestic wastewater treatment works (Section 22.10(1)(c)(xii) of Regulation 22)	☐		
Site Approval Extension (Section 22.4(9) of Regulation 22)	☐		
On-site Wastewater Treatment Systems (OWTS)	☐		

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C. Project Information

Location (existing or proposed site)		*Proposed Project Capacity*	
Address (include City, State, Zip Code)*	1001 Divide Road, Snowmass Village, CO 81615	Hydraulic Capacity: Maximum Month Average in million gallons per day (MGD)	0.0035 MGD
Legal Description (e.g., Township, Range)	Section 3, Township 10 S, Range 86 W, Subdivision: DIVIDE Lot: 44	Hydraulic Capacity: Peak Hour in million gallons per day (MGD)	0.018 MGD
County	Pitkin		
Latitude	39.2056194444	Organic Capacity (lbs. BOD_5/day) – Treatment Facility Only	11.2 lbs. BOD_5/day
Longitude	-106.972147222		
Estimated Project Cost	$600,000		

Funding Process	Will a State or Federal grant or loan be sought to finance any portion of the project (e.g., State Revolving Fund)?	No	☒	Yes	☐	If yes, please list project number	

D. Brief Project Summary and Major Project Work Description (e.g., new treatment facility, addition of a new aeration basin, request for re-rating of organic capacity where no construction is proposed, addition of larger pumps in an existing pump station)

New wastewater lift station for Aspen Skiing Company new employee housing.

FOR DIVISION USE ONLY

Treatment Facility		*Amendment to Existing Site Location Approval*	
New Domestic Wastewater Treatment Plant (Section 22.6 of Regulation 22)		Amendment of an Existing Site Location Approval – Disinfection Changes Only (Section 22.10(2)(a)(ii) of Regulation 22)	
Less than 100,000 gals/day (Subcategory I-AN & II-AN)	☐	*Less than 100,000 gals/day (Subcategory I-I & II-I)*	☐
100,000 gals/day to 999,999 gals/day (Subcategory I-BN & II-BN)	☐	*100,000 gals/day to 999,999 gals/day (Subcategory I-J & II-J)*	☐
1,000,000 gals/day to 9,999,999 gals/day (Subcategory I-CN & II-CN)	☐	*1,000,000 gals/day to 9,999,999 gals/day (Subcategory I-K & II-K)*	☐
10,000,000 gallons/day or more (Subcategory I-DN & II-DN)	☐	*10,000,000 gallons/day or more (Subcategory I-L & II-L)*	☐
Existing Domestic Wastewater Treatment Plant – Increasing or Decreasing Capacity Where Construction Has Taken Place or Will Take Place Including Decreasing the Design Capacity to 2,000 GPD or Less (Section 22.7 of Regulation 22)		Amendment of an Existing Site Location Approval – All Other Amendments (Section 22.10)	
Less than 100,000 gals/day (Subcategory I-AE & II-AE)	☐	*Less than 100,000 gals/day (Subcategory I-M & II-M)*	☐
100,000 gals/day to 999,999 gals/day (Subcategory I-BE & II-BE)	☐	*100,000 gals/day to 999,999 gals/day (Subcategory I-N & II-N)*	☐
1,000,000 gals/day to 9,999,999 gals/day (Subcategory I-CE & II-CE)	☐	*1,000,000 gals/day to 9,999,999 gals/day (Subcategory I-O & II-O)*	☐
10,000,000 gallons/day or more (Subcategory I-DE & II-DE)	☐	*10,000,000 gallons/day or more (Subcategory I-P & II-P)*	☐
Lift Station		***Interceptors***	
New Lift Station (Section 22.9 of Regulation 22)		Interceptor Sewers Not Eligible for Certification (Section 22.8(3) of Regulation 22) (*Subcategory I-S & II-R)*	☐
Less than 100,000 gals/day (Subcategory I-EN & II-EN)	☐	Certification for Eligible Interceptors(Section 22.8(1) of Regulation 22) (*Subcategory I-T)*	☐
100,000 gals/day to 999,999 gals/day (Subcategory I-FN & II-FN)	☐	***Other Applications and/or Reviews***	
1,000,000 gals/day to 9,999,999 gals/day (Subcategory I-GN & II-GN)	☐	On-Site Wastewater Treatment System (*Subcategory I-Q & II-Q)*	☐
10,000,000 gallons/day or more (Subcategory I-HN & II-HN)	☐	Site Application Extension (*Subcategory I-R)*	☐
Expansion of Existing Lift Station (Section 22.10(3) of Regulation 22)		Outfall Sewers (*Subcategory I-U & II-S)*	☐
Less than 100,000 gals/day (Subcategory I-EE & II-EE)	☐		
100,000 gals/day to 999,999 gals/day (Subcategory I-FE & II-FE)	☐		
1,000,000 gals/day to 9,999,999 gals/day (Subcategory I-GE & II-GE)	☐		
10,000,000 gallons/day or more (Subcategory I-HE & II-HE)	☐		

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Water Quality Control Division
Engineering Section

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CDPHE.WQEngReview@state.co.us
303-692-6298

Applicant Certification and Review Agencies Recommendation
Section 22.9 - Lift Station

Project and System Information	
System Name	Snowmass Water & Sanitation District
Project Title	Divide Lift Station
County	Pitkin
Associated CDPS Permit No.	CO0023086

1. Applicant Certification

I certify that I am familiar with the requirements of *Regulation 22 - Site Location and Design Regulations for Domestic Wastewater Treatment Works*, and have posted the site location in accordance with the regulations. An engineering report, as described and required by the regulations, has been prepared and is enclosed.

Applicant Legal Representative

Position/Title	Typed Name	Signature	Date
District Manager	Kit Hamby		4/15/2026
Email: khamby@swsd.org		Phone: 970-923-2056	

The system legal representative is the legally responsible agent and decision-making authority (e.g. mayor, president of a board, public works director, owner). The Design Engineer is not the legal representative and cannot sign this form.

2. Recommendation of Review Agencies

As required in Sections 22.9(1)(c) and 22.9(1)(d), the application and the engineering report must be submitted to all appropriate local governments, local health authority, 208 designated planning and management agencies and other state or federal agencies for review and comment prior to submittal to the Division. By signing below, the review agency: 1) acknowledges receipt of the proposed site location application, 2) has reviewed the proposed application and may elect to provide comments, and 3) has provided a recommendation concerning the application to the Division. The recommendation should be based on the consistency of the proposed site location application with the local comprehensive plan(s) as they relate to water quality and the approved regional water quality management plan(s). *Please note: Review agencies are encouraged to provide project comments; however, if a review agency does not recommend approval then the agency must attach a letter describing the reason for their decision or comment on the next page.*

Signature of designated Management Agency (i.e., Water Quality Authority, Watershed Association, Watershed Authority)

Agency	Typed Name	Signature	Date		
Northwest Colorado Council of Governments	Ashley Bembenek		5/4/2026		
Email: abembenek@nwccog.org		Phone: 970-251-0029		Recommend Approval?	Yes: X / No:

Signature of County, if the site is located in unincorporated areas of a county

County	Typed Name	Signature	Date		
Email		Phone		Recommend Approval?	Yes: / No:

Signature of City or Town, if the site is located within a City/Town boundary or within three miles of the City/Town boundary (if multiple, attach additional sheets as needed)

City/Town	Typed Name	Signature	Date		
Town of Snowmass Village	Clint Kinney				
Email: ckinney@tosv.com		Phone: 970-923-3777		Recommend Approval?	Yes: / No:

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Regulation 22 Site Location Application Form
Section 22.9 – Lift Station

A. Project and System Information			
System Name	Snowmass Water & Sanitation District		
Project Title	Divide Lift Station		
County	Pitkin		
Associated CDPS Permit No.	CO0023086		
Date Fee Paid or payment attached		Invoice Number and Check Number	
Design Company Name	SGM		
Design Engineer	Brandyn Bair	CO License Number	42640
Address	118 West Sixth Street, Suite 200		
	Glenwood Springs, CO 81601		
Email	brandynb@sgm-inc.com	Phone	970-384-9024
Applicant/Entity	Snowmass Water & Sanitation District		
Representative Name	Kit Hamby		
Address	0177 Clubhouse Dr.		
	Snowmass Village, CO 81615		
Email	khamby@swsd.org	Phone	970-923-2056

B. Project Information							
Location (existing or proposed site)			***Proposed Project Capacity***				
Brief location description	Divide Road, on the east side of the vehicle maintenance facility		Firm Pumping Capacity (capacity with the largest unit out of service)			150	GPM
Legal Description (e.g., Township, Range)	Section 3, Township 10 S, Range 86 W, Subdivision: DIVIDE Lot: 44		Service Area Flow to Lift Station (maximum month average flow)			0.0035	MGD
County	Pitkin						
Latitude	39.2056194444		Service Area Flow to Lift Station (peak hour flow)			0.018	MGD
Longitude	-106.972147222						
Funding Process	Will the State Revolving Fund (SRF) loan program be used to finance any portion of the project?	Yes	☐	No	☒	If yes, please list project number	
Project Schedule and Cost Estimate							
Estimated Bid Opening Date	Spring 2027						
Estimated Completion Date	Fall 2027						
Estimated Project Cost	$600,000						

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Project and System Information	
System Name	Snowmass Water & Sanitation District
Project Title	Divide Lift Station
County	Pitkin
Associated CDPS Permit No.	CO0023086

Treatment Entity Information	
1.	Name and address of the treatment plant providing treatment (Receiving treatment entity must fill out "Receiving Wastewater Entity Certification")
	Snowmass Water & Sanitation District 0177 Clubhouse Dr. Snowmass Village, CO 81615

Site Information	
2.	**Vicinity maps of site location which includes the following:** a) 5-mile radius map: all treatment plants, lift stations and domestic water supply intakes b) 1-mile radius map: habitable buildings (e.g., residences, schools, and commercial structures), location of public and private potable water wells, an approximate indication of the topography of the area, and neighboring land uses.
	Provided with report. See Appendix A
3.	**Site Location Zoning**
	a) Present zoning of the site location?
	'Mixed Use Planned Unit Development' Zone
	b) Zoning within a one (1) mile radius of the site location?
	Provided with report. See Appendix A
4.	**Flood Plain and Natural Hazards**
	a) Is the site located in a 100-year flood plain or other natural hazard area? If so, what precautions are being taken?
	The lift station structure is not within the 100-year floodplain.
	b) Has the flood plain been designated by the Colorado Water Conservation Board, Department of Natural Resources or other agency? If so, please list agency name and the designation.
	N/A
5.	**Legal Arrangements Demonstrating Control of the Site**
	Please provide the legal arrangements showing control of the site or right-of-way for the project life or showing the ability of the entity to acquire the site or right-of-way and use it for the project life.
	The Aspen Skiing Company owns the parcel that the Divide Lift Station will be located on. The Snowmass Water & Sanitation district will own and operate the Lift Station itself and will have easements for the sewer line and the lift station. Map provided with report for details.

Lift Station Information	
6.	Please describe the period during which service area build-out will occur.
	Construction of the employee housing and the lift station will occur simultaneously in 2027 from beginning of May to end of October.
7.	Please describe the flows/loadings expected in the first five years operation. Also provide the flow/loading projections showing projected flow and loading over the following 20 years.
	Current flows are 2.917 gpm average flow, 12.55 gpm peak flow. The buildout flows are projected to be the same since all units of the employee housing will be developed at the same time. No further buildout of the service area is expected.
8.	Will the proposed lift station replace an existing lift station?
	Yes ☐ No ☒
	If Yes, please describe the current flows and loadings that will be switched to the proposed lift station.

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9.	Describe emergency back-up system in case of lift station and/or power failure to minimize the possibility of sanitary sewer overflows and health hazards to the public and operations personnel.
	On-site emergency power capable of supplying power to all necessary pumps, alarms, and electrical systems.
Project Information	
10.	What entity is financially responsible for the construction of the treatment works?
	Snowmass Water & Sanitation District
11.	What entity has the financially responsibility for owning and long term operating expense of the proposed treatment works?
	Snowmass Water & Sanitation District
12.	What entity has the responsibility for managing and operating the proposed treatment works after construction?
	Snowmass Water & Sanitation District
Additional Factors	
13.	Please identify any additional factors that might help the Division make an informed decision on your site location application.
	See Site Application Engineering Report.

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303-692-6298

Applicant Certification and Review Agencies Recommendation
Section 22.9 - Lift Station

Project and System Information	
System Name	Snowmass Water & Sanitation District
Project Title	Divide Lift Station
County	Pitkin
Associated CDPS Permit No.	CO0023086

1. Applicant Certification

I certify that I am familiar with the requirements of *Regulation 22 - Site Location and Design Regulations for Domestic Wastewater Treatment Works*, and have posted the site location in accordance with the regulations. An engineering report, as described and required by the regulations, has been prepared and is enclosed.

Applicant Legal Representative

Position/Title	Typed Name	Signature	Date
District Manager	Kit Hamby		4/15/2026
Email: khamby@swsd.org		Phone: 970-923-2056	

The system legal representative is the legally responsible agent and decision-making authority (e.g. mayor, president of a board, public works director, owner). The Design Engineer is not the legal representative and cannot sign this form.

2. Recommendation of Review Agencies

As required in Sections 22.9(1)(c) and 22.9(1)(d), the application and the engineering report must be submitted to all appropriate local governments, local health authority, 208 designated planning and management agencies and other state or federal agencies for review and comment prior to submittal to the Division. By signing below, the review agency: 1) acknowledges receipt of the proposed site location application, 2) has reviewed the proposed application and may elect to provide comments, and 3) has provided a recommendation concerning the application to the Division. The recommendation should be based on the consistency of the proposed site location application with the local comprehensive plan(s) as they relate to water quality and the approved regional water quality management plan(s). *Please note: Review agencies are encouraged to provide project comments; however, if a review agency does not recommend approval then the agency must attach a letter describing the reason for their decision or comment on the next page.*

Signature of designated Management Agency (i.e., Water Quality Authority, Watershed Association, Watershed Authority)

Agency	Typed Name	Signature	Date	
Email		Phone	Recommend Approval?	Yes ☐ / No ☐

Signature of County, if the site is located in unincorporated areas of a county

County	Typed Name	Signature	Date	
Email		Phone	Recommend Approval?	Yes ☐ / No ☐

Signature of City or Town, if the site is located within a City/Town boundary or within three miles of the City/Town boundary (if multiple, attach additional sheets as needed)

City/Town	Typed Name	Signature	Date	
Town of Snowmass Village	Clint Kinney			
Email: ckinney@tosv.com		Phone: 970-923-3777	Recommend Approval?	Yes ☐ / No ☐

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Applicant Certification and Review Agencies Recommendation
Section 22.9 - Lift Station

Project and System Information	
System Name	Snowmass Water & Sanitation District
Project Title	Divide Lift Station
County	Pitkin
Associated CDPS Permit No.	CO0023086

1. Applicant Certification

I certify that I am familiar with the requirements of *Regulation 22 - Site Location and Design Regulations for Domestic Wastewater Treatment Works*, and have posted the site location in accordance with the regulations. An engineering report, as described and required by the regulations, has been prepared and is enclosed.

Applicant Legal Representative			
Position/Title District Manager	Typed Name Kit Hamby	Signature	Date 4/15/2026
Email khamby@swsd.org		Phone 970-923-2056	

The system legal representative is the legally responsible agent and decision-making authority (e.g. mayor, president of a board, public works director, owner). The Design Engineer is not the legal representative and cannot sign this form.

2. Recommendation of Review Agencies

As required in Sections 22.9(1)(c) and 22.9(1)(d), the application and the engineering report must be submitted to all appropriate local governments, local health authority, 208 designated planning and management agencies and other state or federal agencies for review and comment prior to submittal to the Division. By signing below, the review agency: 1) acknowledges receipt of the proposed site location application, 2) has reviewed the proposed application and may elect to provide comments, and 3) has provided a recommendation concerning the application to the Division. The recommendation should be based on the consistency of the proposed site location application with the local comprehensive plan(s) as they relate to water quality and the approved regional water quality management plan(s). *Please note: Review agencies are encouraged to provide project comments; however, if a review agency does not recommend approval then the agency must attach a letter describing the reason for their decision or comment on the next page.*

Signature of designated Management Agency (i.e., Water Quality Authority, Watershed Association, Watershed Authority)					
Agency	Typed Name	Signature		Date	
Email		Phone	Recommend Approval?	Yes	☐
				No	☐
Signature of County, if the site is located in unincorporated areas of a county					
County	Typed Name	Signature		Date	
Email		Phone	Recommend Approval?	Yes	☐
				No	☐
Signature of City or Town, if the site is located within a City/Town boundary or within three miles of the City/Town boundary (if multiple, attach additional sheets as needed)					
City/Town Town of Snowmass Village	Typed Name Clint Kinney	Signature		Date 4/22/26	
Email ckinney@tosv.com		Phone 970-923-3777	Recommend Approval?	Yes	☒
				No	☐

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Signature of Local Health Authority					
Agency: Pitkin County Public Health	Typed Name: Kurt Dahl	Signature: Kurt Dahl		Date: 5/5/26	
Email: Kurt.dahl@pitkincounty.com		Phone: 970-319-4515	Recommend Approval?	Yes: ☒	No: ☐
Signature of 208 Designated Planning Agency					
Agency	Typed Name	Signature		Date	
Email		Phone	Recommend Approval?	Yes: ☐	No: ☐
Signature of other State or Federal Agencies, if treatment works is located on or adjacent to a site that is owned or managed by a federal or state agency.					
Agency	Typed Name	Signature		Date	
Email		Phone	Recommend Approval?	Yes: ☐	No: ☐
Signature of other undesignated Basin Water Quality Authority, Watershed Association, Watershed Authority, etc.					
Agency	Typed Name	Signature		Date	
Email		Phone	Recommend Approval?	Yes: ☐	No: ☐

Review Agency Comments:

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CDPHE.WQEngReview@state.co.us
303-692-6298

Wastewater Receiving Entity Certification
Section 22.9 - Lift Station

Project and System Information			
System Name	Snowmass Water & Sanitation District		
Project Title	Divide Lift Station		
County	Pitkin		
Receiving Treatment Entity Information - Certification of Available Treatment Capacity			
Receiving Treatment Entity	Snowmass Water & Sanitation District	Receiving Treatment Plant	SWSD WWTF
CDPS Permit No.	CO0023086	Permit Capacity	2.46 MGD
Site Location Approval No. (attach copy of approval)	4137 [ES.16.SA.02726]	Site Location Approved Capacity	2.46 MGD

Proposed treatment works capacity impacts on receiving treatment plant (projected at buildout or 20-years)	
Proposed maximum month average hydraulic capacity:	0.0035 MGD
Proposed peak hour hydraulic capacity:	0.018 MGD
Proposed maximum month average organic loading capacity:	11.2 lbs BOD_5/day
Proposed treatment works will increase the receiving treatment plant's hydraulic loading to:	35 (% of total plant capacity)
Proposed treatment works will increase the receiving treatment plant's organic loading to:	22 (% of total plant capacity)

Treatment Certification - Section 22.9(1)(b)(v)(A)			
Yes, the treatment entity will provide treatment	☒	No, the treatment entity will not provide treatment	☐

Capacity Certification - Section 22.9(1)(b)(v)(B)	
I certify that the receiving treatment plant is not presently receiving wastes in excess of the design capacity as defined in the above listed site location approval and discharge permit and has the capacity to treat the projected discharge from the proposed treatment works (initial in box).	
OR	
I certify that the receiving treatment plant does not currently have the capacity to serve the proposed project flows but is under construction, or will be in a phased construction of new or expanded facilities, and will have the necessary capacity to treat the projected discharge from the proposed treatment works (initial in box).	
Estimated date capacity will be available	
Note: Projections of flow and loading to the treatment plant over the period during which build out of the service area will occur or twenty years, whichever is less, as well as current and future plant capacity information must be provided to demonstrate the plan for maintaining adequate capacity to treat. Any proposed treatment plant phased construction must be shown in the Water Quality Management Plan or by appropriate planning and engineering studies.	
Compliance Status Certification - Section 22.9(1)(b)(v)(C)	
I certify that the receiving treatment plant has not been in violation of any effluent limitations in its discharge permit for the last two years (initial in box).	
I certify that the receiving treatment plant is not operating under a Notice of Violation and/or Cease and Desist Order from the Division resulting from discharge permit violations (initial in box).	
Note: If there have been effluent violations or if the treatment plant is operating under a Notice of Violation and/or Cease and Desist Order from the Division, please provide additional description of the situation and the treatment entity's proposed corrective measures to achieve consistent compliance. The Division will evaluate information provided and determine if approval should be granted, granted with conditions, or denied.	

Signature of Treatment Entity Representative certifying that the information presented above is accurate and complete.

Position/Title	Typed Name	Signature	Date
District Manage	Kit Hamby		4/15/2026
Email: khamby@swsd.org		Phone: 970-923-2056	

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Appendix C
Pitkin County Assessor Property Report

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Pitkin County Assessor

Summary

Account	R012899
Parcel	273303401014
Property Address	1001 DIVIDE RD, SNOWMASS VILLAGE, CO 81615
Legal Description	Subdivision: DIVIDE Lot: 44
Property Type	COMM/MULTI
Acres	2.85
Land SqFt	0
Tax Area	004
Mill Levy	49.053
Subdivision	DIVIDE
Neighborhood	BRUSH CREEK RD M&B
Super Neighborhood	SMASS COMM



View Map

Owners

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN CO 81612

Land

Unit Type	SPEC. PURPOSE LAND
Land Size Acres	1.57
Land Size SqFt	0

Unit Type	MULTI-UNITS (4-8) LAND
Land Size Acres	1.28
Land Size SqFt	0

Buildings

Building #	1
Units	8
Building Type	SM VILL MULTI (DEP 06)
Property Class	MULTI-UNITS(4-8) IMPRVMNT
Architectural Style	2 STORY
Actual Year Built	2002
Effective Year Built	2002
Second Floor	7,309
Total Heated SqFt	7,309
Bedrooms	8
Baths	6
Heating Fuel	GAS
Heating Type	FORCED AIR
Roof Type	GABLE/HIP
Roof Cover	METAL
Construction Quality	AVERAGE
Exterior Wall	WD SID AVE
Interior Wall	DRYWALL
Floor	CARPET
Neighborhood	BRUSH CREEK RD M&B
Super Neighborhood	SMASS VILL SUBS

Building #	1
Units	6
Building Type	SPEC PURP BRUSH CRK RD
Property Class	SPEC. PURPOSE-IMPROVEMENT
Architectural Style	GOOD-BASE
Frame	STEEL
Actual Year Built	2002
Effective Year Built	2002
Total Heated SqFt	8,995
Special Purpose First Floor	8,995
Bedrooms	0
Baths	0
Heating Fuel	AVERAGE
Heating Type	AVERAGE

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Roof Type	AVERAGE
Roof Cover	AVERAGE
Construction Quality	GOOD-BASE
Exterior Wall	BASE
Interior Wall	AVERAGE
Floor	AVERAGE
Neighborhood	BRUSH CREEK RD M&B
Super Neighborhood	SMASS COMM

Actual Values

Asssessed Year	2025	2024	2023	2022
Land Actual Value	$1,924,000.00	$1,906,600.00	$1,906,600.00	$1,827,700.00
Improvement Actual Value	$1,684,100.00	$1,948,300.00	$1,948,300.00	$1,922,300.00
Total Actual Value	**$3,608,100.00**	**$3,854,900.00**	**$3,854,900.00**	**$3,750,000.00**

Assessed Values

Assessed Year	2025	2024	2023	2022
Non School Assessed Value	$672,570.00	$0.00	$0.00	$0.00
School Assessed Value	$684,200.00	$0.00	$0.00	$0.00
Pre 2025 Assessed Value	$0.00	$711,810.00	$711,810.00	$862,930.00

*House Bill 24B-1001 established a separate assessment rate for school district residential properties, effective for the 2025 tax year and beyond. Click here for Assessor FAQs

Sales

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
8/31/1989	SPECIAL WARRANTY DEED	314694	600-882	$500,000

Photos



Map View



No data available for the following modules: Extra Features.

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| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/5/2026, 4:45:28 AM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

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Appendix D

Snowmass Water & Sanitation District Emergency Operation Plan

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Snowmass Water & Sanitation District – Divide Lift Station Emergency Operation Plan

February 2026

Snowmass Water & Sanitation District has standard operating procedures to respond to all sanitary sewer system emergencies. The primary objective of the procedures is to protect public health and the environment. Procedures additionally serve to protect Collections Operations personnel, collection system infrastructure, and private and public property in a timely manner.

Alarms

District staff will receive alarms via SCADA when abnormal conditions occur with respect to wet well levels or pump run statuses. Alarms are activated upon high or low water levels, pump failure, failure to prime, power failure (with backup batteries), pump faults, and loss of communication failure. A backup alarm system utilizing an auto-dialer on a backup power system will notify operations personnel of issues in the event the SCADA alarm fails. Remote alarm notifications allows for 24/7 monitoring of the system.

Power Failures

In the event of power failure, the lift station will have a gas-powered backup engine sized to firm capacity located inside the lift station building with an automatic transfer switch to allow for an automated switch to backup power.

Vactor Truck Response

If alarm indicates a potential high wetwell level, standard procedures include dispatch of a Vactor Truck capable of vacuum removal of excess sanitary sewer within the wetwell, surrounding manholes and ground surfaces if necessary to relieve immediate concerns of an SSO. SWSD maintains one Vactor truck to be on duty if needed. Response times to dispatch a Vactor Truck to the site are noted to be 45-minutes during off-duty hours. Mechanical, power, or pipe failures can then be remedied upon relief of an SSO.

Bypass Pumping

When bypass pumping is required, wastewater will be diverted from the collection system using the nearest upstream manhole. For short duration maintenance or emergency conditions, a District owned Vactor truck may be deployed to pump directly from the upstream manhole and convey flows to an approved downstream connection. The anticipated emergency response time to arrive on site with a Vactor truck is up to 45 minutes.

For longer duration repairs or planned construction activities, a trailer mounted bypass pump will be deployed to pump wastewater from the upstream manhole and discharge to the force main cleanout located immediately downstream of the lift station. This approach allows the lift station wet well to be taken out of service as needed without interrupting sanitary sewer service. Upon completion of bypass pumping activities, all temporary equipment will be disconnected and the site restored.

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Appendix E
Site Posting

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EXHIBIT 15

FINAL DRAINAGE REPORT

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FINAL DRAINAGE NARRATIVE
FOR
SHOP DIVIDE ROAD HOUSING

NEAR
1001 DIVIDE ROAD

SNOWMASS VILLAGE, CO

JVA, Inc.

817 Colorado Ave, Suite 301
Glenwood Springs, CO 81601
phone: 970-404-3100

JVA Project No.
240949.CIV

July 31, 2026

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HISTORIC RUNOFF VOLUMES

Table 1 below shows the imperviousness and runoff volumes of the existing site conditions within the existing 6.25-acre drainage basin area surrounding the proposed improvements. Drainage characteristics were observed in the area surrounding the proposed development including the neighboring properties to delineate this single 6.25-acre drainage basin, the majority of which ultimately outfalls to the existing detention facility northeast of the VMF facility. Slopes across the site range from 2.0% to 15.0% and generally flow southwest along the existing Divide Way alignment, and then northeast across the VMF property to the detention pond.

Basin H-1 includes most of the study area. The south and west portions of this basin include all the asphalt paving roadway of Divide Way north of the Divide Road intersection, the eastern half of the existing gravel parking west of the VMF parking, the entire asphalt parking area south of the VMF facility, the gravel path northeast of the VMF garages, and the southern portions of the roofline for the VMF garages, apartments, and stair wells. All runoff from this side of the basin sheet flows to a low point at the southeast corner the existing VMF parking lot and gets piped to the existing detention pond to the northeast of the VMF facility.

The north and east portions of this basin include the gravel roadway and parking areas in the adjacent Lot 51, the existing one- and two-story buildings to the northeast, as well as the gravel pedestrian walkways and roadway leading to these buildings. All runoff from this side of the basin sheet flows to a low point near a wall northeast of the existing detention pond and gets conveyed into the pond via a 6" PVC pipe.

Basin OH-1 includes the northwestern portion of the study area. This area includes the western half of the existing gravel parking west of the VMF, a small slice of the final stretch of asphalt pavement of Divide Way before it transitions to gravel roadway to the northwest, and sections of landscaping up the slope to the west to the adjacent property line to Lot 47. All runoff within this basin sheet flows offsite – and does not get conveyed to the existing detention pond – either to the northwest along the gravel roadway section of Divide Way or to the north and east, bypassing the VMF fuel island and down the slope of the mountain to the north of the property.

Table 1

Basin	Basin Area (acres)	Imperviousness (%)	5-yr Runoff (cfs)	25-yr Runoff (cfs)	100-yr Runoff (cfs)
H-1	5.87	44.1	4.06	9.19	13.01
OH-1	0.38	41.0	0.28	0.66	0.93
TOTALS	**6.25**	**43.9**	**4.34**	**9.86**	**13.94**

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Proposed Drainage Design – Underground Detention

Basin A1 is the entirely landscaped area southwest of the new employee housing building. It is a small basin, only 0.03 acres and fully landscaped. The only developed part of this basin is the north/south running retaining wall that divides the east side of the basin from the west side of the basin. At the northern-most border of the basin between the new building and the retaining wall a high point can be found, with a swale running due south from this high point to a 12" area drain, the main inlet point for basin A1. All runoff starting from the west end of the basin will flow downhill over the retaining wall and into the 12" area drain.

Basin A2 is 0.23 acres directly to the south of the shop employee housing building with an existing graded surface on the furthest south half of the basin, which ties into a finished graded surface. The finished grade surface has 2 retaining walls running through it, and the northern-most third of the basin is the large concrete entrance walkway into the building. There is also a swale in this basin running between the concrete building entrance and the northernmost retaining wall. This swale runs south before making a turn and running due east for the majority of its length to the 12" area drain. Also runoff beginning on the south side of the basin will flow north down the existing graded surface into the finished graded surface and cascade over the 2 retaining walls and into the swale, leading it ultimately to the 12" area drain.

Basin A3 is the south half of the new shop employee housing building rooftop. All runoff falling onto the rooftop will be collection be roof drains and piped to the double combination inlet on the west side of Divide Way.

Basin A4 contains nearly the entire southern half of the proposed crowned asphalt roadway improvements along Divide Way. Starting at the Divide Road intersection and running all the way to the double valley inlet, basin A4 also includes a small section of existing grade surface just south of the double valley inlet. Runoff from this basin either sheet flows from the roadway centerline to the proposed curb flow line along the southern edge of Divide Way and into a proposed double valley inlet at the east end of the parking area or sheet flows north down the hill into the double valley inlet.

Basin A5 is located on the far south end of the site, due south of where Divide Way begins to turn northward. It is a 0.18-acre basin that is fully landscaped with the majority being existing grade and the northernmost sliver of the basin being finished grade surface to help direct runoff flows towards the 30" area drain located on the far north end of the basin. The area drain has two swales feeding it, one from the east and the other from the west. The majority of runoff in this basin will fall south of the inlet, flow north down the existing graded hill to the new swale and flow either east or west along one of the swales until feeding into the main 30" area drain inlet.

Basin A6 is a 0.12-acre basin containing the south half of the crowned Divide Way just east of the road's northward turn. It also contains 2 concrete ADA parking stalls on the west end of the basin and 1 concrete parking stall located at the southeast corner of the basin. The south half of the basin, south of Divide way is landscaped area sloping westward directed runoff flows toward the double combination inlet located at the curb/gutter just south of the single concrete parking stall.

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Basin A7 contains the northern half of the building roof area. Runoff from this basin will get collected through roof drains and get piped into the proposed double combination inlet on the western-most curb/gutter of Divide Way.

Basin A8 is located due east of the new shop employee housing building. It is a small 0.06-acre basin with a retaining wall and concrete sidewalk both running north/south through the basin with the rest of the basin being landscaped. The west border of the basin is the shop employee housing building, and the east border of the basin is Divide Way, with a small portion of the basin extending into the asphalt street itself. All runoff flows from this basin will flow into the double combination inlet on the far western most curb/gutter of Divide Way.

Basin A9 contains the western two-thirds of superelevated asphalt roadway, the western two-thirds of the existing VMF parking lot, the southern half of the VMF fuel island, the existing southern half of the VMF garage roof, a portion of the gravel roadway section of Divide Way and the landscaping between the western half of the proposed VMF lot retaining wall and the northern edge of Divide Way. Runoff in the east section of this basin generally sheet flows to the west along Divide Way and then to the north and east into the VMF parking area and gets collected in a proposed double combination inlet at the toe of the proposed VMF retaining wall. Runoff in the north and west section of this basin flow downhill towards the VMF retaining wall then run east along the downhill sloping toe of the retaining wall until meeting the same double combination inlet point.

Runoff collected by these inlet structures in Basins A1-A9 will be detained in the proposed underground detention facility and will be controlled released through an 18" RCP that will outfall to an existing swale along the south side of the service road into the adjacent Lot 51 and gets conveyed to the existing detention pond.

This proposed ADS SC-310 StormTech Chamber System is to be used for the underground detention facility has been designed to detain the anticipated runoff for a 25-year storm event for the entire development area (Basins A1-A9). The minimum required detention volume for a 25-year storm event in these Basins is **4,490** cubic feet. The designed ADS detention facility can accommodate a maximum volume of **4,513** cubic feet. Flows released from this detention system will be released over a period of 40 hours through 18" RCP and connect to existing storm infrastructure that flows to the existing detention pond northeast of the VMF facility. Additional ADS product information and calculations for the underground detention design are provided in Appendix C.

Basin A10 is a 0.37 acre basin with existing graded landscaped surface on its south end, Divide Way and the existing asphalt paving in the middle of the basin and the existing VMF two story apartments building occupying the northernmost sliver of the basin. This basin contains almost the entire underground detention facility and all runoff flows to a 30" area drain located on the east end of the basin. Runoff flows from the north will flow south down the existing asphalt and Divide Way to the inlet and runoff flows from the south will flow north down the existing graded landscaped surface to the same inlet.

Basin EX-POND contains the remainder of the site area that will remain unaffected by the project's improvements reaching all the way until the easternmost end of the underground detention facility.

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All runoff from this large area will maintain historic drainage patterns and imperviousness, runoff will still be directed to and detained in the existing pond east of the VMF.

The existing detention pond will receive the flows from A10 and EX-POND basin, the same as current site drainage patterns. With the controlled release of flows from Basins A1-A9 through the underground detention facility over 40 hours, the storm flows received by the pond should remain unchanged from current conditions.

Basin OS-1 contains a small portion of the concrete walkway to the building's northern ingress, the northernmost portion of proposed gravel roadway improvements in Divide Way, and the landscaping area along most of the western face of the building west to the property line to Lot 47. Runoff from this basin will be collected in a swale along the toe of the proposed retaining wall west of the building and will drain through the proposed boulder walls north of the building and will flow down the swale along the south side of Divide Way offsite, maintaining current drainage patterns.

ANTICIPATED RUNOFF VOLUMES

Table 2 below shows the anticipated imperviousness and routed runoff volumes of all the drainage basins described above.

Runoff from Basins A1-A9 are routed directly to the proposed underground detention facility to be treated and released over 40 hours into the existing detention pond downstream.

Runoff from Basins A10 and EX-POND have not changed from historic drainage characteristics and are still routed to the existing detention pond east of the VMF property. Once the runoff from the underground detention facility is treated and released, it too will ultimately outfall to the existing detention pond. The total route runoff flows to the detention facility and the existing detention pond are tabulated below.

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Table 2

BASIN	BASIN AREA (ACRES)	IMPERVIOUSNESS	5-YR RUNOFF (CFS)	25-YR RUNOFF (CFS)	100-YR RUNOFF (CFS)
A1	0.03	20.0%	0.02	0.03	0.09
A2	0.23	30.8%	0.13	0.25	0.53
Routed Flows (A1-A2)			0.14	0.28	0.61
A3	0.07	95.0%	0.13	0.20	0.26
A4	0.45	48.3%	0.41	0.70	1.23
A5	0.18	20.0%	0.09	0.18	0.47
Routed Flows (A4-A5)			0.48	0.86	1.63
A6	0.12	56.9%	0.14	0.23	0.38
Routed Flows Downstream of A6			0.82	1.46	2.69
A7	0.06	95.0%	0.12	0.19	0.25
A8	0.06	38.8%	0.05	0.09	0.18
Routed Flows Downstream of A8			0.95	1.67	3.01
A9	0.79	71.8%	0.96	1.56	2.30
TOTAL ROUTED TO UG			**1.90**	**3.14**	**5.19**
A10	0.37	79.4%	0.60	0.96	1.35
EX-POND	3.70	41.0%	2.43	4.34	8.17
TOTAL ROUTED TO EXIST POND			**4.63**	**8.01**	**14.02**
OS-1	0.17	30.5%	0.11	0.21	0.45

CONCLUSIONS

The drainage infrastructure and facilities for the SHOP Divide Road Housing project have been designed to maintain historic drainage patterns, detain and control released flows resulting from the increased imperviousness associated with the improvements in the proposed underground detention facility. It is not anticipated that any of the proposed improvements will negatively impact any downstream facilities.

The referenced drainage maps, Figures 1 & 2, depict the drainage design points, historic and developed runoff basins and the layout of the proposed storm drainage infrastructure and are provided in Appendix C. All supporting calculations are provided in Appendix B.

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APPENDIX A – MAPPING & PRECIPITATION DATA

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NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the **North American Vertical Datum of 1988 (NAVD88)**. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-2, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at http://www.ngs.noaa.gov/.

Base Map information shown on this FIRM was provided in digital format by Pitkin County GIS. These data are current as of 2010.

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables *in the Flood Insurance Study Report (which contains authoritative hydraulic data)* may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact **FEMA Map Service Center** (MSC) via the FEMA Map Information eXchange (FMIX) 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, *a Flood Insurance Study Report*, and/or digital versions of this map. The MSC may also be reached by Fax at 1-800-358-9620 and its website at https://www.msc.fema.gov/.

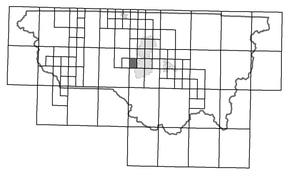
If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at https://www.fema.gov/business/nfip.

Pitkin County Vertical Datum Offset Table

Flooding Source	Vertical Datum Offset (ft)
Lower Snowmass	4.9
Upper Snowmass	5.3
Lower Crystal Creek	5.0
Upper Crystal Creek	5.3
Roaring Fork in Aspen	5.1
Maroon Creek	5.2
South Side Split Flow	4.8
Roaring Fork in Basalt	4.9
Brush Creek	5.1
Hunter Creek	5.3

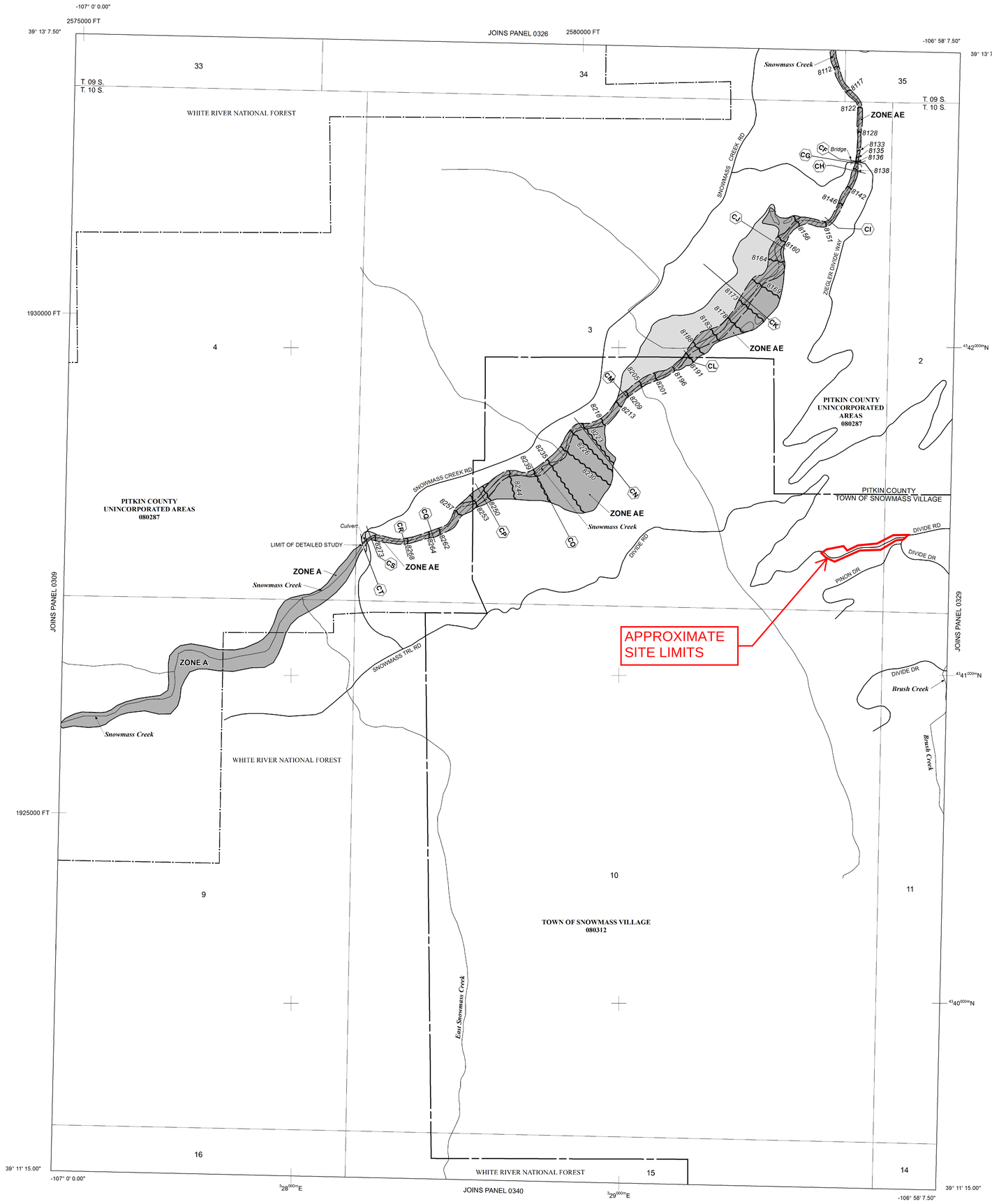
Example: To convert Chicken Creek elevations to NAVD 88, 4.02 feet were added to the NGVD 29 elevations.

Panel Location Map



This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperating Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA).

Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 10 SOUTH, RANGE 86 WEST, AND TOWNSHIP 09 SOUTH, RANGE 86 WEST.

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
Floodway boundary
Zone D Boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

A — A — Cross section line
23 — 23 — Transect line
97° 07' 30.00" / 32° 22' 30.00" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4275 000mN — 1000-meter Universal Transverse Mercator grid ticks, zone 13
6000000 FT — 5000-foot grid ticks: Colorado State Plane coordinate system, central zone (FIPSZONE 0502), Lambert Conformal Conic Projection
DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
EFFECTIVE DATE
June 4, 1987

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL:
September 30, 1988
October 19, 2004

August 15, 2019: to change Special Flood Hazard Areas, to change floodway, to reflect updated topographic information, to change Base Flood Elevations, and to incorporate previously issued Letters of Map Revision

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NFIP

PANEL 0328E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

PITKIN COUNTY, COLORADO AND INCORPORATED AREAS

PANEL 0328 OF 0725

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
PITKIN COUNTY (UNINCORPORATED AREAS)	080287	0328	E
SNOWMASS VILLAGE, TOWN OF	080312	0328	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
08097C0328E

MAP REVISED
AUGUST 15, 2019

Federal Emergency Management Agency

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09/25/2023

National Flood Hazard Layer FIRMette

FEMA

106°58'41"W 39°12'32"N



106°58'3"W 39°12'4"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/16/2025 at 4:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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Soil Map—Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties
(SHOP Divide Road Housing Project)



Map Scale: 1:1,110 if printed on B landscape (17" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

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08/15/2025

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties
Survey Area Data: Version 15, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 25, 2021—Sep 5, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Ansel-Anvik association, 25 to 45 percent slopes	2.1	30.3%
67	Jerry-Millerlake loams, 25 to 45 percent slopes	4.7	69.7%
Totals for Area of Interest		**6.8**	**100.0%**

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Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties

9—Ansel-Anvik association, 25 to 45 percent slopes

Map Unit Setting

National map unit symbol: jq7n
Elevation: 7,500 to 9,500 feet
Mean annual precipitation: 18 to 22 inches
Mean annual air temperature: 38 to 40 degrees F
Frost-free period: 70 to 80 days
Farmland classification: Not prime farmland

Map Unit Composition

Ansel and similar soils: 70 percent
Anvik and similar soils: 20 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ansel

Setting

Landform: Hills, fans
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Lower third of mountainflank
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

H1 - 0 to 23 inches: loam
H2 - 23 to 48 inches: stony clay loam
H3 - 48 to 60 inches: clay loam

Properties and qualities

Slope: 25 to 45 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 9.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: C
Ecological site: F048AY918CO - Spruce-Fir Woodland

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Other vegetative classification: Spruce-Fir (null_21)
Hydric soil rating: No

Description of Anvik

Setting

Landform: Fans, mountain slopes
Landform position (three-dimensional): Lower third of mountainflank
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or mixed colluvium

Typical profile

H1 - 0 to 12 inches: loam
H2 - 12 to 18 inches: sandy loam
H3 - 18 to 42 inches: cobbly clay loam
H4 - 42 to 60 inches: cobbly clay loam

Properties and qualities

Slope: 25 to 45 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: F048AY918CO - Spruce-Fir Woodland
Other vegetative classification: Spruce-Fir (null_21)
Hydric soil rating: No

~30% site is Group B

Minor Components

Other soils

Percent of map unit: 10 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties
Survey Area Data: Version 15, Aug 29, 2024

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Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties

67—Jerry-Millerlake loams, 25 to 45 percent slopes

Map Unit Setting

National map unit symbol: jq6v
Elevation: 7,500 to 9,500 feet
Mean annual precipitation: 18 to 20 inches
Mean annual air temperature: 37 to 40 degrees F
Frost-free period: 75 to 85 days
Farmland classification: Not prime farmland

Map Unit Composition

Jerry and similar soils: 50 percent
Millerlake and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Jerry

Setting

Landform: Alluvial fans
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sandstone and shale

Typical profile

H1 - 0 to 11 inches: loam
H2 - 11 to 34 inches: channery clay loam
H3 - 34 to 60 inches: very channery clay loam

Properties and qualities

Slope: 25 to 45 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

~70% site is Group C; Rational Calculations run with Soil Groups C/D to remain conservative

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: C
Ecological site: R048AY238CO - Brushy Loam

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Other vegetative classification: BRUSHY LOAM (null_4)
Hydric soil rating: No

Description of Millerlake

Setting

Landform: Valley sides, alluvial fans
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 19 inches: loam
H2 - 19 to 44 inches: clay loam
H3 - 44 to 60 inches: very cobbly loam

Properties and qualities

Slope: 25 to 45 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: C
Ecological site: R048AY237CO - Stony Loam
Other vegetative classification: Stony Loam (null_82)
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 10 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties
Survey Area Data: Version 15, Aug 29, 2024

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NOAA Atlas 14, Volume 8, Version 2
Location name: Snowmass, Colorado, USA*
Latitude: 39.2042°, Longitude: -106.981°
Elevation: 8471 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.128 (0.104-0.159)	0.180 (0.147-0.224)	0.263 (0.214-0.329)	0.329 (0.266-0.415)	0.418 (0.320-0.546)	0.483 (0.360-0.645)	0.546 (0.391-0.755)	0.607 (0.413-0.871)	0.685 (0.445-1.02)	0.741 (0.469-1.14)
10-min	0.187 (0.153-0.233)	0.263 (0.215-0.329)	0.385 (0.313-0.482)	0.482 (0.389-0.608)	0.611 (0.468-0.800)	0.707 (0.528-0.945)	0.799 (0.572-1.10)	0.889 (0.605-1.28)	1.00 (0.652-1.50)	1.08 (0.687-1.66)
15-min	0.228 (0.186-0.284)	0.321 (0.262-0.401)	0.469 (0.381-0.588)	0.588 (0.475-0.742)	0.746 (0.571-0.975)	0.862 (0.644-1.15)	0.975 (0.698-1.35)	1.08 (0.738-1.56)	1.22 (0.795-1.82)	1.32 (0.837-2.03)
30-min	0.297 (0.243-0.371)	0.414 (0.338-0.517)	0.596 (0.485-0.748)	0.741 (0.598-0.934)	0.929 (0.710-1.21)	1.06 (0.794-1.42)	1.19 (0.854-1.64)	1.32 (0.895-1.88)	1.47 (0.952-2.18)	1.57 (0.995-2.41)
60-min	0.389 (0.318-0.485)	0.510 (0.416-0.637)	0.700 (0.569-0.877)	0.851 (0.687-1.07)	1.05 (0.801-1.36)	1.19 (0.888-1.59)	1.32 (0.949-1.83)	1.46 (0.989-2.08)	1.61 (1.05-2.40)	1.73 (1.09-2.64)
2-hr	0.480 (0.396-0.594)	0.606 (0.499-0.750)	0.804 (0.658-0.999)	0.961 (0.781-1.20)	1.16 (0.901-1.50)	1.32 (0.991-1.74)	1.46 (1.05-1.99)	1.59 (1.09-2.26)	1.76 (1.16-2.59)	1.88 (1.20-2.84)
3-hr	0.566 (0.468-0.696)	0.680 (0.562-0.838)	0.863 (0.710-1.07)	1.01 (0.825-1.26)	1.20 (0.938-1.55)	1.35 (1.02-1.77)	1.49 (1.08-2.02)	1.62 (1.12-2.29)	1.79 (1.19-2.62)	1.92 (1.23-2.88)
6-hr	0.759 (0.633-0.926)	0.853 (0.710-1.04)	1.01 (0.838-1.24)	1.15 (0.946-1.42)	1.34 (1.07-1.73)	1.50 (1.16-1.97)	1.67 (1.23-2.26)	1.84 (1.30-2.59)	2.08 (1.40-3.03)	2.27 (1.47-3.36)
12-hr	0.995 (0.836-1.20)	1.10 (0.920-1.33)	1.28 (1.07-1.55)	1.45 (1.20-1.77)	1.71 (1.38-2.20)	1.94 (1.51-2.53)	2.18 (1.63-2.94)	2.44 (1.74-3.41)	2.82 (1.92-4.08)	3.13 (2.05-4.58)
24-hr	1.25 (1.06-1.50)	1.40 (1.18-1.68)	1.66 (1.40-2.00)	1.91 (1.60-2.31)	2.29 (1.86-2.92)	2.61 (2.06-3.38)	2.95 (2.23-3.95)	3.33 (2.40-4.61)	3.87 (2.66-5.53)	4.31 (2.86-6.24)
2-day	1.54 (1.32-1.83)	1.76 (1.50-2.10)	2.15 (1.83-2.56)	2.50 (2.11-2.99)	3.00 (2.45-3.78)	3.42 (2.72-4.38)	3.87 (2.95-5.10)	4.34 (3.15-5.92)	5.01 (3.48-7.06)	5.54 (3.72-7.92)
3-day	1.77 (1.52-2.10)	2.03 (1.74-2.40)	2.47 (2.11-2.93)	2.86 (2.43-3.42)	3.43 (2.82-4.29)	3.90 (3.11-4.95)	4.39 (3.36-5.74)	4.91 (3.58-6.64)	5.63 (3.93-7.87)	6.21 (4.19-8.80)
4-day	1.97 (1.70-2.32)	2.25 (1.93-2.65)	2.72 (2.33-3.22)	3.14 (2.67-3.73)	3.74 (3.08-4.65)	4.24 (3.39-5.35)	4.75 (3.65-6.18)	5.29 (3.88-7.11)	6.05 (4.24-8.40)	6.65 (4.51-9.37)
7-day	2.46 (2.13-2.87)	2.77 (2.40-3.23)	3.30 (2.84-3.87)	3.76 (3.22-4.43)	4.42 (3.65-5.42)	4.95 (3.98-6.18)	5.50 (4.25-7.07)	6.08 (4.48-8.07)	6.87 (4.85-9.43)	7.50 (5.13-10.5)
10-day	2.87 (2.50-3.34)	3.21 (2.79-3.74)	3.79 (3.28-4.42)	4.28 (3.68-5.02)	4.98 (4.14-6.08)	5.54 (4.48-6.88)	6.12 (4.76-7.82)	6.73 (4.99-8.87)	7.56 (5.36-10.3)	8.20 (5.64-11.4)
20-day	4.06 (3.57-4.68)	4.50 (3.94-5.19)	5.22 (4.56-6.04)	5.83 (5.06-6.78)	6.68 (5.59-8.04)	7.35 (6.00-9.00)	8.03 (6.30-10.1)	8.73 (6.54-11.3)	9.67 (6.93-13.0)	10.4 (7.24-14.2)
30-day	5.06 (4.46-5.79)	5.60 (4.94-6.42)	6.49 (5.69-7.46)	7.22 (6.30-8.35)	8.23 (6.91-9.81)	9.00 (7.37-10.9)	9.77 (7.70-12.2)	10.6 (7.94-13.6)	11.6 (8.35-15.4)	12.4 (8.66-16.8)
45-day	6.32 (5.60-7.20)	7.04 (6.23-8.02)	8.17 (7.21-9.34)	9.09 (7.97-10.4)	10.3 (8.69-12.2)	11.2 (9.24-13.5)	12.1 (9.60-15.0)	13.0 (9.83-16.6)	14.1 (10.2-18.6)	15.0 (10.5-20.1)
60-day	7.40 (6.58-8.40)	8.28 (7.36-9.40)	9.66 (8.55-11.0)	10.8 (9.46-12.3)	12.2 (10.3-14.3)	13.2 (10.9-15.8)	14.2 (11.3-17.5)	15.2 (11.5-19.2)	16.4 (11.9-21.4)	17.2 (12.2-23.0)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

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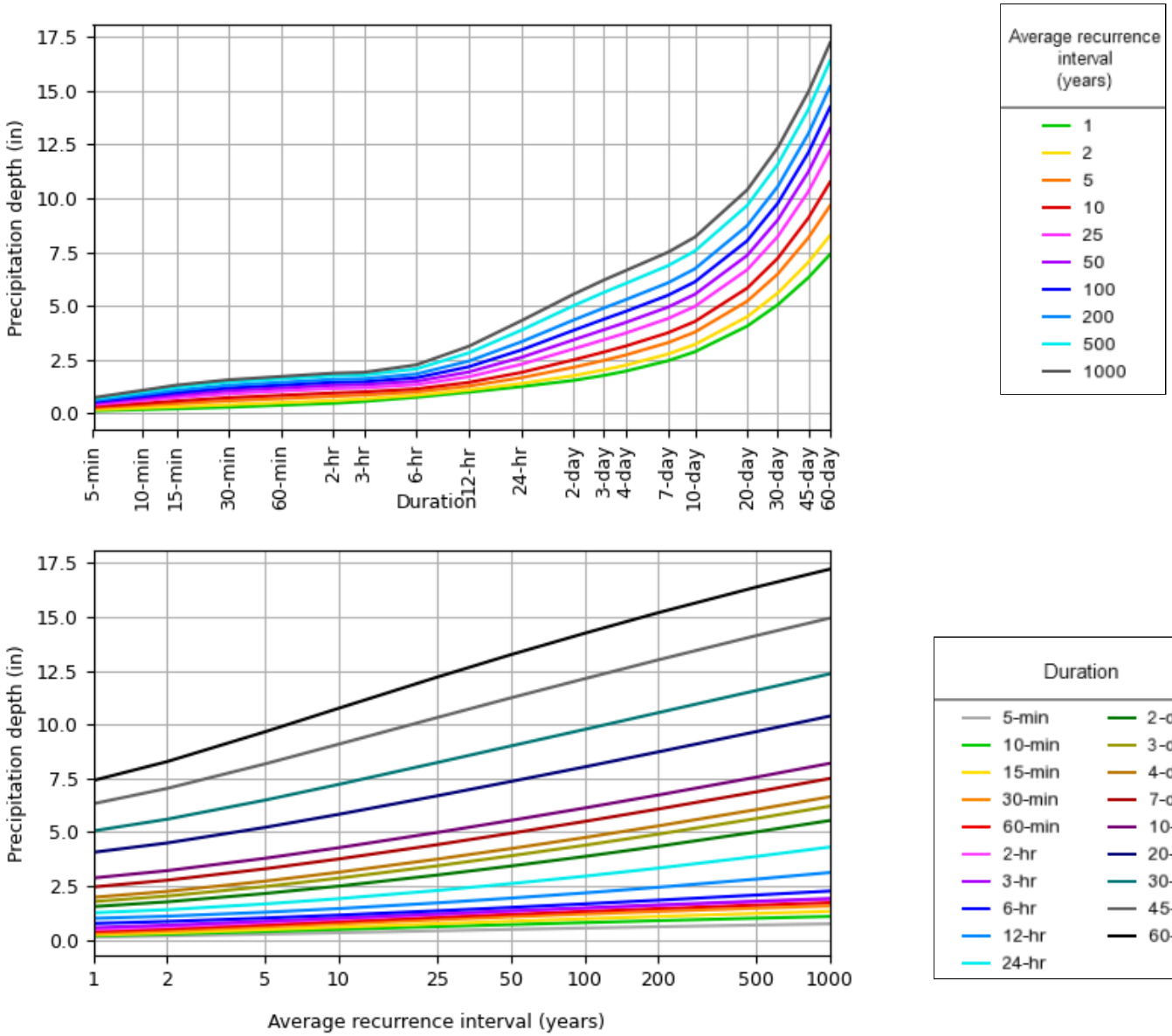
PDS-based depth-duration-frequency (DDF) curves
Latitude: 39.2042°, Longitude: -106.9810°



NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Thu Jan 22 17:09:59 2026

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Maps & aerials

Small scale terrain

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APPENDIX B - CALCULATIONS

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JVA Incorporated
817 Colorado Ave, S 301
Glenwood Springs, CO 81601
Ph: (970) 404 3100

Municipality: MHFD

Job Name: SHOP Divide Road Housing
Job Number: 240949.CIV
Date: 1/28/26
By: AJC/RMM

SHOP Divide Road Housing

Historic Runoff Coefficient & Time of Concentration Calculations

Municipality: MHFD
Impervious Values: MHFD
Runoff Coefficients: MHFD Formulae
Major Design Storm: 100
Minor Design Storm: 5

Basin Design Data

		I (%) =	95%	95%	80%	40%	20%			I (%)	Runoff Coefficients (MHFD Forumulae Table 6-5)				Initial Overland Time (t_i) MHFD Eq 6-3			Channelized Travel Time (t_t) MHFD Eq 6-4						t_c Comp	Regional Check ($t_{regional}$) MHFD Eq 6-5			t_c Final
Basin Name	Soil Type	Design Point	Area (sf) Streets Paved	Area (sf) Roof	Area (sf) Gravel (Road/Parking)	Area (sf) Gravel (Pedestrian)	Area (sf) Landscaping	A_{Total} (sf)	A_{Total} (ac)	Imp (%)	C2	C5	C10	C100	Length (ft)	Slope (%)	t_i (min)	Length (ft)	Slope (%)	Type of Land Surface	K	Velocity (fps)	t_t (min)	Time of Conc $t_i + t_t = t_c$	Channelized Length (ft)	Channelized Slope (ft/ft)	$t_{regional}$	t_c or $t_{regional}$
H-1	C/D	H1	38,390	12,440	36,918	6,070	161,684	255,502	5.87	44.1%	0.33	0.39	0.46	0.66	321	11.2%	10.4	503	8.7%	Paved areas & shallow paved swales	20	5.9	1.4	11.8	503	0.087	20.4	11.8
OH-1	C/D	H2	424		5,322		10,939	16,685	0.38	41.0%	0.31	0.37	0.43	0.65	230	11.7%	8.9			Paved areas & shallow paved swales	20	0.0	0.0	8.9	0	0.000	N/A	8.9
								0	0.00											Paved areas & shallow paved swales	20	0.0	0.0		0	0.000	N/A	
								0	0.00											Paved areas & shallow paved swales	20	0.0	0.0		0	0.000	N/A	
								0	0.00											Paved areas & shallow paved swales	20	0.0	0.0		0	0.000	N/A	
	TOTAL SITE		38,814	12,440	42,240	6,070	172,623	272,187	6.25	**43.9%**	0.33	0.39	0.45	0.66														

I = (28.5 P1) / ((10 + TC) 0.786)

			Runoff Coeff's				Rainfall Intensities (in/hr)				Area		Flow Rates (cfs)			
Basin Name	Design Point	Time of Conc (tc)	C2	C5	C10	C100	2	5	10	100	A_{Total} (sf)	A_{Total} (ac)	Q2	Q5	Q10	Q100
H-1	H1	11.8	0.33	0.39	0.46	0.66	1.28	1.76	2.14	3.34	255,502	5.87	2.50	4.06	5.71	13.01
OH-1	H2	8.9	0.31	0.37	0.43	0.65	1.43	1.96	2.38	3.73	16,685	0.38	0.17	0.28	0.40	0.93
											0	0.00				
											0	0.00				
											0	0.00				
										TOTAL SITE	272,187	6.25	2.66	4.34	6.10	**13.94**

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Ph: (970) 404 3100

Job Name: SHOP Divide Road Housing
Job Number: 240949.CIV
Date: 7/30/26
By: AJC/RMM

SHOP Divide Road Housing

Composite Runoff Coefficient Calculations

Municipality: MHFD
Impervious Values: MHFD
Runoff Coefficients: MHFD Formulae

Basin Design Data

		I (%) =	95%	95%	95%	80%	20%			I (%)	Runoff Coefficients (MHFD Forumulae Table 6-5)			
Basin Name	Soil Type	Design Point	Area (sf) Streets Paved	Area (sf) Concrete Drives/Walks	Area (sf) Roof	Area (sf) Gravel (Road/Parking)	Area (sf) Landscaping	A_{Total} (sf)	A_{Total} (ac)	Imp (%)	C2	C5	C10	C100
A1	C/D	1					1,501	1,501	0.03	20.0%	0.14	0.20	0.28	0.57
A2	C/D	2		1,452			8,596	10,048	0.23	30.8%	0.22	0.29	0.36	0.61
A3	C/D	3			2,875		0	2,875	0.07	95.0%	0.79	0.81	0.83	0.87
A4	C/D	4	7,361				12,152	19,513	0.45	48.3%	0.37	0.43	0.49	0.68
A5	C/D	5					8,020	8,020	0.18	20.0%	0.14	0.20	0.28	0.57
A6	C/D	6	1,795	850			2,732	5,377	0.12	56.9%	0.44	0.50	0.55	0.72
A7	C/D	7			2,769		0	2,769	0.06	95.0%	0.79	0.81	0.83	0.87
A8	C/D	8		693			2,077	2,770	0.06	38.8%	0.29	0.35	0.42	0.64
A9	C/D	9	19,303	980	2,760	1,077	10,465	34,585	0.79	71.8%	0.58	0.62	0.66	0.78
A10	C/D	10	9,131		3,762		3,378	16,272	0.37	79.4%	0.64	0.68	0.72	0.81
EX-POND	C/D	11	6,654		7,850	38,350	108,506	161,360	3.70	41.0%	0.31	0.37	0.43	0.65
OS-1	C/D	12		292		899	6,054	7,245	0.17	30.5%	0.22	0.28	0.36	0.61
	TOTAL SITE		44,244	4,267	20,016	40,326	163,481	272,334	6.25	**47.8%**	0.37	0.42	0.48	0.68

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817 Colorado Ave, S 301
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Ph: (970) 404 3100

Job Name: SHOP Divide Road Housing
Job Number: 240949.CIV
Date: 7/30/26
By: AJC/RMM

Municipality: MHFD

SHOP Divide Road Housing

Time of Concentration Calculations

Municipality: MHFD
Impervious Values: MHFD
Runoff Coefficients: MHFD Formulae

Sub-Basin Data				Initial Overland Time (t_i) MHFD Eq 6-3			Channelized Travel Time (t_t) MHFD Eq 6-4						t_c Comp	Regional Check ($t_{regional}$) MHFD Eq 6-5			t_c Final
Basin Name	Design Point	A_{Total} (ac)	C5	Length (ft)	Slope (%)	t_i (min)	Length (ft)	Slope (%)	Type of Land Surface	C_v	Velocity (fps)	t_t (min)	Time of Conc $t_i + t_t = t_c$	Channelized Length (ft)	Channelized Slope (ft/ft)	$t_{regional}$	t_c or $t_{regional}$
A1	1	0.03	0.20	42.1805	37.50%	3.2	6.1	25.70%	Short Pasture and lawns	7	3.5	0.0	3.2	6.1	0.257	22.6	5.0
A2	2	0.23	0.29	107.5	6.30%	8.4	21.8	4.20%	Short Pasture and lawns	7	1.4	0.3	8.6	21.8	0.042	20.9	8.6
A3	3	0.07	0.81	68	2.00%	3.5	0	0.00%	Paved areas & shallow paved swales	20	0.0	0.0	3.5	0	0.000	N/A	5.0
A4	4	0.45	0.43	59	6.00%	5.2	584.3	5.90%	Paved areas & shallow paved swales	20	4.9	2.0	7.2	584.3	0.059	20.3	7.2
A5	5	0.18	0.20	55.8	75.00%	2.9	67	15.00%	Short Pasture and lawns	7	2.7	0.4	3.3	67	0.150	22.8	5.0
A6	6	0.12	0.50	95	6.30%	5.8	0	0.00%	Short Pasture and lawns	7	0.0	0.0	5.8	0	0.000	N/A	5.8
A7	7	0.06	0.81	54	2.00%	3.1	0	0.00%	Paved areas & shallow paved swales	20	0.0	0.0	3.1	0	0.000	N/A	5.0
A8	8	0.06	0.35	39	4.90%	5.0	50	4.40%	Paved areas & shallow paved swales	20	4.2	0.2	5.2	50	0.044	19.7	5.2
A9	9	0.79	0.62	263	4.30%	8.8	45	2.40%	Paved areas & shallow paved swales	20	3.1	0.2	9.0	45	0.024	14.0	9.0
A10	10	0.37	0.68	104.5	38.70%	2.3	0	0.00%	Short Pasture and lawns	7	0.0	0.0	2.3	0	0.000	N/A	5.0
EX-POND	11	3.70	0.37	390	14.00%	11.0	195	13.00%	Paved areas & shallow paved swales	20	7.2	0.5	11.4	195	0.130	19.6	11.4
OS-1	12	0.17	0.28	27	30.40%	2.5	132	11.00%	Short Pasture and lawns	7	2.3	0.9	3.4	132	0.110	21.3	5.0

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SHOP Divide Affordable Housing

Composite Runoff Coefficient Calculations

Location: Town of Eagle
Minor Design Storm: 25
Major Design Storm: 100
Soil Type: C/D

CA 100yr = 0.78i + 0.11
CB 100yr = 0.47i + 0.426
CC/D 100yr = 0.41i + 0.484)

Basin Design Data

	I (%) =	95%	95%	95%	80%	40%	20%			I (%)	Runoff Coeff's				Sub-Basin Data				Initial Overland Time (t_i)			Travel Time (t_t) t_t=Length/(Velocity x 60)					t_c Comp	tc Urbanized Check OFF		t_c Final
Basin Name	Design Point	A_{paved} streets (sf)	$A_{drives/conc}$ (sf)	A_{roof} (sf)	$A_{gravel\ road}$ (sf)	$A_{gravel\ pedestrian}$ (sf)	A_{lscape} (C/D soil) (sf)	A_{Total} (sf)	A_{Total} (ac)	Imp (%)	C2	C5	C25	C100	Basin Name	Design Point	A_{Total} (ac)	C5	Upper most Length (ft)	Slope (%)	t_i (min)	Length (ft)	Slope (%)	Type of Land Surface	C_v	Velocity (fps)	t_t (min)	Time of Conc $t_i + t_t = t_c$	Total Length (ft)	t_c=(L/180) +10 (min)	Min t_c
A1	1						1,501	1,501	0.03	20.0%	0.14	0.20	0.28	0.57	A1	1	0.03	0.20	42.2	37.5%	3.2	6.1	25.7%	Short Pasture and lawns	7	3.5	0.0	3.2	48.3	N/A	5.0
A2	2		1,452				8,596	10,048	0.23	30.8%	0.22	0.29	0.36	0.61	A2	2	0.23	0.29	107.5	6.3%	8.4	21.8	4.2%	Short Pasture and lawns	7	1.4	0.3	8.6	129.3	N/A	8.6
A3	3			2,875			0	2,875	0.07	95.0%	0.78	0.81	0.84	0.87	A3	3	0.07	0.81	68	2.0%	3.4	0	0.0%	Paved areas & shallow paved swales	20	0.0	0.0	3.4	68	N/A	5.0
A4	4	7,361					12,152	19,513	0.45	48.3%	0.37	0.43	0.49	0.68	A4	4	0.45	0.43	59	6.0%	5.2	584.3	5.9%	Paved areas & shallow paved swales	20	4.9	2.0	7.2	643.3	N/A	7.2
A5	5						8,020	8,020	0.18	20.0%	0.14	0.20	0.28	0.57	A5	5	0.18	0.20	55.8	75.0%	2.9	67	15.0%	Short Pasture and lawns	7	2.7	0.4	3.3	122.8	N/A	5.0
A6	6	1,795	850				2,732	5,377	0.12	56.9%	0.44	0.50	0.55	0.72	A6	6	0.12	0.50	95	6.3%	5.8	0	0.0%	Short Pasture and lawns	7	0.0	0.0	5.8	95	N/A	5.8
A7	7			2,769			0	2,769	0.06	95.0%	0.78	0.81	0.84	0.87	A7	7	0.06	0.81	54	2.0%	3.1	0	0.0%	Paved areas & shallow paved swales	20	0.0	0.0	3.1	54	N/A	5.0
A8	8		693				2,077	2,770	0.06	38.8%	0.29	0.35	0.42	0.64	A8	8	0.06	0.35	39	4.9%	5.0	50	4.4%	Paved areas & shallow paved swales	20	4.2	0.2	5.2	89	N/A	5.2
A9	9	19,303	980	2,760	1,077		10,465	34,585	0.79	71.8%	0.57	0.62	0.66	0.78	A9	9	0.79	0.62	263	4.3%	8.7	45	2.4%	Paved areas & shallow paved swales	20	3.1	0.2	8.9	308	N/A	8.9
A10	10	9,131		3,762			3,379	16,272	0.37	79.4%	0.64	0.69	0.72	0.81	A10	10	0.37	0.69	104.5	38.7%	2.3	0	0.0%	Short Pasture and lawns	7	0.0	0.0	2.3	104.5	N/A	5.0
EX-POND	5	6,654		7,850	38,350		108,506	161,360	3.70	41.0%	0.31	0.37	0.44	0.65	EX-POND	5	3.70	0.37	390	14.0%	10.9	195	13.0%	Paved areas & shallow paved swales	20	7.2	0.5	11.4	585	N/A	11.4
OS-1	6		292		899		6,054	7,245	0.17	30.5%	0.22	0.28	0.36	0.61	OS-1	6	0.17	0.28	27	30.4%	2.5	132	11.0%	Short Pasture and lawns	7	2.3	0.9	3.4	159	N/A	5.0
TOTAL SITE		44,244	4,267	20,016	40,326	0	163,482	272,335	6.25	**47.8%**	0.36	0.43	0.49	0.68																	

JVA Incorporated
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Ph: (970) 404 3100

Job Name: SHOP Divide Affordable Housing
Job Number: 240949.CIV
Date: 7/30/26
By: AJC/RMM

SHOP Divide Affordable Housing

Time of Concentration Calculations

Location: Town of Eagle
Minor Design Storm: 25
Major Design Storm: 100
Soil Type: C/D

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Ph: (970) 404 3100

Job Name: SHOP Divide Road Housing
Job Number: 240949.CIV
Date: 7/30/26
By: AJC/RMM

SHOP Divide Road Housing

Developed Storm Runoff Calculations

Design Storm : **5 Year**

Point Hour Rainfall (P_1) : **0.69**

I = (28.5 P1) / ((10 + TC)^0.786)

	Direct Runoff							Total Runoff				Inlets				Pipe					Pipe/Swale Travel Time				
Basin Name	Design Point	Area (ac)	C5	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	Total tc (min)	ΣC*A (ac)	I (in/hr)	Q (cfs)	Inlet Type	Q intercepted	Q carryover	Q bypass	Pipe Size (in) or equivalent	Pipe Material	Slope (%)	Pipe Flow (cfs)	Max Pipe Capacity (cfs)	Length (ft)	Velocity (fps)	tt (min)	Total Time (min)	Notes
A1	1	0.03	0.20	5.00	0.01	2.35	0.02	5.00	0.01	2.35	0.02	12" Area Drain	0.02			6 in	PVC	3.0%	0.0	1.4	86.3	2.3	0.62	5.62	
A2	2	0.23	0.29	8.63	0.07	1.98	0.13	8.63	0.07	1.99	0.13	12" Area Drain	0.13												
	Routed Flows (A1-A2)							8.63	0.07	1.99	0.14					6 in	PVC	5.0%	0.1	1.8	32.68	4.9	0.11	8.74	
A3	3	0.07	0.81	5.00	0.05	2.35	0.13	5.00	0.05	2.35	0.13	6" Roof Drain	0.13			6 in	PVC	0.9%	0.1	0.7	81.33	2.6	0.51	5.51	
A4	4	0.45	0.43	7.21	0.19	2.11	0.41	7.21	0.19	2.11	0.41	Double Valley Inlet				18 in	RCP	6.0%	0.4	27.6	93.72	5.5	0.29	7.49	
A5	5	0.18	0.20	5.00	0.04	2.35	0.09	5.00	0.04	2.35	0.09	30" Area Drain				18 in	PVC	15.0%	0.1	56.8	11.41	9.5	0.02	5.02	
	Routed Flows (A4-A5)							7.49	0.23	2.09	0.48					18 in	RCP	6.0%	0.5	27.6	18.98	5.6	0.06	7.55	
A6	6	0.12	0.50	5.82	0.06	2.25	0.14	5.82	0.06	2.26	0.14	Double Combo	0.14												
	Routed Flows Downstream of A6							8.74	0.42	1.98	0.82					18 in	RCP	0.9%	0.8	10.7	107.24	3.3	0.54	9.28	
A7	7	0.06	0.81	5.00	0.05	2.35	0.12	5.00	0.05	2.35	0.12	6" Roof Drain				6 in	PVC	5.0%	0.1	1.8	60	4.7	0.21	5.21	
A8	8	0.06	0.35	5.25	0.02	2.32	0.05	5.25	0.02	2.32	0.05	Double Combo													
	Routed Flows Downstream A8							9.28	0.49	1.93	0.95					18 in	RCP	2.3%	0.9	17.1	208.61	4.7	0.74	10.02	
A9	9	0.79	0.62	9.01	0.49	1.95	0.96	9.01	0.49	1.95	0.96	Double Combo				12 in	PVC	0.5%	1.0	3.5	49.74	3.5	0.23	9.24	
	Total Routed Flows to UG Detention							9.28	0.98	1.93	1.90					18 in	RCP	0.8%	1.9	10.1	22	4.1	0.09	9.37	
A10	10	0.37	0.68	5.00	0.25	2.35	0.60	5.00	0.25	2.35	0.60	30" Area Drain													
EX-POND	11	3.70	0.37	11.43	1.37	1.77	2.42	11.43	1.37	1.78	2.43														
	Total Routed Flows to Existing Pond							11.43	2.61	1.78	4.63					18 in	RCP	5.0%	4.6	25.2	61.4	10.2	0.10	11.53	
OS-1	12	0.17	0.28	5.00	0.05	2.35	0.11	5.00	0.05	2.35	0.11														

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817 Colorado Ave, S 301
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Ph: (970) 404 3100

Job Name: SHOP Divide Affordable Housing
Job Number: 240949.CIV
Date: 7/30/26
By: AJC/RMM

SHOP Divide Affordable Housing

Developed Storm Runoff Calculations

Design Storm : **25 Year**

Point Hour Rainfall (P_1) : **1.05**

	Direct Runoff							Total Runoff				Inlets				Pipe					Pipe/Swale Travel Time				
Basin Name	Design Point	Area (ac)	Runoff Coeff	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	Total tc (min)	ΣC*A (ac)	I (in/hr)	Q (cfs)	Inlet Type	Q intercepted	Q carryover	Q bypass	Pipe Size (in) or equivalent	Pipe Material	Slope (%)	Pipe Flow (cfs)	Max Pipe Capacity (cfs)	Length (ft)	Velocity (fps)	tt (min)	Total Time (min)	Notes
A1	1	0.03	0.28	5.00	0.01	3.56	0.03	5.00	0.01	3.56	0.03	12" Area Drain	0.03			6 in	RCP	3.0%	0.0	1.0	86.3	2.2	0.65	5.65	
A2	2	0.23	0.36	8.60	0.08	3.01	0.25	8.60	0.08	3.01	0.25	12" Area Drain	0.25												
	Routed Flows (A1-A2)							8.60	0.09	3.01	0.28					6 in	PVC	5.0%	0.3	1.8	32.68	6.1	0.09	8.69	
A3	3	0.07	0.84	5.00	0.06	3.56	0.20	5.00	0.06	3.56	0.20	6" Roof Drain	0.20			6 in	PVC	0.9%	0.2	0.7	81.33	3.0	0.46	5.46	
A4	4	0.45	0.49	7.20	0.22	3.20	0.70	7.20	0.22	3.20	0.70	Double Valley Inlet	0.70			18 in	RCP	6.0%	0.7	27.6	93.72	6.1	0.26	7.46	
A5	5	0.18	0.28	5.00	0.05	3.56	0.18	5.00	0.05	3.56	0.18	30" Area Drain	0.18			18 in	PVC	15.0%	0.2	56.8	11.41	9.7	0.02	5.02	
	Routed Flows (A4-A5)							7.46	0.27	3.16	0.86					18 in	RCP	6.0%	0.9	27.6	18.98	6.4	0.05	7.50	
A6	6	0.12	0.55	5.80	0.07	3.42	0.23	5.80	0.07	3.42	0.23	Double Combo	0.23												
	Total Routed Flows Downstream of A6							8.69	0.49	3.00	1.46		1.46			18 in	RCP	0.9%	1.5	10.7	107.24	4.0	0.45	9.14	
A7	7	0.06	0.84	5.00	0.05	3.56	0.19	5.00	0.05	3.56	0.19	6" Roof Drain	0.19			6 in	PVC	5.0%	0.2	1.8	60	5.4	0.19	5.19	
A8	8	0.06	0.42	5.20	0.03	3.52	0.09	5.20	0.03	3.52	0.09	Double Combo	0.09												
	Routed Flows Downstream A8							9.14	0.57	2.94	1.67					18 in	RCP	2.3%	1.7	17.1	208.61	5.7	0.61	9.75	
A9	9	0.79	0.66	8.90	0.53	2.97	1.56	8.90	0.53	2.97	1.56	Double Combo	1.56			12 in	PVC	0.5%	1.6	3.5	49.74	4.0	0.21	9.11	
	Total Routed Flows to UG Detention							9.75	1.09	2.87	3.14					18 in	RCP	0.8%	3.1	10.1	22	4.7	0.08	9.83	
A10	10	0.37	0.72	5.00	0.27	3.56	0.96	5.00	0.27	3.56	0.96	30" Area Drain	0.96												
EX-POND	5	3.70	0.44	11.40	1.61	2.69	4.34	11.40	1.61	2.69	4.34														
	Total Routed Flows to Existing Pond							11.40	2.98	2.69	8.01					18 in	RCP	5.0%	8.0	25.2	61.4	11.8	0.09	11.49	
OS-1	6	0.17	0.36	5.00	0.06	3.56	0.21	5.00	0.06	3.56	0.21														

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Ph: (970) 404 3100

Job Name: SHOP Divide Road Housing
Job Number: 240949.CIV
Date: 7/30/26
By: AJC/RMM

SHOP Divide Road Housing

Developed Storm Runoff Calculations

Design Storm : **100 Year**

Point Hour Rainfall (P_1) : **1.32**

$I = (28.5\ P1) / ((10 + TC)^{0.786})$

	Direct Runoff							Total Runoff				Inlets				Pipe					Pipe/Swale Travel Time				
Basin Name	Design Point	Area (ac)	C100	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	Total tc (min)	ΣC*A (ac)	I (in/hr)	Q (cfs)	Inlet Type	Q intercepted	Q carryover	Q bypass	Pipe Size (in) or equivalent	Pipe Material	Slope (%)	Pipe Flow (cfs)	Max Pipe Capacity (cfs)	Length (ft)	Velocity (fps)	tt (min)	Total Time (min)	Notes
A1	1	0.03	0.57	5.0	0.02	4.47	0.09	5.00	0.02	4.48	0.09	12" Area Drain	0.09			6 in	PVC	3.0%	0.1	1.4	86.3	3.5	0.41	5.41	
A2	2	0.23	0.61	8.6	0.14	3.77	0.53	8.63	0.14	3.78	0.53	12" Area Drain	0.53												
	Routed Flows (A1-A2)							8.63	0.16	3.78	0.61					6 in	PVC	5.0%	0.6	1.8	32.68	7.5	0.07	8.70	
A3	3	0.07	0.87	5.0	0.06	4.47	0.26	5.00	0.06	4.48	0.26	6" Roof Drain	0.26			6 in	PVC	0.9%	0.3	0.8	81.33	3.2	0.42	5.42	
A4	4	0.45	0.68	7.2	0.31	4.01	1.22	7.21	0.31	4.02	1.23	Double Valley Inlet	1.23			18 in	RCP	6.0%	1.2	27.6	93.72	7.1	0.22	7.43	
A5	5	0.18	0.57	5.0	0.10	4.47	0.47	5.00	0.10	4.48	0.47	30" Area Drain	0.47			18 in	PVC	15.0%	0.5	56.8	11.41	10.4	0.02	5.02	
	Routed Flows (A4-A5)							7.43	0.41	3.98	1.63					18 in	RCP	6.0%	1.6	27.6	18.98	7.8	0.04	7.47	
A6	6	0.12	0.72	5.8	0.09	4.29	0.38	5.82	0.09	4.29	0.38	Double Combo	0.38												
	Total Routed Flows Downstream of A6							8.70	0.72	3.76	2.69					18 in	RCP	0.9%	2.7	10.4	107.24	4.6	0.39	9.09	
A7	7	0.06	0.87	5.0	0.06	4.47	0.25	5.00	0.06	4.48	0.25	6" Roof Drain	0.25			6 in	PVC	5.0%	0.2	1.8	60	5.9	0.17	5.17	
A8	8	0.06	0.64	5.2	0.04	4.41	0.18	5.25	0.04	4.42	0.18	Double Combo	0.18												
	Routed Flows Downstream A8							9.09	0.81	3.70	3.01					18 in	RCP	2.3%	3.0	17.3	208.61	6.9	0.51	9.59	
A9	9	0.79	0.78	9.0	0.62	3.71	2.29	9.01	0.62	3.72	2.30	Double Combo	2.30			12 in	PVC	0.5%	2.3	3.5	49.74	4.4	0.19	9.20	
	Total Routed Flows to UG Detention							9.59	1.43	3.63	5.19					18 in	RCP	0.8%	5.2	9.8	22	5.2	0.07	9.66	
A10	10	0.37	0.81	5.0	0.30	4.47	1.35	5.00	0.30	4.48	1.35	30" Area Drain	1.35												
EX-POND	11	3.70	0.65	11.4	2.41	3.38	8.16	11.43	2.41	3.38	8.17		8.17												
	Total Routed Flows to Existing Pond							11.43	4.15	3.38	14.02					18 in	RCP	5.0%	14.0	25.2	61.4	13.7	0.07	11.50	
OS-1	12	0.17	0.61	5.0	0.10	4.47	0.45	5.00	0.10	4.48	0.45		0.45												

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APPENDIX C – DRAINAGE PLANS & ADS UNDERGROUND DETENTION SYSTEM DOCUMENTS

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GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)

DRAINAGE MAP LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- + 03.3 EXISTING SPOT ELEVATION
- + 03.54 PROPOSED SPOT ELEVATION
- HISTORIC DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- HISTORIC DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DIRECTION OF FLOW (HISTORIC)
- DIRECTION OF FLOW (DEVELOPED)
- OVERFLOW PATH
- BASIN DESIGN POINT
- DRAINAGE BASIN IDENTIFICATION BUBBLE

A = DEVELOPED BASIN DESIGNATION
.50 = 100-YR RUNOFF COEFFICIENT
1.0 = AREA ACRES



HISTORIC RUNOFF SUMMARY TABLE

BASIN	DESIGN POINT	AREA (ACRES)	5-YR RUNOFF (CFS)	25-YR RUNOFF (CFS)	100-YR RUNOFF (CFS)
H-1	H1	5.87	4.06	9.19	13.01
OH-1	H2	0.38	0.28	0.66	0.93
SITE TOTALS		**6.25**	**4.34**	**9.86**	**13.94**

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CONSULTING ENGINEERS
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Glenwood Springs, CO Zip 81601
970.404.3100
www.jvajva.com
Boulder ● Fort Collins ● Winter Park
Glenwood Springs ● Denver

NO.	DATE	DES'D	DWN	REVISION DESCRIPTION
3	7/31/26	AJC	AJC/KAM	SITE REVISIONS - FINAL PLAN
2	2/10/26	AJC	AJC/MJS	FINAL PLAN
1	6/4/25	AJC	AJC	PRELIMINARY PLAN
0	9/1/24	AJC	AJC	SKETCH PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE/MJS
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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DRAINAGE PLAN - EXISTING

SHEET NO.
FIG 1

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GRADING AND DRAINAGE NOTES:

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2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
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DRAINAGE MAP LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
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- PROPOSED SPOT ELEVATION
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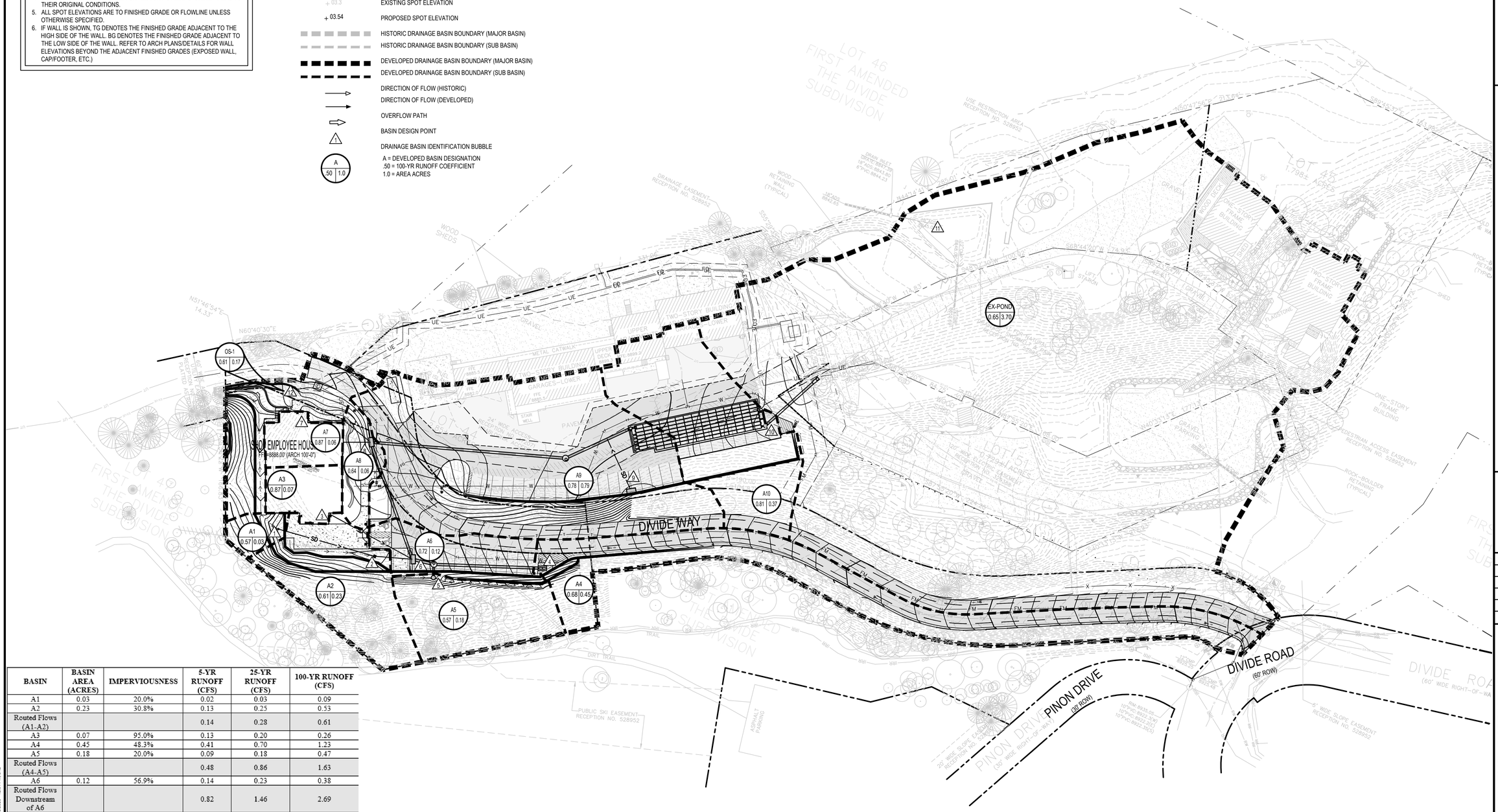
  - 1.0 = AREA ACRES



BASIN	BASIN AREA (ACRES)	IMPERVIOUSNESS	5-YR RUNOFF (CFS)	25-YR RUNOFF (CFS)	100-YR RUNOFF (CFS)
A1	0.03	20.0%	0.02	0.03	0.09
A2	0.23	30.8%	0.13	0.25	0.53
Routed Flows (A1-A2)			0.14	0.28	0.61
A3	0.07	95.0%	0.13	0.20	0.26
A4	0.45	48.3%	0.41	0.70	1.23
A5	0.18	20.0%	0.09	0.18	0.47
Routed Flows (A4-A5)			0.48	0.86	1.63
A6	0.12	56.9%	0.14	0.23	0.38
Routed Flows Downstream of A6			0.82	1.46	2.69
A7	0.06	95.0%	0.12	0.19	0.25
A8	0.06	38.8%	0.05	0.09	0.18
Routed Flows Downstream of A8			0.95	1.67	3.01
A9	0.79	71.8%	0.96	1.56	2.30
TOTAL ROUTED TO UG			**1.90**	**3.14**	**5.19**
A10	0.37	79.4%	0.60	0.96	1.35
EX-POND	3.70	41.0%	2.43	4.34	8.17
TOTAL ROUTED TO EXIST POND			**4.63**	**8.01**	**14.02**
OS-1	0.17	30.5%	0.11	0.21	0.45

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION
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PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY: AJC/RMM
DRAWN BY: AJC/CCE/MJS
CHECKED BY: JLS
JOB #: 240949.CIV
DATE: 06/04/2025

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DRAINAGE PLAN - PROPOSED

SHEET NO.
FIG 2

SCALE IN FEET: 40 0 40 80

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PROJECT INFORMATION	
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ADS SALES REP	JAMES CURRY 970-975-1361 JAMES.CURRY@ADSPIPE.COM
PROJECT NO.	S464438

Advanced Drainage Systems, Inc.

SiteAssist™
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR APP

DIVIDE ROAD HOUSING

SNOWMASS VILLAGE, CO, USA

SC-310 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-310.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

1. STORMTECH SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (80 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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PROPOSED LAYOUT

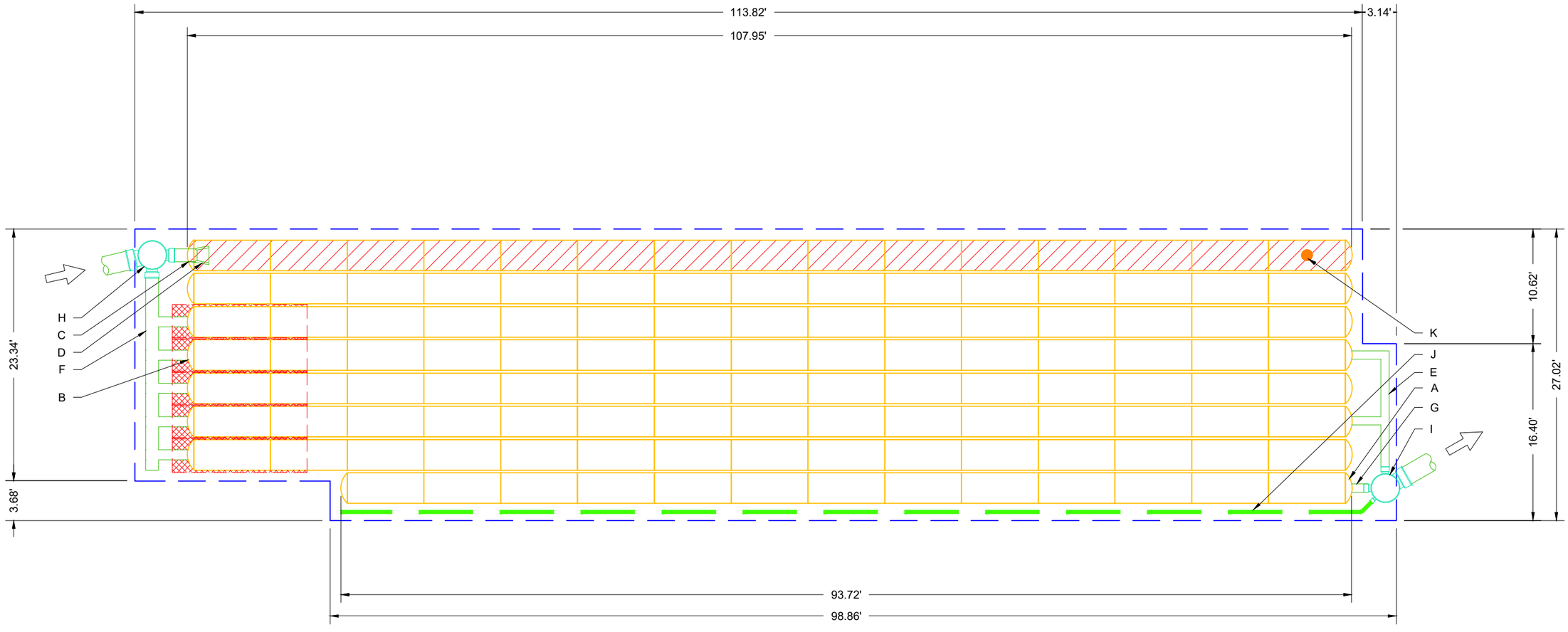
118	STORMTECH SC-310 CHAMBERS
16	STORMTECH SC-310 END CAPS
6	STONE ABOVE (in)
12	STONE BELOW (in)
40	% STONE VOID
4,513	**INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)**
3,060	SYSTEM AREA (ft²)
288	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS

8880.90	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
8874.73	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
8874.23	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
8874.23	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
8874.23	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
8873.40	TOP OF STONE
8872.90	TOP OF SC-310 CHAMBER
8871.69	12" X 10" INVERT MATCHING TOP MANIFOLD INVERT
8871.65	12" ISOLATOR ROW PLUS CONNECTION INVERT
8871.62	8" BOTTOM MANIFOLD/CONNECTION INVERT
8871.57	BOTTOM OF SC-310 CHAMBER
8871.07	UNDERDRAIN INVERT
8871.07	BOTTOM OF STONE

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PRE-CORED END CAP	A	8" BOTTOM PRE-CORED END CAP, PART#: SC310EPE08BPC / TYP OF ALL 8" BOTTOM CONNECTIONS	0.60"	
PRE-CORED END CAP	B	10" TOP PARTIAL CUT END CAP, PART#: SC310EPE10TPC / TYP OF ALL 10" TOP CONNECTIONS	1.40"	
PREFABRICATED EZ END CAP	C	12" BOTTOM PREFABRICATED EZ END CAP, PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.90"	
FLAMP	D	INSTALL FLAMP ON 12" ACCESS PIPE / PART#: SC31012RAMP		
MANIFOLD	E	8" x 8" BOTTOM MANIFOLD, MOLDED FITTINGS	0.60"	
MANIFOLD	F	12" x 10" INVERT MATCHING TOP MANIFOLD	1.40"	
PIPE CONNECTION	G	8" BOTTOM CONNECTION	0.60"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	H	30" DIAMETER (24.00" SUMP MIN)		5.2 CFS IN
NYLOPLAST (OUTLET)	I	30" DIAMETER (DESIGN BY ENGINEER)		1.4 CFS OUT
UNDERDRAIN	J	4" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	K	4" SEE DETAIL		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

DIVIDE ROAD HOUSING
SNOWMASS VILAGE, CO, USA

DATE: 02/03/2026 | DRAWN: AMR
PROJECT #: S464438 | CHECKED: HAK

DATE	DWN	CHK
7/28/2026	DL	---

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Chamber System
1-800-821-6710 | WWW.STORMTECH.COM

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

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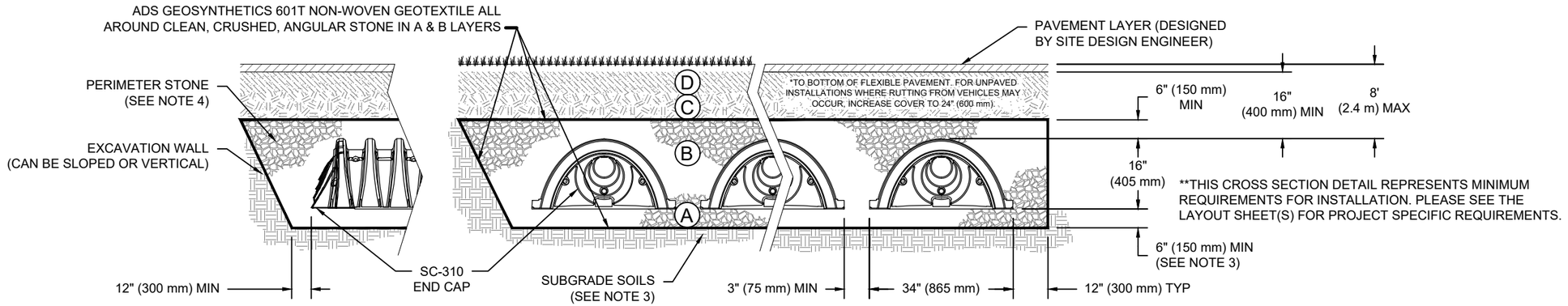
ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 16" (400 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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SNOWMASS VILLAGE, CO, USA
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PROJECT #: S464438

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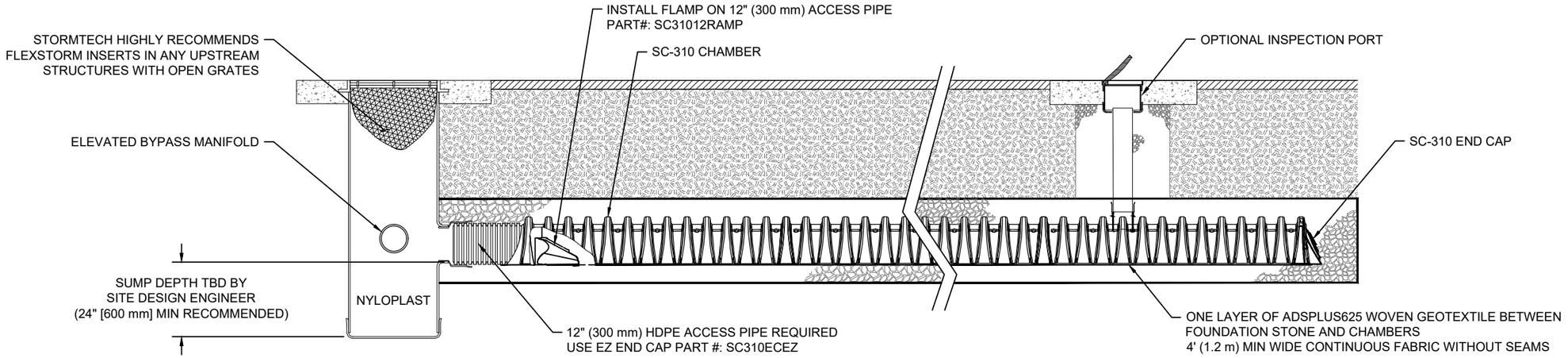


SC-310 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

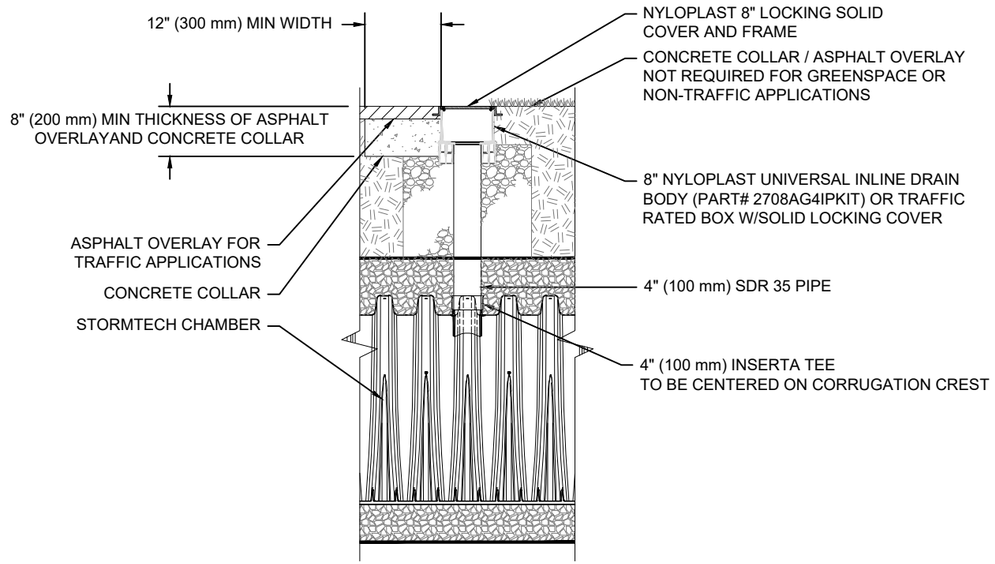
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

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UNDERDRAIN DETAIL

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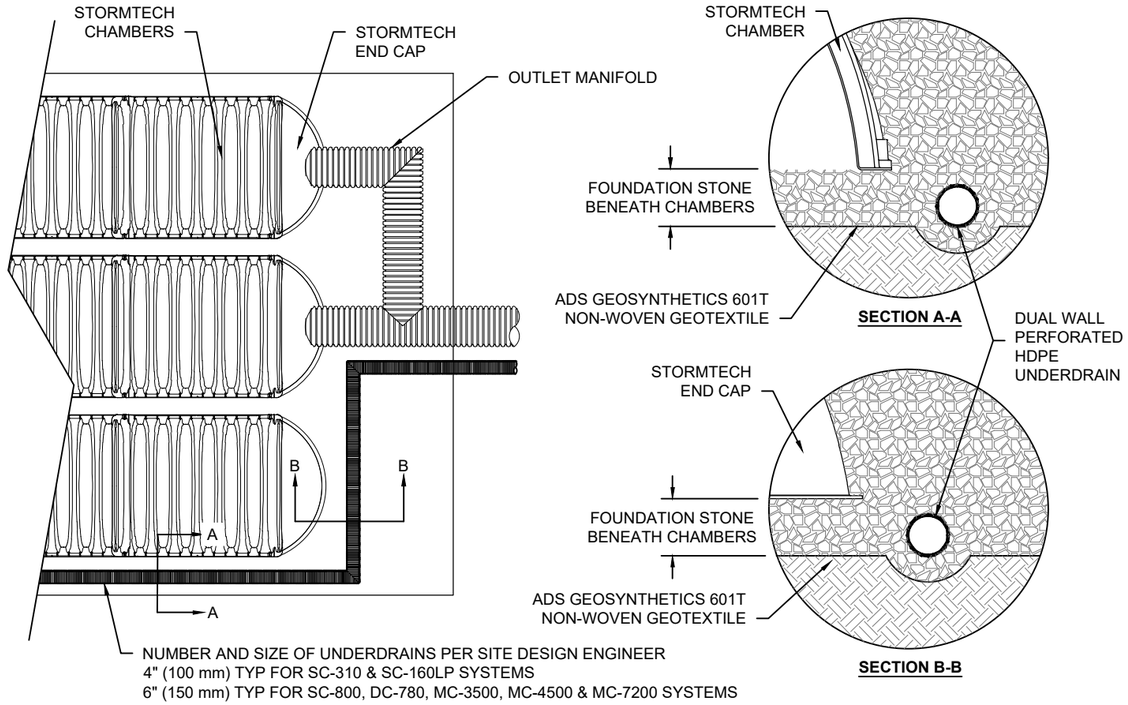

SC-310 TECHNICAL SPECIFICATION

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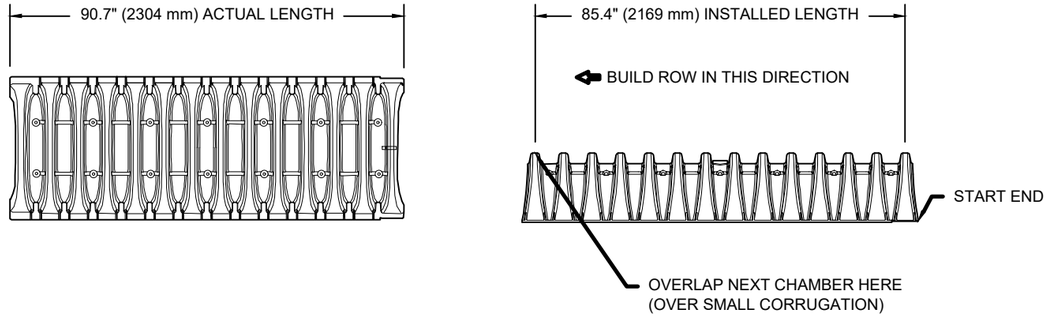
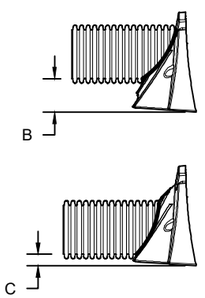


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	29.3 CUBIC FEET	(0.83 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND 3" (75 mm) BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE06TPC	6" (150 mm)	5.8" (147 mm)	---
SC310EPE06BPC		---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC		---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC		---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)



ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

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NYLOPLAST DRAIN BASIN

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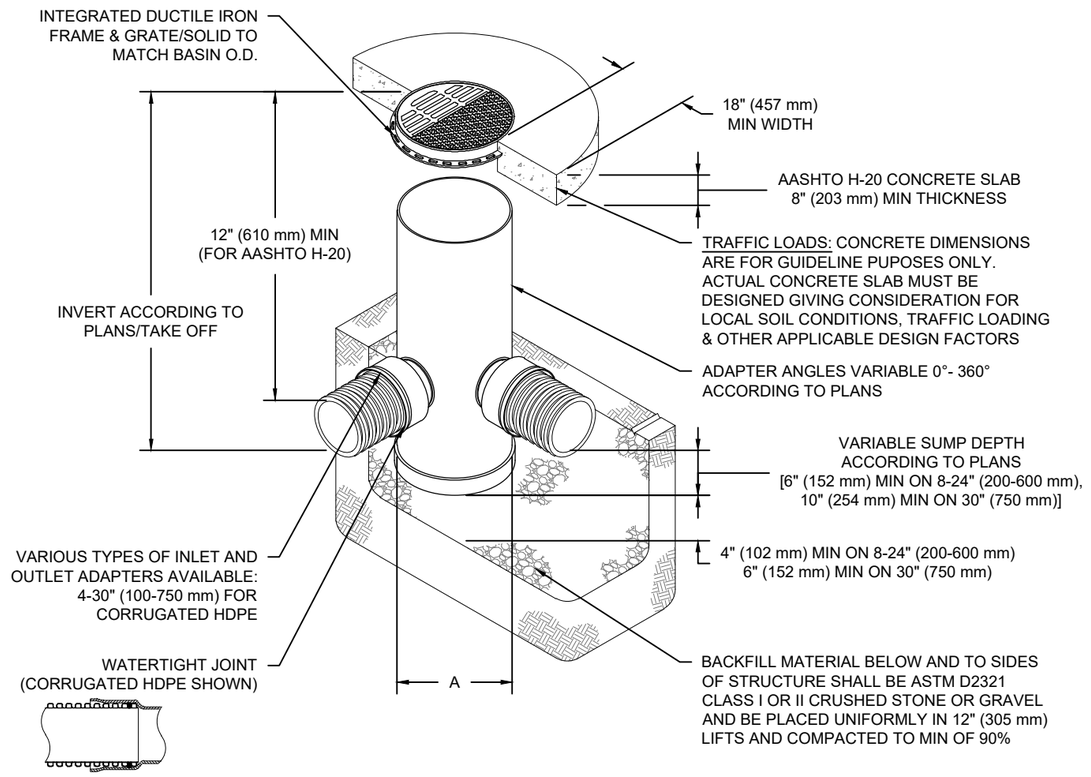

NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

DIVIDE ROAD HOUSING

SNOWMASS VILLAGE, CO, USA

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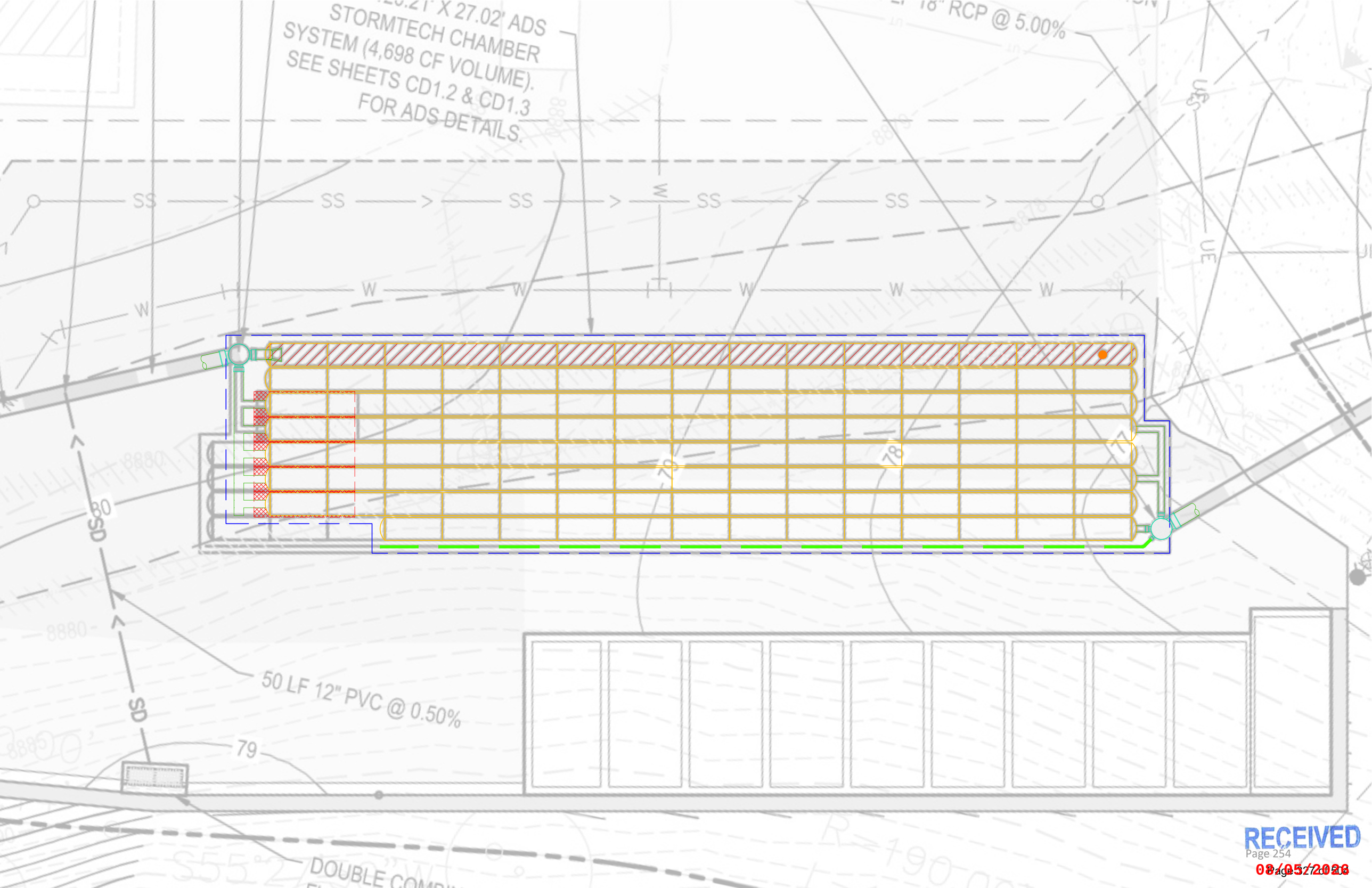
STORMTECH CHAMBER
SYSTEM (4,698 CF VOLUME).
SEE SHEETS CD1.2 & CD1.3
FOR ADS DETAILS.
SS
W
SD
50 LF 12" PVC @ 0.50%
79
DOUBLE COMB
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Project: **DIVIDE ROAD HOUSING**

Chamber Model -	SC-310	
Units -	Imperial	
	-	
Number of Chambers -	118	
Voids in the stone (porosity) -	40	%
Base of Stone Elevation -	8871.07	ft
Amount of Stone Above Chambers -	6	in
Amount of Stone Below Chambers -	12	in
Area of system -	3060	sf

Min. Area - 2799 sf min. area

☑ Include Perimeter Stone in Calculations

☐ Click for Stage Area Data

☐ Click to Invert Stage Area Data

Click Here for Metric

StormTech SC-310 Cumulative Storage Volumes

Height of System *(inches)*	Incremental Single Chamber *(cubic feet)*	Incremental Total Chamber *(cubic feet)*	Incremental Stone *(cubic feet)*	Incremental Ch & St *(cubic feet)*	Cumulative Chamber *(cubic feet)*	Elevation *(feet)*
34	0.00	0.00	102.00	102.00	4513.02	8873.90
33	0.00	0.00	102.00	102.00	4411.02	8873.82
32	0.00	0.00	102.00	102.00	4309.02	8873.74
31	0.00	0.00	102.00	102.00	4207.02	8873.65
30	0.00	0.00	102.00	102.00	4105.02	8873.57
29	0.00	0.00	102.00	102.00	4003.02	8873.49
28	0.06	6.94	99.22	106.16	3901.02	8873.40
27	0.15	18.26	94.70	112.95	3794.85	8873.32
26	0.27	31.37	89.45	120.82	3681.90	8873.24
25	0.54	64.29	76.29	140.57	3561.08	8873.15
24	0.70	83.08	68.77	151.85	3420.51	8873.07
23	0.82	97.29	63.08	160.38	3268.66	8872.99
22	0.92	109.10	58.36	167.46	3108.28	8872.90
21	1.01	119.77	54.09	173.86	2940.82	8872.82
20	1.09	129.16	50.34	179.49	2766.96	8872.74
19	1.15	136.21	47.52	183.72	2587.47	8872.65
18	1.21	143.36	44.65	188.02	2403.74	8872.57
17	1.27	150.44	41.83	192.26	2215.73	8872.49
16	1.32	156.30	39.48	195.78	2023.46	8872.40
15	1.36	161.07	37.57	198.64	1827.69	8872.32
14	1.40	165.79	35.68	201.47	1629.04	8872.24
13	1.43	169.28	34.29	203.57	1427.57	8872.15
12	0.00	0.00	102.00	102.00	1224.00	8872.07
11	0.00	0.00	102.00	102.00	1122.00	8871.99
10	0.00	0.00	102.00	102.00	1020.00	8871.90
9	0.00	0.00	102.00	102.00	918.00	8871.82
8	0.00	0.00	102.00	102.00	816.00	8871.74
7	0.00	0.00	102.00	102.00	714.00	8871.65
6	0.00	0.00	102.00	102.00	612.00	8871.57
5	0.00	0.00	102.00	102.00	510.00	8871.49
4	0.00	0.00	102.00	102.00	408.00	8871.40
3	0.00	0.00	102.00	102.00	306.00	8871.32
2	0.00	0.00	102.00	102.00	204.00	8871.24
1	0.00	0.00	102.00	102.00	102.00	8871.15

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Technical Note

TN 6.50 Thermoplastic Liners for Detention Systems

Overview

StormTech chambers offer the distinct advantage and versatility that allow them to be designed as an open bottom detention or retention system. In fact, the vast majority of StormTech installations and designs are open bottom detention systems. Using an open bottom system enables treatment of the storm water through the underlying soils and provides a volume safety factor based on the infiltrative capacity of the underlying soils.

In some applications, however, open bottom detention systems may not be allowed. This memo provides guidance for the design and installation of thermoplastic liners for detention systems using StormTech chambers. The major points of the memo are:

- Infiltration of stormwater is generally a desirable stormwater management practice, often required by regulations. Lined systems should only be specified where unique site conditions preclude significant infiltration.
- Thermoplastic liners provide cost effective and viable means to contain stormwater in StormTech subsurface systems where infiltration is undesirable.
- PVC and LLDPE are the most cost effective, installed membrane materials.
- Enhanced puncture resistance from angular aggregate on the water side and from protrusions on the soil side can be achieved by placing a non-woven geotextile on each side of the geomembrane. A sand underlayment in lieu of the geotextile on the soil side may be considered when cost effective.
- StormTech does not design, fabricate, sell or install thermoplastic liners. StormTech recommends consulting with liner professionals for final design and installation advice.

Membrane Materials

Polyvinyl chloride (PVC) is an effective liner material for StormTech systems. PVC offers good chemical resistance to contaminant concentrations typical of highway runoff and to chlorides from road salting applications. Non-reinforced 30 mil PVC liners are recommended for StormTech systems. PVC is flexible. It can be folded without damage and is typically prefabricated and shipped to the jobsite. Panels as large as 20,000 sq. ft. can be prefabricated into a 4000 lb panel (30 mil is 0.195 lbs/sq. ft., SG = 1.2). PVC has the versatility to be field solvent welded, taped or field heat welded. A very significant advantage of PVC is that an excavation contractor can install a PVC liner without specialty crews. Solvent welding of seams, patches and pipe boots can all be done by the excavation contractor making PVC the lowest cost liner alternative.

The PVC compound includes fillers and plasticizers to reduce cost and UV inhibitors to extend the service life under exposure to sunlight. Under prolonged sunlight exposures such as in a permanent surface pool, these additives can leach into the pool and reach concentrations harmful to aquatic life. PVC compounds referred to as “fish safe” are sometimes used for surface pond liners and may be considered for StormTech liners. However, since StormTech systems are subsurface, there is no opportunity for UV attack by sunlight. Also, since stormwater is detained for short durations, typically 48 hours or less, there is little opportunity for accumulation of leachates. Therefore, PVC is an excellent membrane material for thermoplastic liner detention systems.

Recommended Configuration: 30 mil PVC with 8-ounce non-woven geotextile underlayment and overlayment, open top with high flow bypass.

Recommended Restriction: Do not use for fuel spill containment.

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Linear low density polyethylene (LLDPE) is a very inert material that offers excellent chemical resistance and is “fish safe”. LLDPE is an effective liner system for StormTech systems, particularly for small projects where the entire liner can be prefabricated in one piece or when using taped seams. LLDPE is flexible up to 30 mil but thicknesses greater than 30 mil should not be folded without potential damage. 30 mil LLDPE is recommended. Extra care should be taken to protect against puncture. A minimum 8-ounce non-woven fabric underlayment and 12-ounce overlayment should be specified. The underlayment should be increased to 12-ounce where water tightness is essential and increased puncture risk exists. Panels as large as 27,000 sq. ft. can be prefabricated into a 4000 lb roll (30 mil is 0.15 lbs/sq. ft.). LLDPE has a specific gravity less than 1.0. LLDPE seams can be taped or field heat welded. Installation costs may increase if field seaming by a specialty contractor is required.

Recommended Configuration: 30 mil LLDPE with 8-ounce non-woven geotextile underlayment and 12-ounce overlayment, open top with high flow bypass.

Recommended Restriction: Do not use for fuel spill containment.

Reinforced Polypropylene (RPP), EPDM *and* ***XR-5*** are excellent materials for lining systems due to their flexibility, durability and excellent chemical and UV resistance. Although excellent lining materials, they generally exceed the engineering requirements for typical applications and are higher in cost than PVC or LLDPE. For fuel and oil concentrations normally found in storm water from parking and roadways, PVC, LLDPE and PP are suitable. However, if containment of aggressive contaminants, fuels or fuel spills are anticipated, a liner professional should be consulted. XR-5 in thicknesses of 30 mil or more, with welded seams may be suitable.

Polyethylene (PE) materials are generally inert, offer excellent chemical resistance and are “fish safe”. Although ***medium density polyethylene (MDPE)*** liners are widely used for sanitary landfills and fish ponds, they are generally much higher in total cost and are not likely to be cost effective lining materials. ***High density polyethylene (HDPE)*** is not flexible enough to resist puncture and conform to the excavation. Cost aside, MDPE is an acceptable liner material for StormTech systems but should be limited to subgrades that are well prepared, without protrusions and must be field seamed.

Geotextile Materials

6-ounce	AASHTO M288 Class 2 non-woven separation geotextile over the top of stone (ADS 601 or equal)
8-ounce	AASHTO M288 Class 2 non-woven geotextile for use as protection layer for PVC, RPP and LLDPE (ADS 801 or equal)
12-ounce	AREMA Chapter 1 Part 10 Category “Regular” non-woven geotextile for use as protection layer for LLDPE and other PE membranes (ADS 1201 or equal)

Seaming Options

1. ***Prefabricated vs. Field*** Prefabricated seams are preferable to field seams for all liner materials whenever possible.
2. ***Solvent Welded*** PVC only, low cost
3. ***Heat Welded*** Costly, require trained seamer, for all liner materials
4. ***Taped*** Cost effective, M50-RC Gray distributed by Titus Industrial Group recommended, single sided, 4” width, for all liner materials. No water tightness data is available.
5. ***Overlapped*** Not water tight, no leakage rates available, suggest 4 ft overlap for all materials.

Pipe “boots” are used to seal pipe penetrations through the liner. Boots can either be prefabricated by the liner fabricator or field fabricated by the contractor. The boot is then solvent cemented, heat welded or taped to the liner. A pipe clamp is normally used to seal the boot around the pipe. Seaming and sealing pipe boots at low temperatures (32° F minimum) requires preheating of the material.

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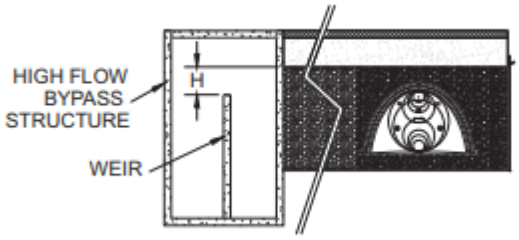
Design

General The design of a lined system must be performed by the consulting engineer and, at minimum, requires knowledge of design storage, peak flow rates and maximum seasonal high groundwater elevation. This information is used to design the peak flow control structure, maximum liner height and groundwater control (if necessary).

High Flow Bypass A high flow control is an important component for any lined system. The high flow control is designed to pass the peak flow while ensuring that the liner is not overtopped. The control structure can be an upstream high flow bypass or a downstream overflow structure. In both cases, a high flow weir, very similar to the high flow control in a pond outlet control structure, is normally used. The high flow weir should be sized such that the water surface elevation based on the maximum head on the weir is less than the top of the liner. Additional freeboard should be provided.

In a typical upstream bypass design, the calculated depth of flow over the weir (H) is subtracted from the maximum water surface elevation in the chamber system to establish the weir crest elevation. The storage in the chamber system associated with the weir crest elevation may be a design constraint. The designer may choose to increase the weir length and therefore decrease the flow depth to establish a higher weir crest.

The equation for a rectangular weir is:

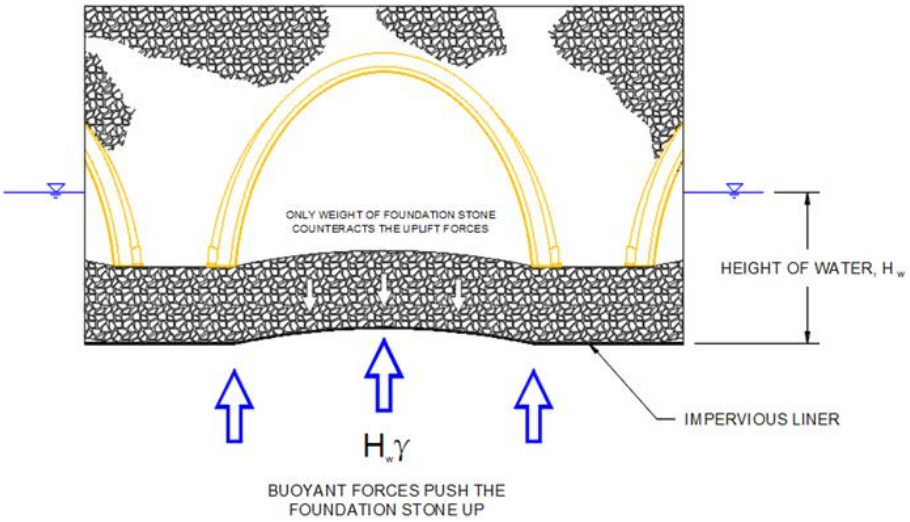


$$H = (Q / (C_d \times L))^{2/3}$$

Where:
- Q = flow over the weir (cfs)
- C_d = discharge coefficient = 3.3
- H = Depth of flow over crest (ft)
- L = length of weir (ft)

In a typical downstream overflow design, the designer may incorporate one or more low flow orifices into the high flow weir wall. The weir crest is established as described above but hydraulic losses from the inlet to chamber to the outlet structure may need to be considered. Losses may be factored in by lowering the weir crest or increasing the liner freeboard.

Buoyancy ADS recommends against installing lined chamber systems below groundwater. Although the total weight of a chamber system generally exceeds the buoyant force, a limiting stability condition may result when the buoyant pressure exceeds the resistance pressure directly under the chamber. This could result in a heave of the bedding under the chamber leading to instability.



To prevent adverse impacts from ground water, where gravity discharge is possible, ADS recommends the installation of an underdrain system under the liner. Where there is a potential buoyant force, ADS recommends a sufficient bedding thickness, such that the weight of bedding exceeds the maximum buoyant force. The additional bedding thickness can be either increasing the foundation stone or adding a combination of foundation stone and select fill beneath the feet of the chamber and inside the liner to counteract these uplift forces.

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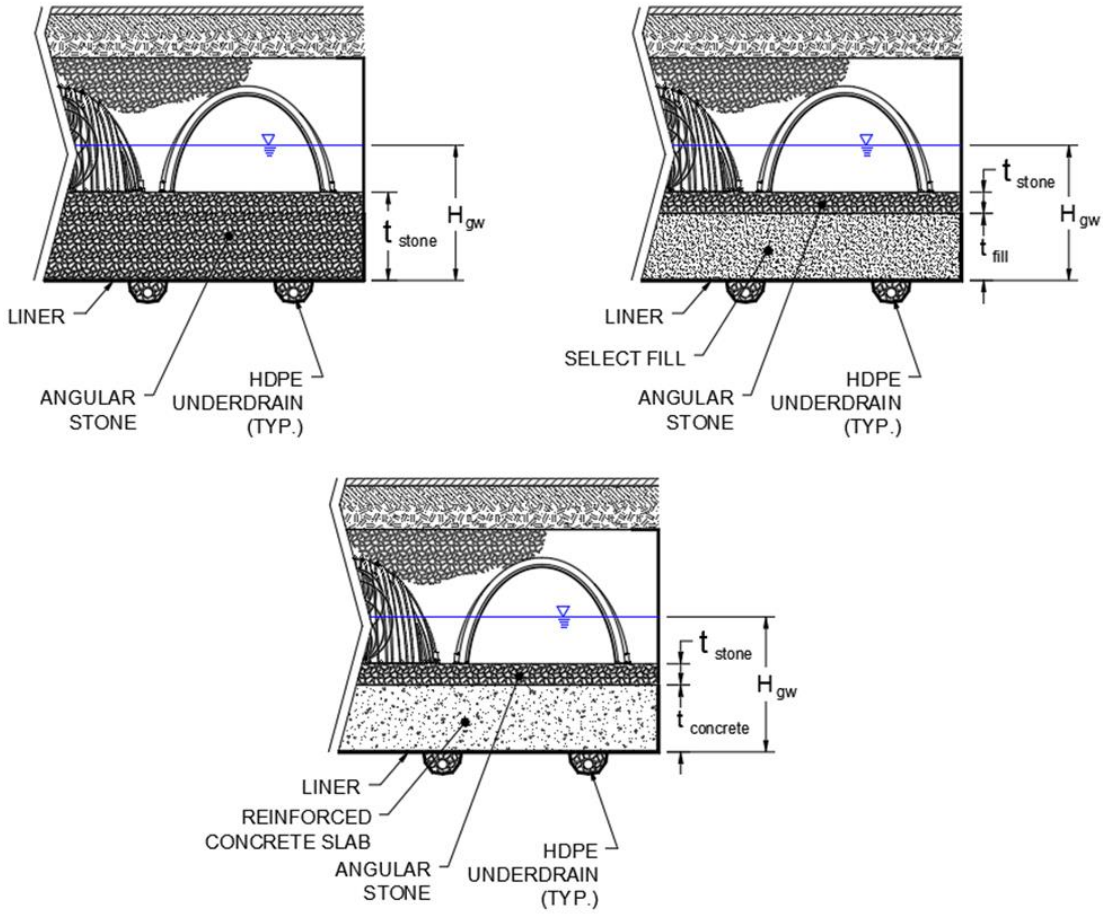
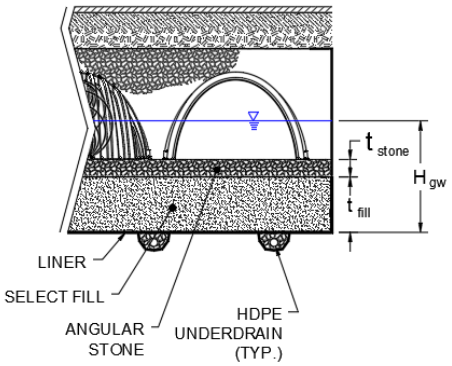


The bedding thickness calculation is simplified by ignoring any structural contribution from the liner and reinforcing material and considering only the weight of the stone or stone/fill in the thinnest area of the bedding, which is located under the chamber.

The relationship between bedding thickness and maximum allowable groundwater elevation is:

<u>Select Fill and Foundation Stone Option</u>



$H_{gw} \times (62.4\ lb/ft^3) = [(Y_{stone} \times t) + [(Y_{fill} \times t)] / SF$

Where:

YH_{gw}= height of groundwater above liner bottom (in)

Y_{stone} = bulk density of bedding stone (lb/ft^3)

t_{fill} = thickness of fill bedding (in)

t_{stone} = thickness of stone bedding (in)

SF = safety factor (1.25 typical minimum)*

The bulk density of the open graded stone bedding materials varies from about 75 lbs/ft3 to over 100 lbs/ft^3. The bulk density of select fill materials varies from about 90 lbs/ft^3 to over 120 lbs/ft^3. Without specific bulk density information for the stone actually used, ADS recommends using not more than 75 lbs/ft^3.

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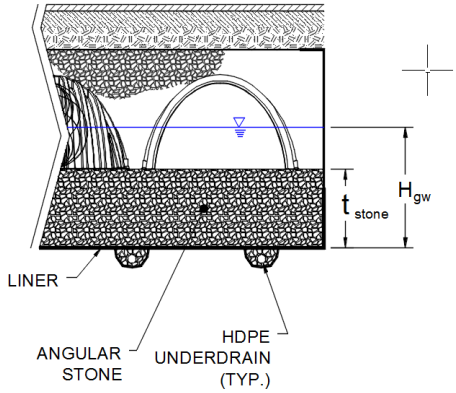
* The consulting engineer may apply a lower or higher safety factor.

Increased Foundation Stone Option



H_{gw} x (62.4 lb/ft^3) = [(Y_{stone} x t) / SF

Where:

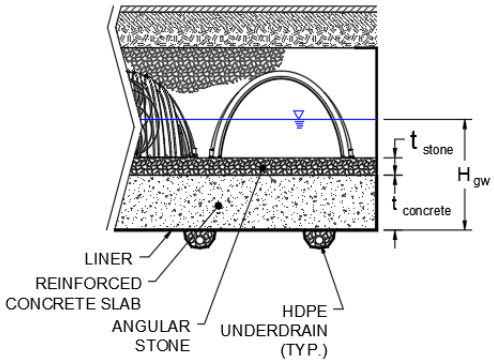
YH_{gw}= height of groundwater above liner bottom (in)

Y_{stone} = bulk density of bedding stone (lb/ft^3)

t = thickness of stone bedding (in)

SF = safety factor (1.25 typical minimum)*

Reinforced Concrete Slab



Alternatively, an engineer can design a reinforced concrete slab. The slab should be designed to handle the uplift forces from groundwater while transferring live & dead loads to the underlying material.

Installation

Installation should be in accordance with the liner manufacturer's instructions. Associations representing membrane materials have developed installation standards and other support documents for the respective lining materials. Visit their web sites for additional information.

- PVC Geomembrane Institute, University of Illinois, web: http://Pgi-tp.cee.uiuc.edu/forweb
- "HDPE Geomembrane Installation Specification" by the International Association of Geosynthetic Installers. Revised February 2000: http://www.iagi.org/specifications.htm

PVC and LLDPE liners should not be installed at temperatures less than 32° F or on windy days. Wind can catch the liner and be extremely dangerous to laborers. Stones and other protrusions should always be removed from the excavation. Rolling or compacting is recommended to knock down any remaining protrusions. The non-woven underlayment fabric is then placed in the excavation, the membrane placed, and a fabric reinforcement placed over the membrane. Liners are flapped by laborers to get air under the liner to enable easy drag across bed. Corners are generally formed by folding or "pleating" excess liner material.

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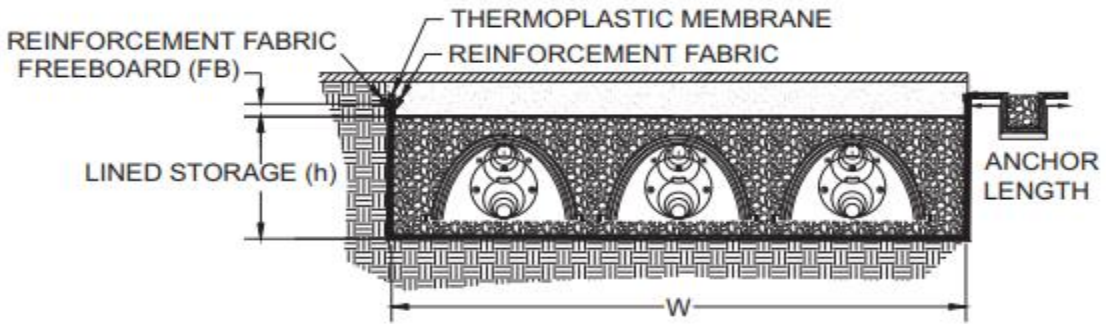
An “anchor trench” about 12” deep by 12” wide may be dug around the top of the excavation to anchor the top of the reinforcement fabric and thermoplastic liner at the top of the excavation. Stone should be placed carefully to avoid puncture from long free falls. Similarly, additional care must be taken when spreading and compacting bedding stone to prevent stones from puncturing the liner during construction.



Estimating Liner Material

Liner fabricators require dimensional details to design panels and provide firm material quotations. The liner and reinforcing fabric quantities should include sidewalls and extra material for anchoring during installation. The excavation contractor should use care not to over excavate since a larger excavation would require additional liner materials.

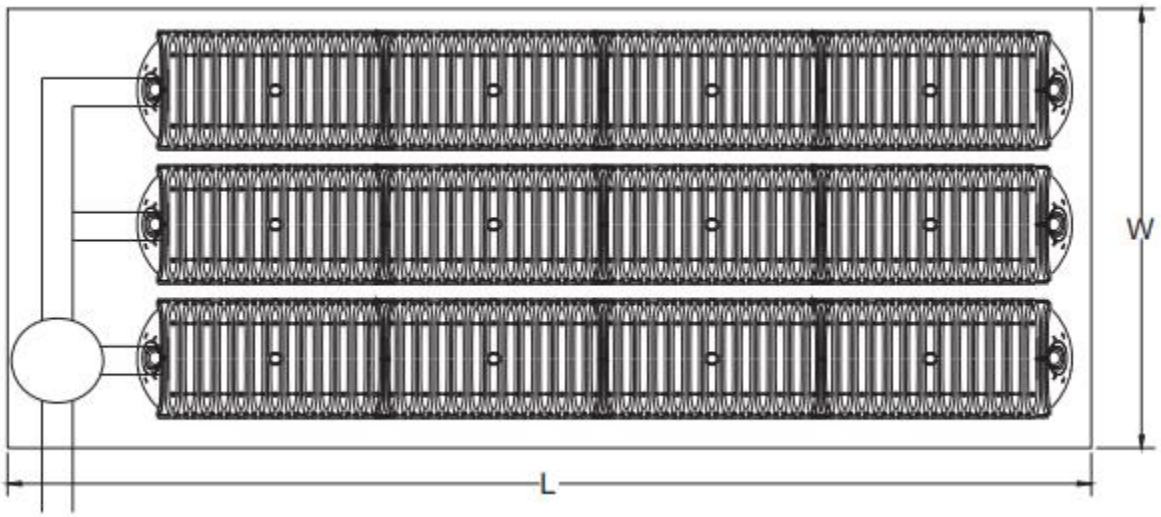
The fabricated sheet size for estimating purposes is calculated as follows:

Panel Size = [W + 2(h + FB + AL)] x [L + 2(h + FB + AL)]

Where:

W = system width from StormTech layout drawing
L = system length from StormTech layout drawing
FB = freeboard based on engineer’s advice (0.5’ typical)
AL = anchor length of membrane and reinforcement to tie back sidewall material during installation and backfill of chambers (4’ typical)

The location and size of pipe penetrations should also be summarized for the fabricator.



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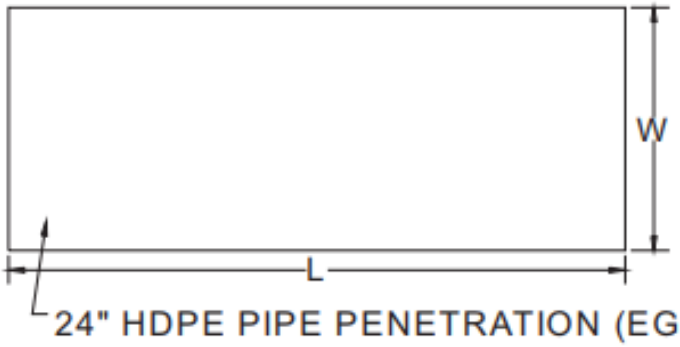
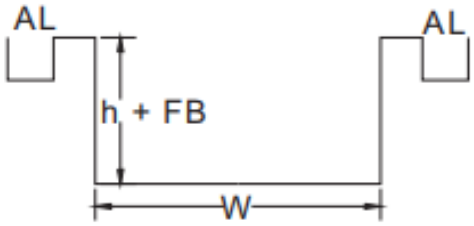
Estimating Worksheet:





Panel Size = [W + 2(h + FB + AL)] x [L + 2(h + FB + AL)]

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EXHIBIT 16

DEVELOPMENT CHART

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SHOP LOT 44 PUD Chart		
	Lot 44	
	Proposed	**Percent of land Covered (%)**
Lot Area (acres)	2.85 Acres (124,146 sf)	-
Dimensions		
Building Square Footage	Phase 1: 14,810 sf (existing VMF) Phase 2: 17,163 sf (proposed SHOP Gross) – *14,775 sf housing* – *2388 sf internal storage* – *2,031 sf external storage*	**28.6%**
Building Height	Phase 1: (existing VMF) 43'-5" from existing grade 37'-5" from finished grade Phase 2: (proposed SHOP) 37'-7" from existing grade (NE Corner) 35'-4" from finished grade (NE Corner)	-
Dwelling Units		
Residential Dwelling Units	Phase 1 Existing: 6 units (VMF) *(2) 2-bedroom – 815 sf, (4) 1- bedroom – 665 sf* Phase 2 Proposed: 20 units/25 beds (SHOP) *(15) 1-bedroom – 535 sf, (5) 2- bedroom – 754 sf* *(30 person occupancy cap)*	**14.9%**
Commercial Space	n/a	-
Industrial space	14,810 sf – Existing VMF	**11.9%**
Floor Area Ratio (F.A.R)	Lot Area: 124,146 sf Phase 1: 14,810 sf (existing VMF) Phase 2: 15,607 sf (proposed SHOP) – *2,031 sf external storage*	**24.5%**
Dimensional requirements		
Parking Spaces *1 space / 1 bedroom ratio per LUDC 16A-4-310*	Phase 1: 30 spaces (VMF) Phase 2 (SHOP): 30 includes 2 ADA spaces Additional Spaces: 12 flex spaces (10 summer only) Total spaces: **72**	**4.6%** **4.3%** **1.9%** **10.9%**
Open Space	36,600 sf	**29.5%**
Restricted Housing	100 % workforce housing Phase 1: 6 units, 8 bedrooms (existing VMF) Phase 2: 20 units, 25 bedrooms (proposed SHOP) (30 person occupancy cap)	-

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EXHIBIT 17

CONSTRUCTION MANAGEMENT PLAN

Note to reviewer: THIS SECTION HAS NOT CHANGED WITH THIS RE-SUBMITTAL

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Symmetry Builders

April 22. 2025

Attention: **Darren Duroux, PLA**
Connect One Design
350 Market Street, Suite 307
Basalt, CO 81621

RE: **pCMP (preliminary Construction Management Plan)**
The Divide - Aspen Skiing Company Employee Housing
1001 Divide Road
Divide Lot 44, Parcel C - Phase II
Snowmass CO 81615

Project Narrative:

The projects includes a 3-story, 30 unit modular employee housing development (20 Studios & 10 1-Bedroom Units)
Parking is provided per code and includes 57 surface parked and 9 covered parking stalls. EV charging stalls and bike parking are provided per code.
The total gross square footages for the building without the onsite parking is 20,804 gsf.
The total site disturbance is calculated at approximately 78,500 sf.

Proposed Schedule:

Depending on site approval and (local & state) permitting, we propose a start of construction 10.1.2025, with an overall duration of approximately 12 months, suggesting a completion of around Q3 / 4 2026
Modular construction allows us to accelerate the completion dates over conventional construction, thus limiting the overall impact on public and private neighbors.

Public Impact:

There are no businesses impacted within a radius of 1,000 feet of the proposed development perimeters.
Local residents were given the opportunity to be involved thru the required public hearings.

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	A neighborhood meeting to review a traffic plan, showing the use of public ROW spaces, travel lanes and pedestrian corridor will be conducted prior to Town approval.
Approvals:	In addition to all the required documentation submitted to the Chief Building Official and State of Colorado, projects within the boundaries of the United States Forest Service (USFS) are required to receive the approvals of the USFS and Tram Board (if required)
Construction Parking:	Private parking arrangements will be negotiated by the Owner or Contractor to allow parking on the current site of ASC's maintenance facility, or via carpooling or busing of employees and subcontractors. The use of public parking facilities / lots is discouraged or not allowed.
Working Hours:	Typical work hours M-S are from 07:00AM to 06:00PM. Weekend and Holiday work hours, if required, are from 08:00AM to 05:00PM. All hours will comply with ToSV regulations. No noise producing construction or excessive vehicle traffic will be allowed on Sundays and legal Holidays. Special events, should they occur during construction, shall have precedence over construction activities and will be coordinated with the Chief Building Official.
Site Survey / Plan:	A Survey / Site Plan prepared by Connect One and Symmetry Builders is submitted showing the required items reference in Section 18-11(c) (1)
Job-site Management:	The project will be staffed by Symmetry Builders employees and will include 100% on-site supervision. On-site personnel will also include safety and QC managers, project manager, project engineers and project principals.

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High Impact Events:

The pouring of more then 250 cy of concrete or hauling of more then 500 cy of materials is not anticipated. If such an event is necessary, written approvals from the Chief Building Official will be attained. Written notices to residents within 500 feet of the project will be provided within 48 hours of such event.

Job-site Safety / Security:

The job site area and public will be protected by temporary fencing and active site surveillance equipment. Motion sensor systems will be installed to secure trailers and temporary offices. Depending on phases and other requirements, a security guard will be available to patrol the project during nights and weekends.

All construction activities will be in compliance with the United States Occupational Safety and Health Administration (OSHA).

The Street address, building permit information and site safety requirements, including a 24 hour emergency contact will be posted on site.

Temporary site lighting to increase job-site safety will be provided as needed and will conform with Article XIII of the Snowmass Village M.C.

Hazardous Material Storage:

We do NOT anticipate any Hazmat usage on this project. For any materials used on site, Symmetry Builders will provide all Material Safety Data Sheets (MSDS) on the job site, pursuant to all Federal Regulations.

Temporary Heating:

Should the project require any form of temporary heating, a temporary permit will be obtained from the Chief Building Official or the Snowmass / Wildcat Fire Protection District. Temp. Heating provisions will comply with Section 1403 of the International Fire Code.

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Noise, Dust & Erosion Control:

A Stormwater management plan and system, approved by the State of CO and local JHA will be implemented and maintained as required. This plan includes silt fences, vehicle traffic control, inlet protection and concrete wash-out facilities.
Street and Vehicle cleaning during site construction activities will occur daily and BMP's (best management practices) will be applied in protecting the public from any extensive dust and noise disturbances throughout the project duration.
Using a modular delivery system will reduce the overall disruption, noise and dust disturbances significantly.

Construction Waste:

Using the modular delivery for the construction of this project will result in a significant reduction to the carbon footprint. A large reduction in daily subcontractor travel to and from the project site and a significant reduction in construction waste.

A construction waste and recycling plan will be provided, and all activities will be monitored and recorded by Symmetry Builders.

Traffic Control / Site Access:

A traffic control plan will be provided for review and approval. It will indicates the primary access routes from and to the site. Traffic Control, affecting any public ROW's will be provided for deliveries requiring unloading and the crane scope required for the setting of the modular units.

Minimum required means of egress will be maintained at all times to allow emergency vehicle access to the site.

Key / Lock Box(s), if required, will be provided.

Road & Sidewalk Closures:

It is our intent to minimize vehicle & pedestrian traffic interruptions as much as possible. With the modular delivery of the project, a much shorter period of disruption will occur.

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	To receive and set the modular pods, a one-lane road closure (possible full road closure) along the entire access road is required. This duration should not exceed 10 working days. The road will be available for the public evenings, weekends and holidays.
Shoring:	No engineered building shoring system are designed. Structurally designed retaining walls, including soil retention systems are designed to provide the required grade control.
Mass Excavation:	The excess of the required mass excavation will be disposed within less then 1/2 mile of the project at an ASC owned site. The required erosion control measures will be put in place after completion.
Damage Management:	Before the start of construction, a complete inventory / survey of neighboring properties within 500 feet of the proposed project will be conducted to accurately determine potential damages from construction activities.
Modular Unit Staging:	A staging and shuttling plan will be submitted for approval prior to execution. Our preferred option would include the use of privately owned staging to avoid costly and long shuttling sequence. (The closer to the final destination the better). The required usage of such a lot is short term and should not exceed 20 working days.

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EXHIBIT 18

FINAL PLAT

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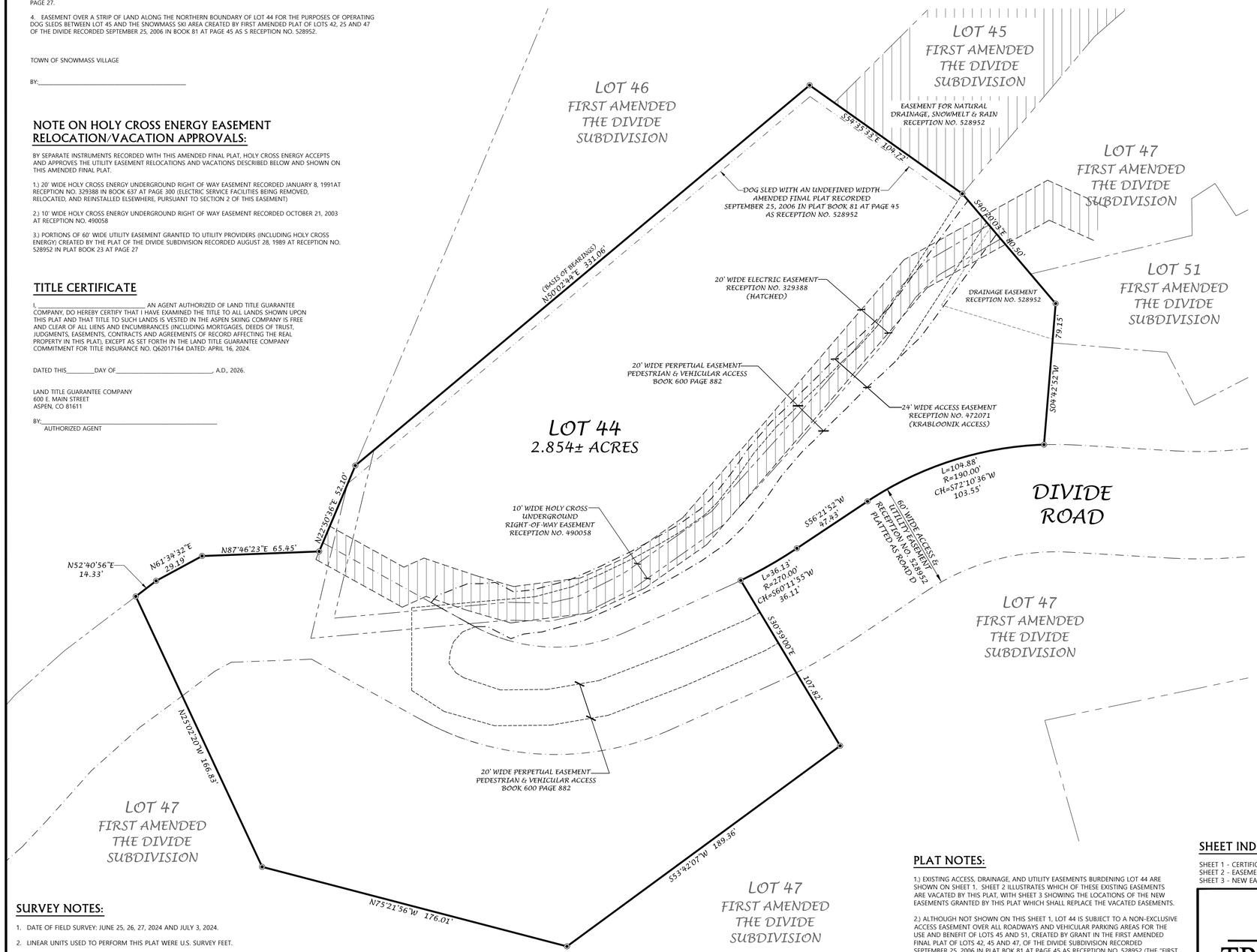
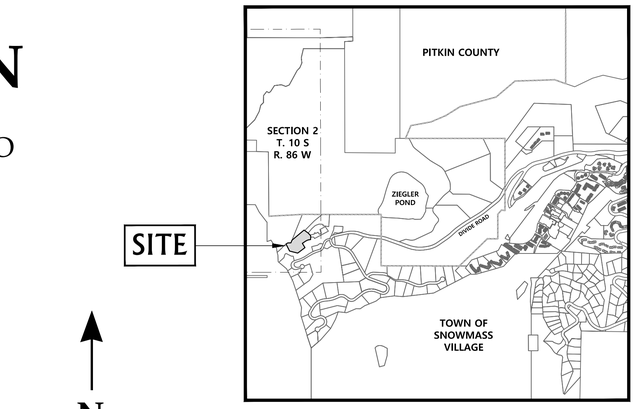
AMENDED FINAL PLAT

LOT 44 - THE DIVIDE SUBDIVISION

SECTION 2, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PM
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO





VICINITY MAP
SCALE: 1" = 1,500'

N

0 15' 30' 60'

SCALE: 1" = 30'

TOWN OF SNOWMASS VILLAGE APPROVALS:

THIS AMENDED FINAL PLAT OF LOT 44 THE DIVIDE IS HEREBY APPROVED BY THE TOWN OF SNOWMASS VILLAGE PURSUANT TO ORDINANCE NO. _____, SERIES OF 2026.

PORTIONS OF RIGHTS OF WAY REMOVED, RELOCATED AND/OR VACATED BY ORDINANCE NO. _____, SERIES OF 2026, ARE AS SHOWN ON SHEET 2 OF THIS AMENDED FINAL PLAT, AND LABELED AS FOLLOWS:

1. ALL OF 24' WIDE ACCESS EASEMENT RECORDED SEPTEMBER 9, 2002 AT RECEPTION NO. 472071 (FORMER KRABLOONIK DELIVERIES ACCESS AND SLED DOG ACCESS)

2. ALL OF 20' WIDE EASEMENT FOR PEDESTRIAN AND VEHICLE ACCESS, RESERVED IN SPECIAL WARRANTY DEED RECORDED AUGUST 31, 1989 AT RECEPTION NO. 314694 IN BOOK 600, PAGE 882 (ACCESS BEING REMOVED AND RELOCATED ELSEWHERE PURSUANT TO THE CONDITIONS SET FORTH IN PARAGRAPH 1 OF THE EASEMENT.

3. PORTIONS OF 60' WIDE PUBLIC ACCESS EASEMENT ACCESS & UTILITY EASEMENT, LABELED AS ROAD D, CREATED BY THE PLAT OF THE DIVIDE SUBDIVISION RECORDED AUGUST 28, 1989 AT RECEPTION NO. 528952 IN PLAT BOOK 23 AT PAGE 27.

4. EASEMENT OVER A STRIP OF LAND ALONG THE NORTHERN BOUNDARY OF LOT 44 FOR THE PURPOSES OF OPERATING DOG SLEDS BETWEEN LOT 45 AND THE SNOWMASS SKI AREA CREATED BY FIRST AMENDED PLAT OF LOTS 42, 25 AND 47 OF THE DIVIDE RECORDED SEPTEMBER 25, 2006 IN BOOK 81 AT PAGE 45 AS S RECEPTION NO. 528952.

TOWN OF SNOWMASS VILLAGE

BY:_____

NOTE ON HOLY CROSS ENERGY EASEMENT RELOCATION/VACATION APPROVALS:

BY SEPARATE INSTRUMENTS RECORDED WITH THIS AMENDED FINAL PLAT, HOLY CROSS ENERGY ACCEPTS AND APPROVES THE UTILITY EASEMENT RELOCATIONS AND VACATIONS DESCRIBED BELOW AND SHOWN ON THIS AMENDED FINAL PLAT.

1.) 20' WIDE HOLY CROSS ENERGY UNDERGROUND RIGHT OF WAY EASEMENT RECORDED JANUARY 8, 1991AT RECEPTION NO. 329388 IN BOOK 637 AT PAGE 300 (ELECTRIC SERVICE FACILITIES BEING REMOVED, RELOCATED, AND REINSTALLED ELSEWHERE, PURSUANT TO SECTION 2 OF THIS EASEMENT)

2.) 10' WIDE HOLY CROSS ENERGY UNDERGROUND RIGHT OF WAY EASEMENT RECORDED OCTOBER 21, 2003 AT RECEPTION NO. 490058

3.) PORTIONS OF 60' WIDE UTILITY EASEMENT GRANTED TO UTILITY PROVIDERS (INCLUDING HOLY CROSS ENERGY) CREATED BY THE PLAT OF THE DIVIDE SUBDIVISION RECORDED AUGUST 28, 1989 AT RECEPTION NO. 528952 IN PLAT BOOK 23 AT PAGE 27

TITLE CERTIFICATE

I, _____ AN AGENT AUTHORIZED OF LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN THE ASPEN SKIING COMPANY IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES (INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY IN THIS PLAT), EXCEPT AS SET FORTH IN THE LAND TITLE GUARANTEE COMPANY COMMITMENT FOR TITLE INSURANCE NO. Q62017164 DATED: APRIL 16, 2024.

DATED THIS_____DAY OF_____, A.D., 2026.

LAND TITLE GUARANTEE COMPANY
600 E. MAIN STREET
ASPEN, CO 81611

BY:_____
AUTHORIZED AGENT

SURVEY NOTES:

1. DATE OF FIELD SURVEY: JUNE 25, 26, 27, 2024 AND JULY 3, 2024.
2. LINEAR UNITS USED TO PERFORM THIS PLAT WERE U.S. SURVEY FEET.
3. THIS PLAT IS BASED ON THE DIVIDE SUBDIVISION RECORDED IN PLAT BOOK 23 AT PAGES 27-29, THE FIRST AMENDED PLAT OF LOTS 42, 45 AND 47 OF THE DIVIDE SUBDIVISION RECORDED IN PLAT BOOK 81 AT PAGE 45.
4. THIS PLAT SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TRUE NORTH COLORADO, LLC, FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH COLORADO, LLC, RELIED UPON TITLE COMMITMENT NO. Q6201764 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: MARCH 29, 2024.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

PLAT NOTES:

1.) EXISTING ACCESS, DRAINAGE, AND UTILITY EASEMENTS BURDENING LOT 44 ARE SHOWN ON SHEET 1. SHEET 2 ILLUSTRATES WHICH OF THESE EXISTING EASEMENTS ARE VACATED BY THIS PLAT, WITH SHEET 3 SHOWING THE LOCATIONS OF THE NEW EASEMENTS GRANTED BY THIS PLAT WHICH SHALL REPLACE THE VACATED EASEMENTS.

2.) ALTHOUGH NOT SHOWN ON THIS SHEET 1, LOT 44 IS SUBJECT TO A NON-EXCLUSIVE ACCESS EASEMENT OVER ALL ROADWAYS AND VEHICULAR PARKING AREAS FOR THE USE AND BENEFIT OF LOTS 45 AND 51, CREATED BY GRANT IN THE FIRST AMENDED FINAL PLAT OF LOTS 42, 45 AND 47, OF THE DIVIDE SUBDIVISION RECORDED SEPTEMBER 25, 2006 IN PLAT BOK 81 AT PAGE 45 AS RECEPTION NO. 528952 (THE "FIRST AMENDED PLAT OF LOTS 42, 45 AND 47 OF THE DIVIDE").

3.) ADJOINING LOTS 47 AND 51 OF THE DIVIDE UNDERWENT A BOUNDARY LINE ADJUSTMENT PURSUANT TO THE SUBDIVISION EXEMPTION, LOT LINE ADJUSTMENT PLAT OF LOTS 47 AND 51 OF THE FIRST AMENDED FINAL PLAT OF THE DIVIDE SUBDIVISION RECORDED SEPTEMBER 26, 2008 IN PLAT BOOK 88 AT PAGE 64 AS RECEPTION NO. 553184 (THE "2008 LOT LINE ADJUSTMENT"). THESE BOUNDARY LINE ADJUSTMENTS ARE SHOWN ON THIS PLAT. (LOT 45 REMAINS AS ORIGINALLY CONFIGURED IN THE FIRST AMENDED PLAT OF LOTS 42, 45, AND 47 OF THE DIVIDE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

ASPEN SKIING COMPANY, L.L.C., A COLORADO LIMITED LIABILITY COMPANY ("ASC"), BEING THE RECORD OWNER OF THE SUBJECT PROPERTY DESCRIBED AND DEPICTED HEREON, SITUATED IN THE TOWN OF SNOWMASS VILLAGE, PITKIN COUNTY, COLORADO, PURSUANT TO AND IN ACCORDANCE WITH ORDINANCE NO.___, SERIES OF 2026, RECORDED _____, 2026 AT RECEPTION NO. _____, HAS LAID OUT, PLATTED AND EXECUTED THIS PLAT AS DEPICTED AND DESCRIBED HEREON UNDER THE NAME OF AMENDED FINAL PLAT LOT 44 – THE DIVIDE SUBDIVISION.

ASC DEDICATES TO THE TOWN OF SNOWMASS VILLAGE AND ALL UTILITY PROVIDERS THOSE PORTIONS OF THE SUBJECT PROPERTY SHOWN AND DEPICTED ON SHEET 3 HEREON AS NEW EASEMENT AREAS, FOR THE FOLLOWING USES AND PURPOSES:

1. NEW EASEMENT AREA A: 40' WIDE ACCESS & UTILITY EASEMENT (REALIGNED PORTION OF DIVIDE WAY, A PUBLIC RIGHT OF WAY)

2. NEW EASEMENT AREA C: ACCESS EASEMENT FOR (A) EMERGENCY VEHICLE ACCESS; AND (B) NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN ACCESS CONNECTING DIVIDE WAY TO LOT 51, THE DIVIDE SUBDIVISION. NO ABOVE-GROUND BUILDING IMPROVEMENTS SHALL BE PLACED IN NEW EASEMENT AREA C WHICH COULD IMPAIR OR IMPEDE EMERGENCY VEHICLE ACCESS.)

3. NEW EASEMENT AREA D: IRREGULARLY SHAPED UNDERGROUND UTILITY EASEMENT LOCATED NORTH OF NEW EASEMENT AREA C

4. NEW EASEMENT AREA E: IRREGULARLY SHAPED UNDERGROUND UTILITY EASEMENT LOCATED SOUTH OF NEW EASEMENT AREA C

ASPEN SKIING COMPANY L.L.C.

BY:_____

THE FOREGOING OWNERSHIP AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 2026, BY _____AS _____ OF THE ASPEN SKIING COMPANY L.L.C.

MY COMMISSION EXPIRES:_____

WITNESS MY HAND AND SEAL

_____
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY AT ___ O'CLOCK___M., ON THE ___ DAY OF_____, A.D. 2026, AND IS DULY RECORDED IN BOOK ____, PAGE _____, RECEPTION NO._____.

_____
CLERK AND RECORDER

BY:_____
DEPUTY

SURVEYOR'S CERTIFICATE

I, RODNEY P. KISER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE AMENDED FINAL PLOT OF LOT 44, THE DIVIDE SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATIONS AND DIMENSIONS OF THE LOT, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH TITLE 38, ARTICLE 51, C.R.S.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

_____
RODNEY P. KISER
LICENSED PROFESSIONAL SURVEYOR
COLORADO REGISTRATION NO. 38215

SHEET INDEX

SHEET 1 - CERTIFICATES, BOUNDARY & RECORDED EASEMENTS
SHEET 2 - EASEMENTS TO BE VACATED
SHEET 3 - NEW EASEMENTS CREATED BY THIS PLAT

TRUE NORTH
COLORADO
A LAND SURVEYING AND MAPPING COMPANY

THE ASPEN SKIING COMPANY
AMENDED PLAT - LOT 44-THE DIVIDE
COUNTY OF PITKIN - STATE OF COLORADO

FOR PRELIMINARY REVIEW

TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
P.O. BOX 614 - 386 MAIN STREET UNIT 3
NEW CASTLE, COLORADO 81647
(970) 984-0474
www.truenorthcolorado.com

PROJECT NO: 2024-190	DRAWN: RPK	SHEET 1 OF 3
DATE: July 13, 2026	SURVEYED: GBL	

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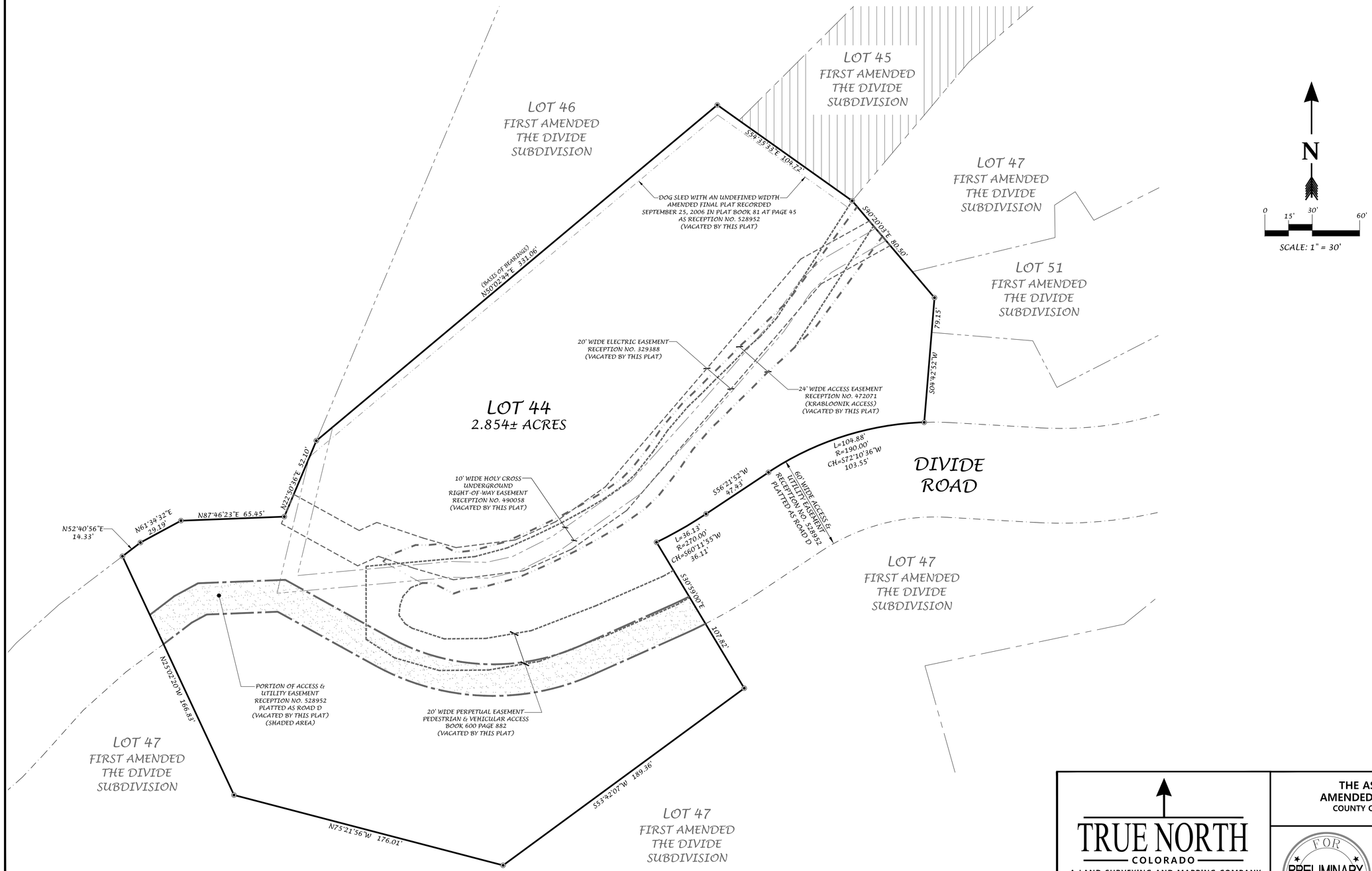
AMENDED FINAL PLAT

LOT 44 - THE DIVIDE SUBDIVISION

SECTION 2, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PM
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO

• EASEMENTS TO BE VACATED •



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PROJECT NO: 2024-190	DRAWN: RPK	SHEET 2 OF 3
DATE: July 13, 2026	SURVEYED: GBL	

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09/25/2026

AMENDED FINAL PLAT

LOT 44 - THE DIVIDE SUBDIVISION

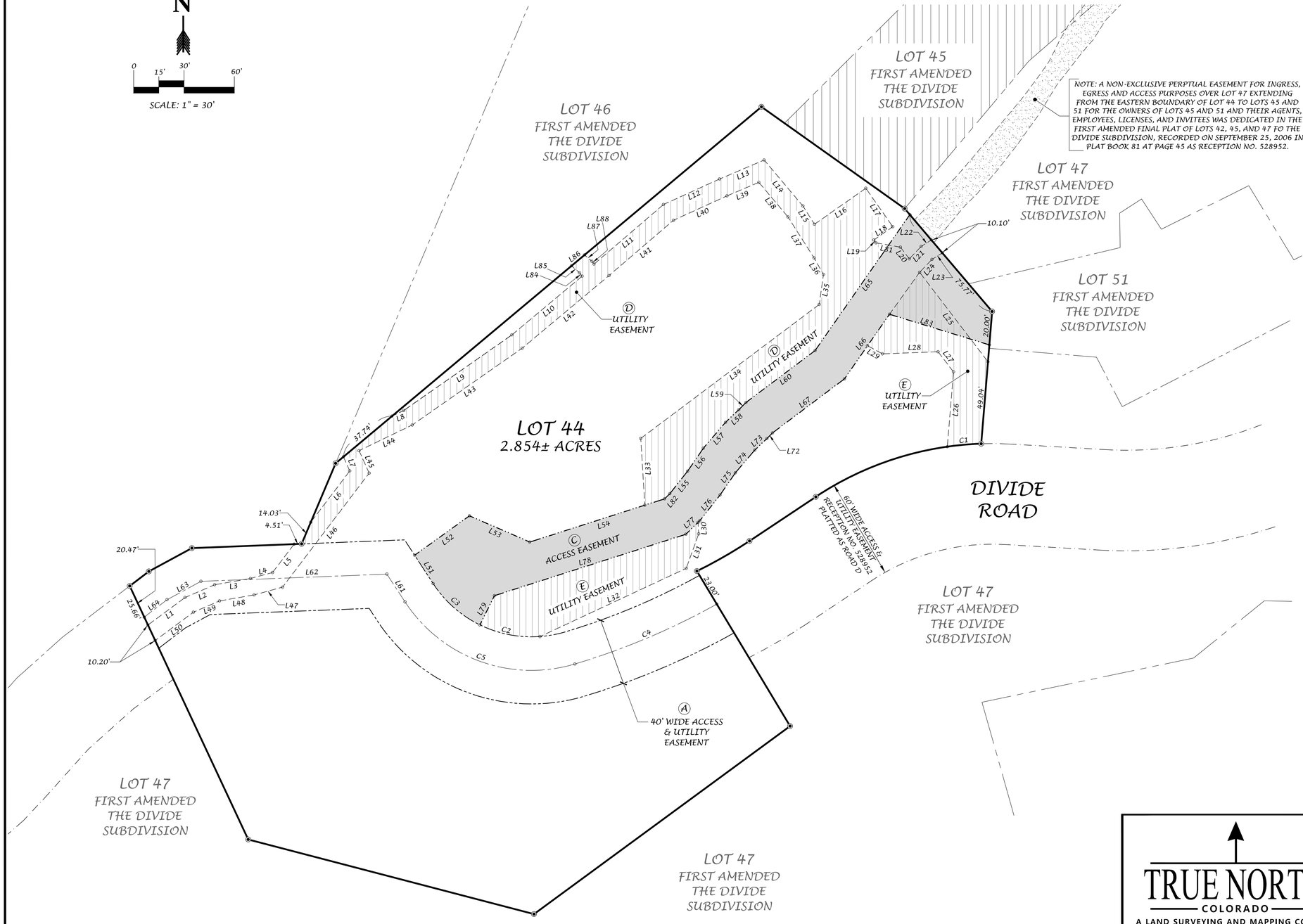
SECTION 2, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PM
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO

• NEW EASEMENTS CREATED BY THIS PLAT •

N

0 15' 30' 60'

SCALE: 1" = 30'



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S53° 27' 57"W	27.52'
L2	S66° 40' 14"W	19.24'
L3	S80° 05' 27"W	21.66'
L4	S74° 45' 02"W	13.65'
L5	S37° 12' 45"W	21.20'
L6	S37° 12' 45"W	38.41'
L7	S24° 12' 53"E	9.22'
L8	N64° 13' 47"E	7.79'
L9	N55° 02' 15"E	78.66'
L10	N50° 04' 42"E	54.58'
L11	N49° 21' 15"E	54.53'
L12	N65° 31' 14"E	36.72'
L13	N66° 56' 17"E	28.89'
L14	S40° 07' 20"E	35.82'
L15	S32° 24' 02"E	12.91'
L16	N54° 57' 00"E	37.35'
L17	S35° 03' 00"E	28.00'
L18	S54° 57' 00"W	13.75'
L19	S35° 03 '00"E	2.11'
L20	S37° 21' 47"E	8.75'
L21	N43° 40' 39"E	10.30'
L22	N57° 52' 25"E	7.12'
L23	S57° 52' 25"W	7.32'
L24	S43° 40' 39"W	10.63'
L25	S37° 21' 47"E	67.15'
L26	S04° 43' 57"W	44.80'
L27	S37° 21' 47"E	15.12'
L28	N87° 48' 36"E	33.16'
L29	S61° 38' 03"E	10.15'
L30	S03° 38' 48"E	6.81'
L31	S19° 57' 11"W	21.88'
L32	S64° 57' 39"W	96.11'
L33	N03° 31' 38"W	39.87'
L34	N53° 05' 28"E	133.04'
L35	S08° 00' 41"W	18.06'
L36	N29° 43' 16"W	11.33'
L37	N32° 24' 02"W	28.99'
L38	N40° 07' 20"W	26.95'
L39	S66° 56' 17"W	20.62'
L40	S65° 31' 14"W	35.02'
L41	S49° 21' 15" W	50.63'
L42	S50° 04' 42"W	67.53'
L43	S55° 02' 15"W	79.90'
L44	S64° 13' 47"W	35.20'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L45	S24° 12' 53"E	14.68'
L46	S37° 12' 45"W	85.40'
L47	S74° 45' 02"W	17.52'
L48	S80° 05' 27"W	20.95'
L49	S66° 40' 14"W	16.90'
L50	S53° 27' 57"W	28.39'
L51	N33° 07' 00"W	20.19'
L52	N54° 17' 02"E	40.26'
L53	S66° 26' 05"E	39.17'
L54	N72° 12' 18"E	84.35'
L55	N38° 15' 07"E	17.16'
L56	N34° 27' 00"E	16.52'
L57	N40° 29' 58"E	20.36'
L58	N46° 38' 08"E	10.86'
L59	N44° 26' 39"E	6.08'
L60	N45° 57' 22"E	12.59'
L61	N33° 07' 00"W	19.79'
L62	S87° 46' 23"W	110.85'
L63	S61° 34' 32"W	22.98'
L64	S52° 40' 56"W	17.13'
L65	S34° 51' 30"W	98.80'
L66	S34° 51' 30"W	46.94'
L67	N53° 04' 38"W	53.60'
L72	N44° 26' 39"E	4.72'
L73	N46° 38' 08"E	10.03'
L74	N40° 29' 58"E	17.80'
L75	N34° 27' 00"E	16.05'
L76	N38° 15' 07"E	19.54'
L77	N45° 48' 53"E	11.62'
L78	N72° 12' 18"E	119.75'
L79	N26° 31' 45"E	19.48'
L80	S61° 04' 25"E	27.06'
L81	S80° 03' 00"E	14.80'
L82	N45° 48' 54"E	4.40'
L83	S72° 57' 24"E	62.28'
L84	N37° 44' 24"W	2.51'
L85	N48° 49' 02"W	6.35'
L86	N50° 02' 44"E	10.12'
L87	S48° 49' 02"E	5.76'
L88	S37° 44' 24"E	2.13'

CURVE DATA TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	190.00'	20.31'	20.30'	S84°55'40"W	06°08'08"
C2	70.00'	52.29'	51.08'	N85°18'48"W	42°47'56"
C3	70.00'	37.63'	37.17'	N48°30'55"W	30°47'49"
C4	425.97'	91.94'	91.76'	S67°06'15"W	12°21'58"
C5	90.00'	115.60'	107.82'	N69°54'53"W	73°35'46"

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PROJECT NO: 2024-190
DATE: July 24, 2026

DRAWN	SHEET
RPK	3 OF 3
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EXHIBIT 19

ENERGY CONSERVATION PLAN

Note to reviewer: THIS SECTION HAS NOT CHANGED WITH THIS RE-SUBMITTAL

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ENERGY CONSERVATION PLAN MEMO

The Energy Conservation Plan submitted with the prior application is carried forward unchanged with this amended submittal. It has not been revised because the reduction in building size does not alter any of its conclusions.

The amended building is smaller, but it is not different. Its use, location, and energy strategy are the same. The Project remains 100% electric, with no on-site combustion, and continues to rely on a very high-quality building envelope as the foundation of its energy performance. Every conclusion in the Energy Conservation Plan holds for the smaller building. Because the building's nature, location, and energy approach remain unchanged — and because reducing the building's size only increases its total energy demand — an updated Energy Conservation Plan is not warranted. The existing Plan remains accurate and applicable and is resubmitted as-is

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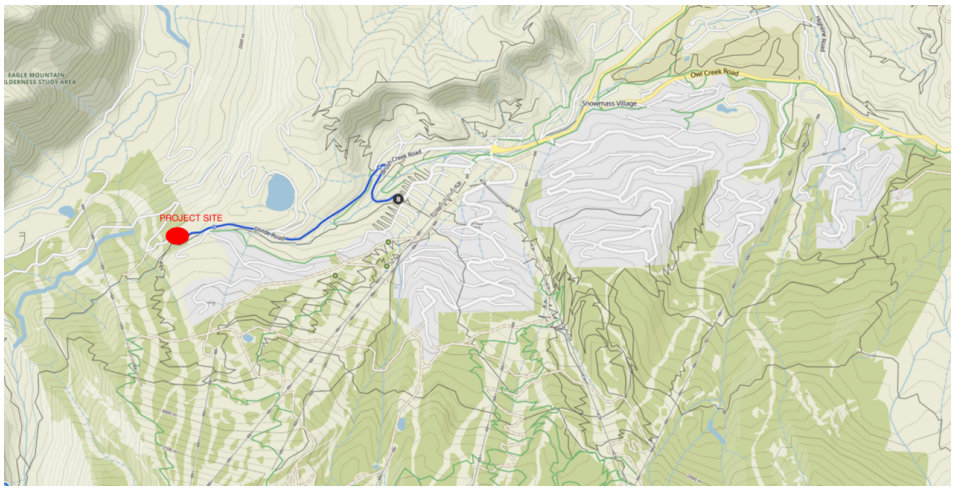
ENERGY CONSERVATION PLAN

April 16, 2025

General Description: SHOP Snowmass consists of approximately 25,000 SF of workforce housing in Snowmass, Colorado.

Map:





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Key site constraints include Snowmass Mountain directly to the south which limits solar exposure and an extremely tight lot line with significant grade change. This results in the orientation of the building being determined by the site constraints and programming requirements.

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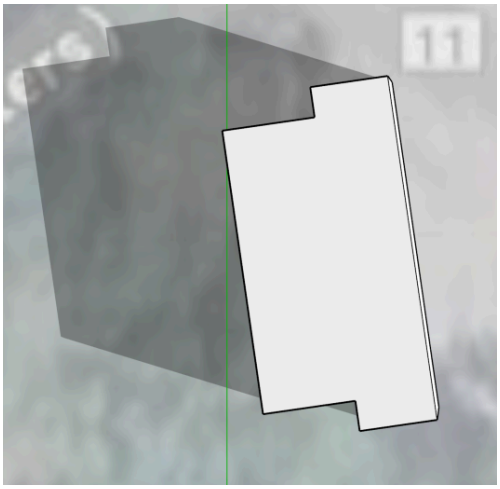
Shadow Study:

March 21st

9AM



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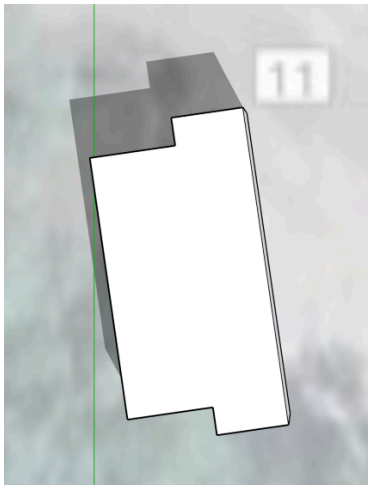

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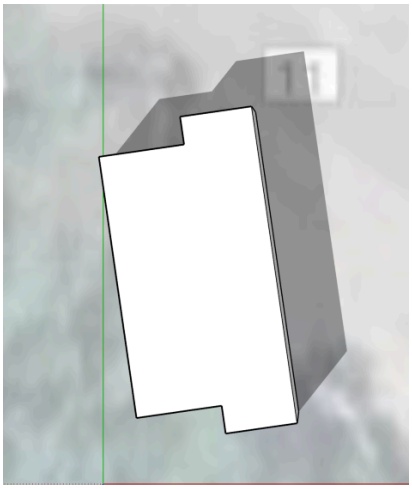

June 21st

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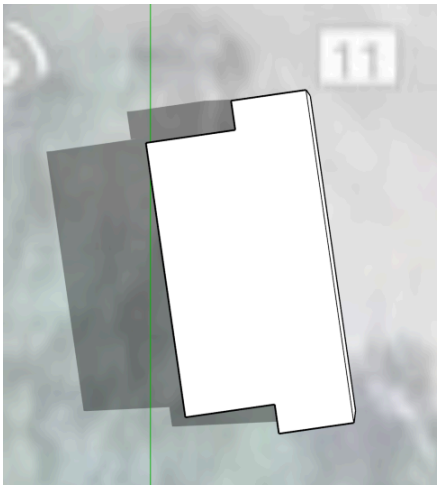

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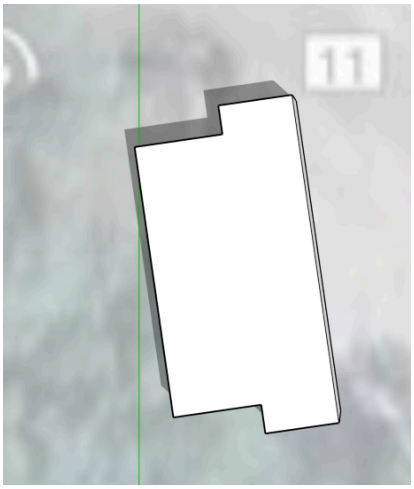

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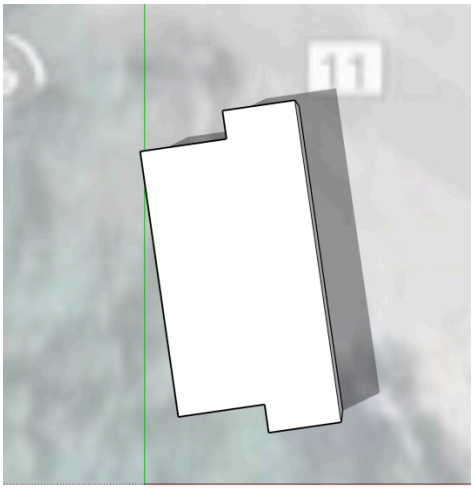

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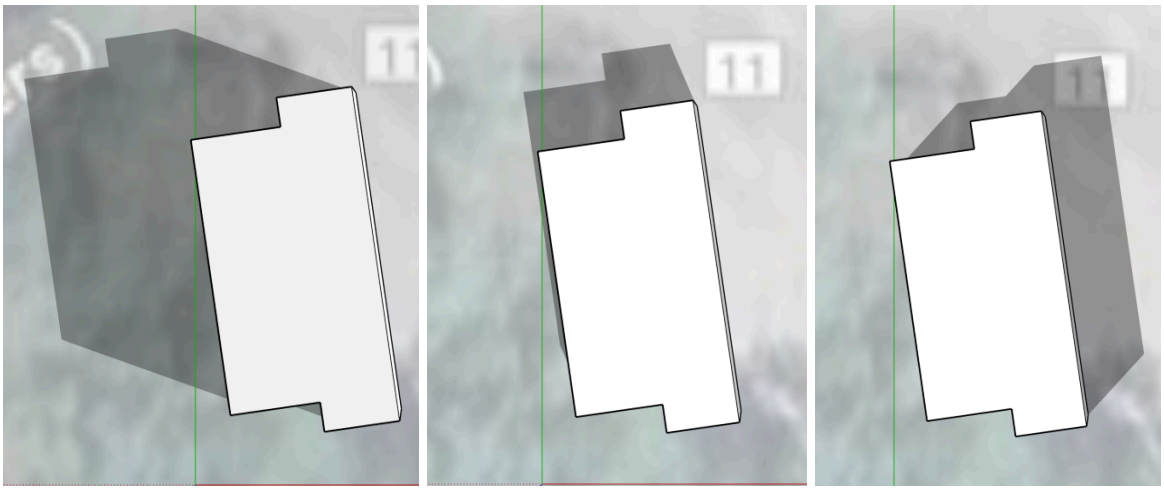
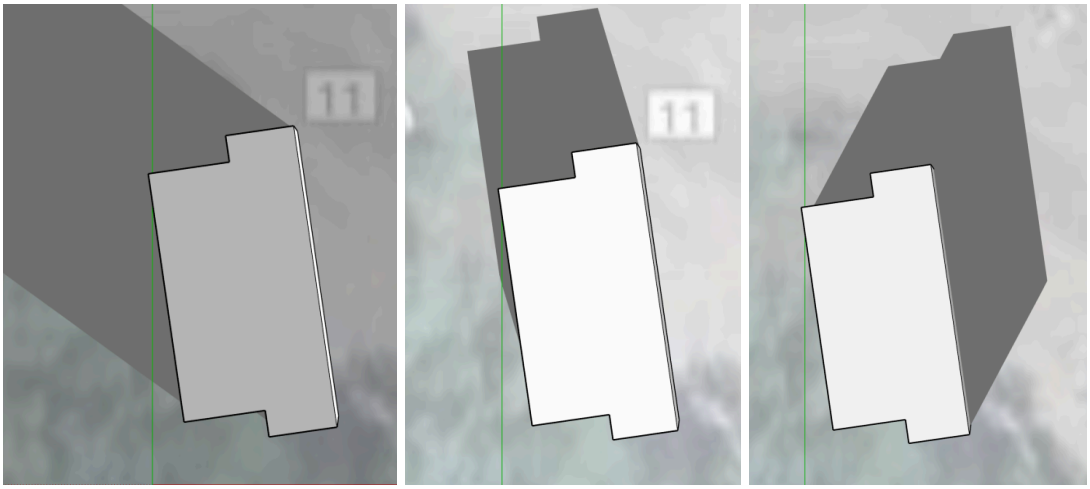
September 21st

9AM 12PM 3PM



December 21st

9AM 12PM 3PM



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Solar Analysis:

The project will have about 6,000 SF of roof area that could be utilized for a solar PV array that could support a 60 kW system. The NREL PV Watts calculator estimates that the maximum production would be 1,500 hours per year, or 4.1 hours per day on average. With estimated production loss due to snow sitting on the PV panels the estimated production falls to 1,130 hours per year or 3.1 hours per day on average.

Holy Cross Energy provides electricity to this site and the electricity delivered to the site is on track to be 90% renewable by the end of 2025 and 100% renewable by 2050. Holy Cross Energy only allows 25 kW of solar PV to be net-metered with the remaining production only paid back at wholesale prices.

Based on the lack of PV production due to the site location and the availability of renewable low-carbon electricity from the grid an onsite PV system is not recommended for this project.

Passive & Active Technologies Proposed:

The project is utilizing a full building energy model to perform a yearly energy analysis of the proposed design. This analysis focuses on optimizing the energy efficiency of the building through passive and active technologies. The driving energy efficiency strategies are:

- 100% all-electric design
  - Takes advantage of the renewable and low-carbon electricity from Holy Cross to reduce carbon emissions
- Offsite volumetric modular build
- High-performance envelope design with passive house principles
  - The energy model will be used to study insulation levels, thermal bridging, window performance, and infiltration to optimize performance
- Simply electric radiant heating
  - Energy-recovery ventilation will be studied
- No air-conditioning
  - Ceiling fans and natural ventilation will provide cooling
- Domestic hot water
  - Electric resistance and heat pump water heater options will be studied

This will result in a highly efficient and all-electric workforce housing project.

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Energy Analysis:

A whole building annual energy simulation was performed to analyze the different energy efficiency measures proposed. The OpenStudio 3.3 interface for EnergyPlus 9.6 building energy simulation program was used for this analysis. OpenStudio performs a detailed analysis of all energy flows within, into, and out of a building, doing a separate calculation for each hour of the year. The model includes details of architectural, mechanical, and lighting systems, as well as all interior loads such as occupants and plug loads.

Baseline case (2021 IECC) energy model inputs:

- Envelope
  - Roof - R-60 (U-0.024)
  - Walls - R-20 batt + R-5 continuous insulation (U-0.045)
  - Below grade walls - R-15 exterior plus R-19 batt interior (U-0.050)
  - Glazing - Double pane low-e in non-metal framing (U-0.30)
  - Floors - R-38 batt (U-0.028)
  - Infiltration - 3 ACH
- Lighting
  - Interior lighting power density
    - Apartments - 0.45 W/sf
    - Corridors - 0.66 Ws/f
    - Storage - 0.46 W/sf
    - Stairs - 0.58 W/sf
  - Exterior lighting power of 0.5 kW
- HVAC
  - Units
    - Electric radiant heating
    - ERVs provide ventilation
  - Corridors, stairs, and storage
    - Electric unit heaters
- DHW
  - Electric storage water heaters
  - Fixtures - 2.0 gpm showers, 1.5 gpm lavs, 2.0 gpm sinks

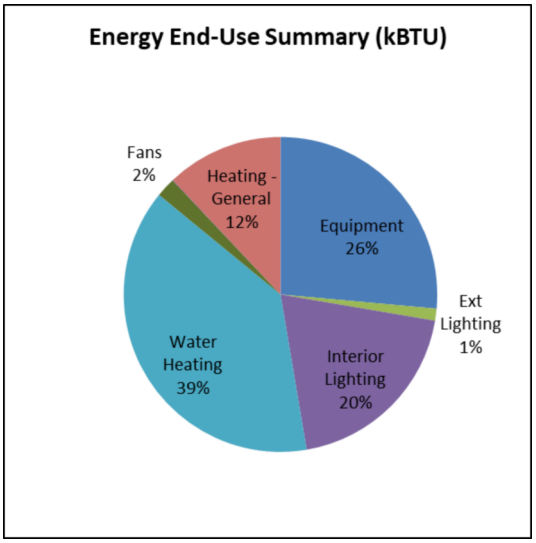

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TABLE 1: ENVELOPE ENERGY EFFICIENCY STRATEGIES

Strategy	*Annual Energy Cost*	*Annual Savings*	*EUI (kBtu/sf/yr)*	*EUI Savings*
Base - 2018 IECC	$17,316	-	29.6	-
Walls - R-21 batt with R-6.5 continuous insulation (U-0.041)	$16,863	$453	28.8	0.8
Walls - R-21 batt with R-13 continuous insulation (U-0.032)	$16,608	$708	28.4	1.2
Walls - R-21 batt with R-20 continuous insulation (U-0.026) **Passive House Level**	$16,441	$875	28.1	1.5
Roof - R-38 batt + R-22 continuous minimum (U-0.016) **Passive House Level**	$17,065	$251	29.2	0.4
Glazing - Triple pane glazing with argon fill in fiberglass framing (U-0.13) **Passive House Level**	$16,132	$1,184	27.5	2.1
Infiltration - 1.5 ACH	$16,858	$458	28.8	0.8
Infiltration - 0.5 ACH **Passive House Level**	$16,579	$737	28.3	1.3

ENVELOPE ENERGY EFFICIENCY ANALYSIS

- The base current design utilizes energy recovery in the units which significantly reduces heating energy. Due to that, the largest energy consumer in the building is domestic hot water.
- Reducing infiltration as far as possible will provide energy savings and increased occupancy comfort. Utilizing advanced air sealing details and / or Aeroseal is recommended to achieve a tight envelope.
- Triple pane glazing or double pane glazing with a floating low-e is recommended to improve building performance and occupant comfort.
- If blown-in batt systems can be utilized with the modular construction, they are recommended. This would increase the cavity insulation from R-21 to R-23 and can help reduce infiltration. Spray foam could be used in the cavity to further increase the R-value to 30 in the cavity, but the embodied carbon of spray foam results in higher lifetime emissions when compared to batt so it is not recommended.
- The thermal efficiency of exterior cladding systems is critical to the overall performance of the wall assembly. The analysis below only considers thermal efficiency. Structural, fire, and constructability considerations are not factored in. Z-furring cladding attachment systems de-rate the thermal insulation R-value by 50-70%. Below are the alternatives to achieve better exterior wall thermal performance. To achieve better performance, clip and rail systems are recommended, which consist of vertical or horizontal girts attached to or through clips that are attached back to the structure through the exterior insulation.

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- Fiberglass clips (see Figure 1) – thermal efficiency of 70-95% depending on clip spacing and type of screw fasteners used (galvanized vs stainless)
- Long screws through insulation (see Figure 2) – thermal efficiency of 75-95%.
- Armatherm™ Z Girt structural thermal break – made of reinforced, thermoset resin. Up to 98% thermal efficiency retained.

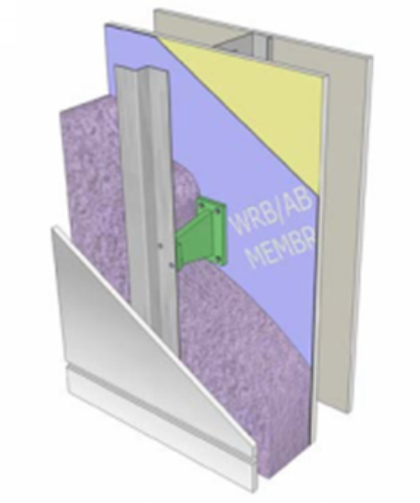

Figure 1 – FIBERGLASS CLIPS (SOURCE: RDH.COM)

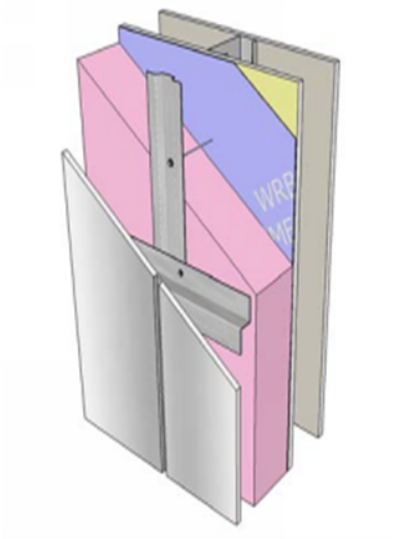

Figure 2 – LONG SCREWS THROUGH INSULATION (SOURCE RDH.COM)

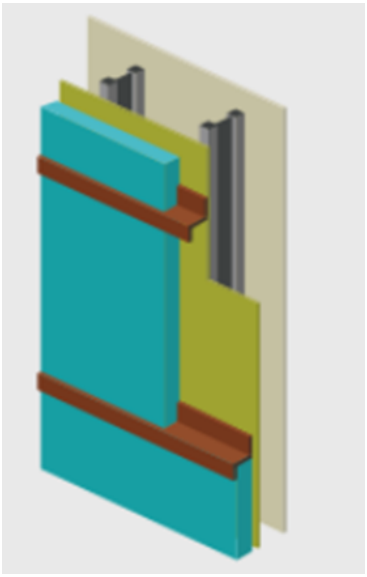

Figure 3 - ARMATHERM™ Z GIRT (SOURCE: ARMATHERM.COM)

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TABLE 2: HVAC ENERGY EFFICIENCY STRATEGIES

Strategy	*Annual Energy Cost*	*Annual Savings*	*EUI (kBtu/sf/yr)*	*EUI Savings*
Base - 2018 IECC	$17,316	-	29.6	-
Apartments - Mini-split cold climate DX heat pump	$17,259	$57	29.4	0.2
DHW fixtures - 1.5 gpm showers, 0.5 gpm lavs, 1.5 gpm sinks	$15,050	$2,266	25.6	4.0
DHW heaters - Individual hybrid heat pump water heaters with ducting (AO Smith)	$14,085	$3,231	24.0	5.6
DHW heaters - Central heat pump water heaters (SANCO2)	$13,186	$4,130	22.2	7.4

HVAC ENERGY EFFICIENCY ANALYSIS

- Mini-split heat pumps provide more efficient heating but also provide air conditioning that increases energy use.
- Reducing domestic hot water energy consumption leads to significant savings. Low flow fixtures are highly recommended. Central heat pump water heaters are difficult to integrate into modular construction. Individual heat pump water heaters are not recommended due to their size, ducting requirements, and high cutoff temperatures for the heat pump operation.

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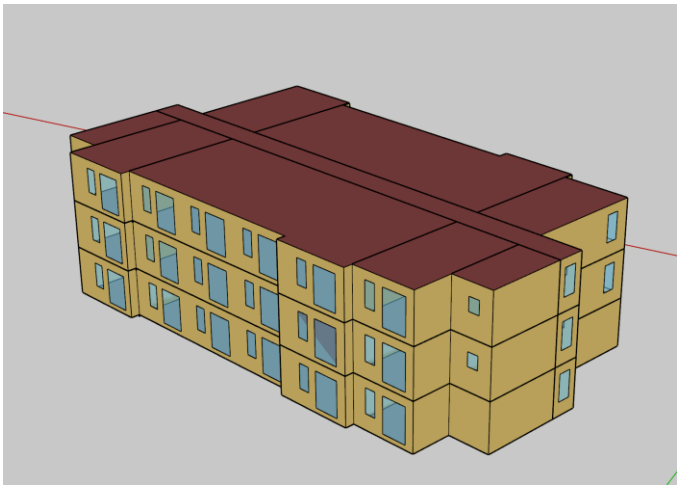
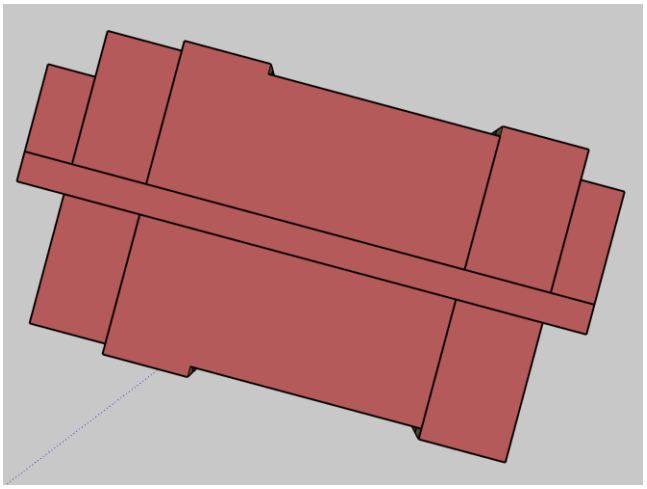
Energy Model Appendix

The two figures below show sketches of the OpenStudio model building envelope geometry and zoning. The geometry is typically simplified for modeling purposes to accurately simulate energy transfer through all surfaces in the building. Windows on the same orientation and zone are often grouped together to decrease simulation time; this does not affect results of the model. The building was zoned for perimeter versus core spaces, and for differing space uses.





Energy metering for the building will be assumed to be on a commercial rate structure for the entire building, with submetering for the units. Utility rates are shown below.

COMMERCIAL UTILITY RATES	
Electricity (Holy Cross General Large) *	
Customer Charger per Month	$62
Cost per kWh	$0.078
Charge per kW	$6.11

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LOCATION & CLIMATE DATA	
Location	Aspen, CO
Weather File	TMY3 from Leadville
Latitude	39° 22’ N
Longitude	106° 32’ W
Elevation (feet)	9,928
Heating Deg Days (base 65°F)	10,911
Cooling Deg Days (base 50°F)	375
Heating Design Temp (99%)	-14°F
Cooling Design Dry Bulb (0.4%)	81°F
Cooling Design Wet Bulb (0.4%)	51°F
ASHRAE Climate Zone	7B

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APPENDIX A

SHEETSET COVER

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APPENDIX A

LANDSCAPE / PLANNING SHEETS

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SHEET INDEX

SHEET	DESCRIPTION
CVR	COVER
L.1.01	CONTEXT & SURROUNDING STRUCTURES PLAN
L.1.02	ILLUSTRATIVE PLAN
L.1.03	SITE PLAN
L.1.04	PARKING PLAN
L.1.05	WASTE MANAGEMENT PLAN
L.1.06	SNOW STORAGE PLAN
L.1.07.S	FIRE ACCESS PLAN - SUMMER
L.1.07.W	FIRE ACCESS PLAN - WINTER
L.1.08	WALL TYPE PLAN
L.1.09	OPEN SPACE MAP
L.1.10	TREE REMOVAL PLAN
L.1.11	LANDSCAPE PLAN
L.1.12	DITCH TRAIL SCREENING
L.1.13	MAINTAINED AREAS DIAGRAM
L.1.14	TRANSPORTATION IMPROVEMENT PLAN
C0.1	GENERAL LEGEND, NOTES & ABBREVIATIONS
C0.2	DEMOLITION PLAN
CE1.0	EROSION CONTROL PLAN
CE1.1	SWMP NOTES AND EROSION CONTROL DETAILS
CE1.2	EROSION CONTROL DETAILS
CE1.3	EROSION CONTROL DETAILS
C1.0	OVERALL GRADING AND DRAINAGE PLAN
C1.1	DETAILED GRADING AND DRAINAGE PLAN
C1.2	DETAILED GRADING AND DRAINAGE PLAN
CD1.0	GRADING AND DRAINAGE DETAILS
CD1.1	GRADING AND DRAINAGE DETAILS
C2.0	OVERALL UTILITY PLAN
CD2.0	UTILITY DETAILS
CD2.1	UTILITY DETAILS
C3.0	OVERALL HORIZONTAL CONTROL PLAN
C3.1	DETAILED HORIZONTAL CONTROL PLAN
C3.2	DETAILED HORIZONTAL CONTROL PLAN
CD3.0	SITE DETAILS
CD3.1	SITE DETAILS
C4.0	DIVIDE WAY PLAN AND PROFILE
C4.1	DIVIDE WAY PLAN AND PROFILE
FIG 1	DRAINAGE PLAN - EXISTING
FIG 2	DRAINAGE PLAN - PROPOSED
FIG 3.0	ALT DRAINAGE PLAN - EXISTING DETENTION POND EXPANSION
FIG 3.1	EXISTING DETENTION POND EXPANSION PLAN
A101	FLOOR PLAN - LEVEL 1
A102	FLOOR PLAN - LEVEL 2
A103	FLOOR PLAN - LEVEL 3
A104	UNIT FLOOR PLAN - STUDIO (TYPE A)
A105	UNIT FLOOR PLAN - STUDIO (TYPE B)
A106	UNIT FLOOR PLAN - 1 BEDROOM
A107	LEVEL 1 REFLECTED CEILING PLAN
A108	LEVEL 2 REFLECTED CEILING PLAN
A109	LEVEL 3 REFLECTED CEILING PLAN
A125	ROOF PLAN
A203	ELEVATIONS
A204	ELEVATIONS
A401	PERSPECTIVES
A402	PERSPECTIVES
LIGHT-000	LIGHTING LEGEND
LIGHT-100	SITE LIGHTING
LIGHT-200	SITE LIGHTING
LIGHT-300	SITE LIGHTING
LIGHT-400	LIGHTING CUT SHEETS
SURVEY 1 OF 3	EXISTING CONDITIONS SURVEY
SURVEY 2 OF 3	EXISTING CONDITIONS SURVEY - TREES
SURVEY 3 OF E	EXISTING CONDITIONS SURVEY - TREE ID
ESMT 1 OF 2	PUBLIC RIGHT-OF-WAY & UTILITY EASEMENT
ESMT 2 OF 2	ACCESS EASEMENT
CMP	CONSTRUCTION MANAGEMENT PLAN

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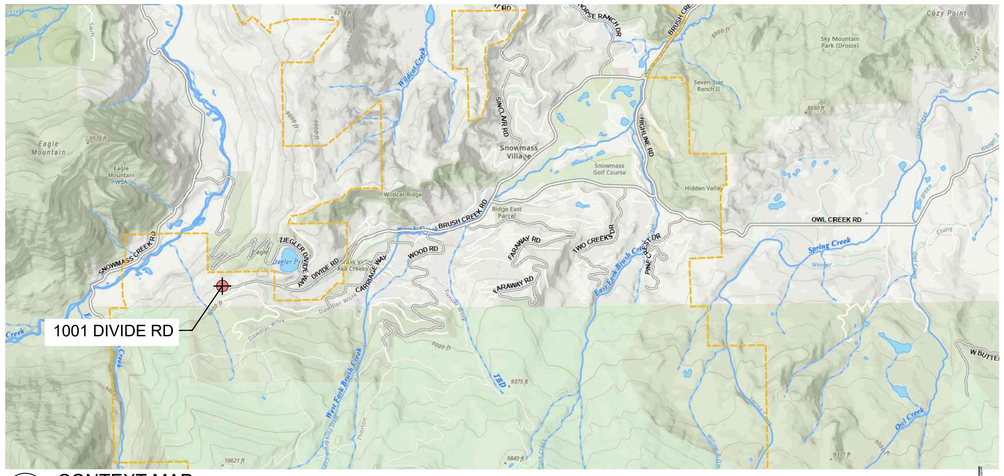

CONTEXT MAP
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SNOWMASS OPS EMPLOYEE HOUSING

1001 DIVIDE RD
SNOWMASS VILLAGE, CO 81615

Drawn By: EW Checked By: DD

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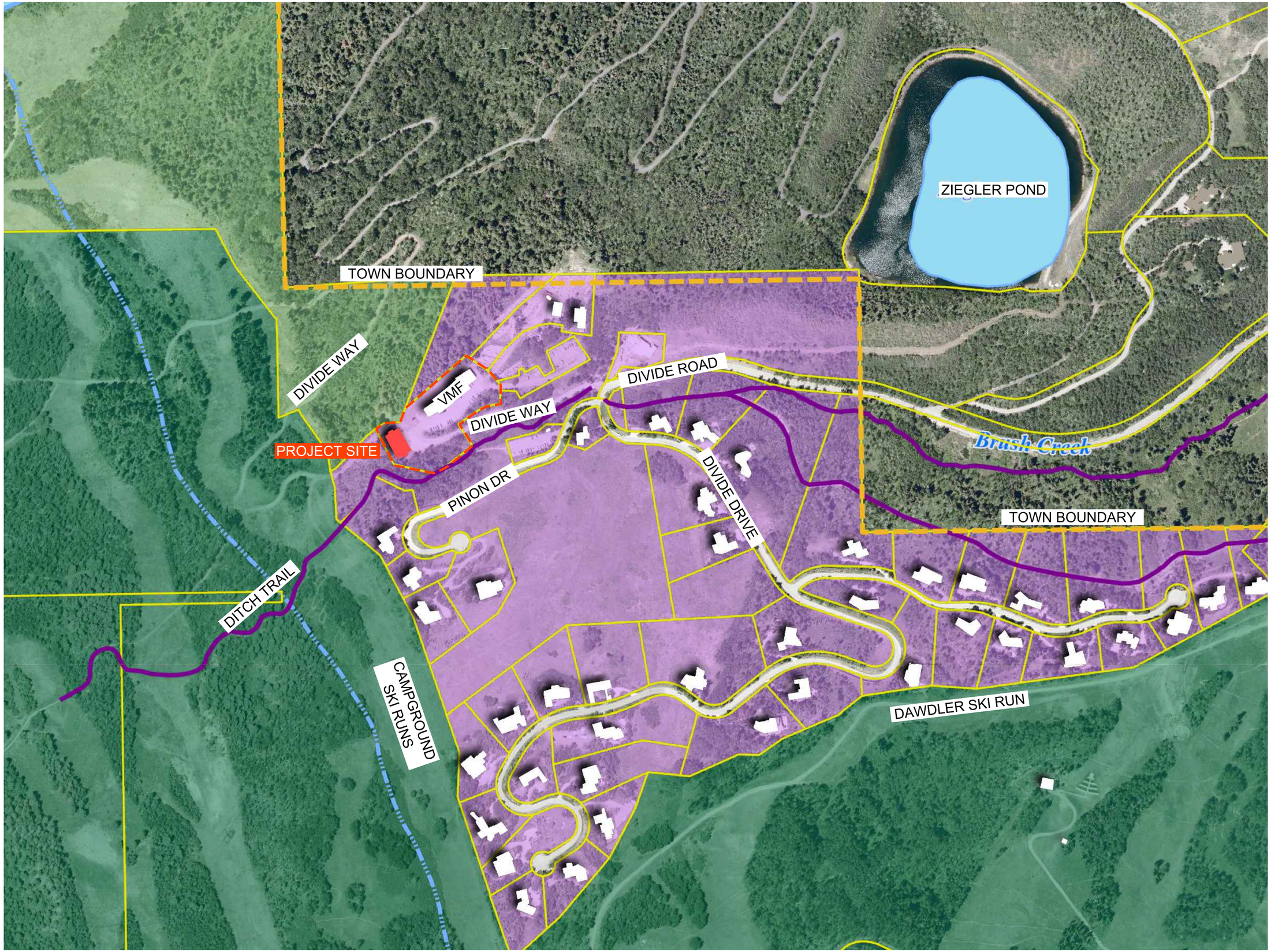

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CONTEXT & SURROUNDING STRUCTURES PLAN

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ILLUSTRATIVE PLAN

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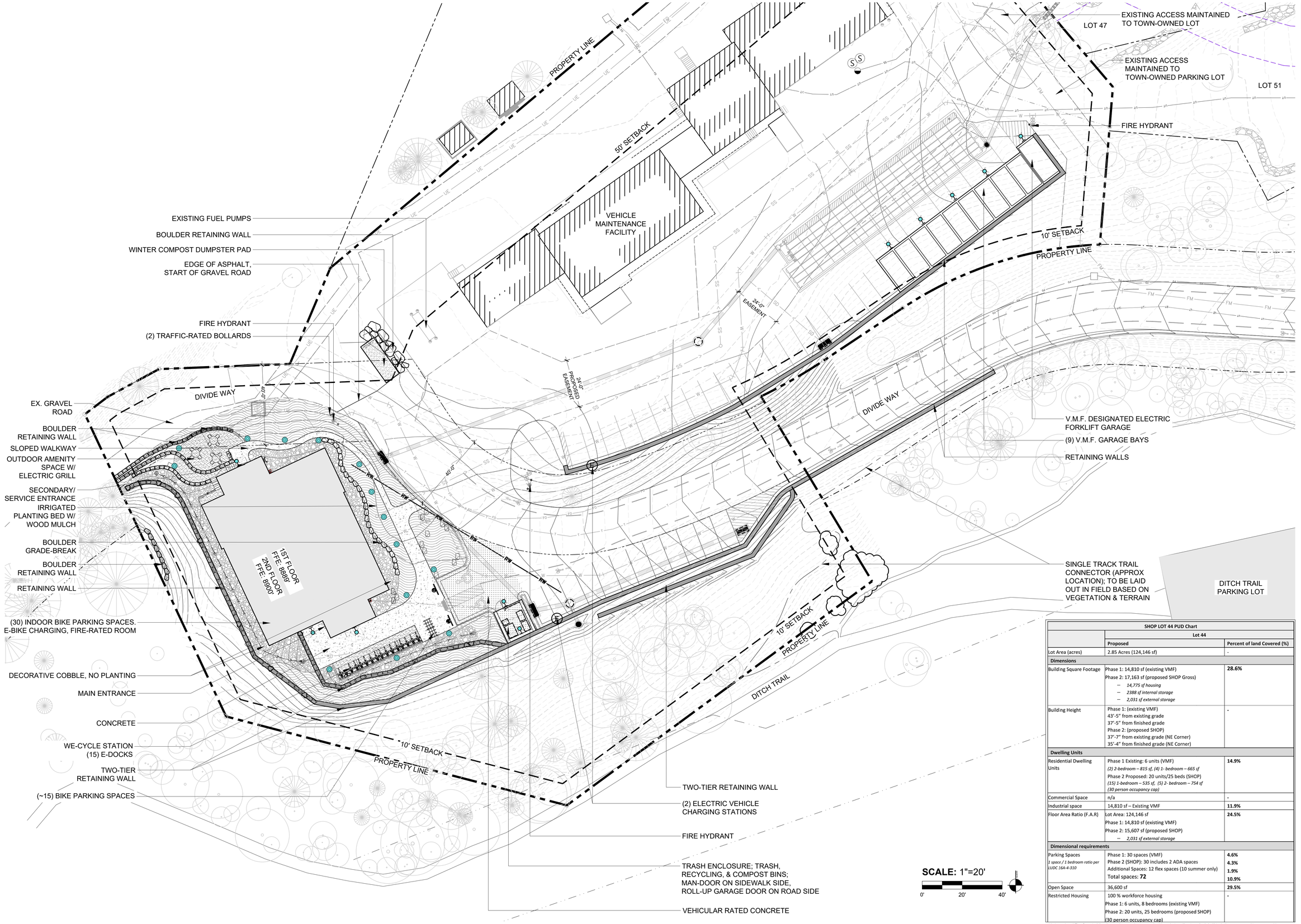

SHOP LOT 44 PUD Chart		
	Lot 44	
	Proposed	Percent of land Covered (%)
Lot Area (acres)	2.85 Acres (124,146 sf)	-
Dimensions		
Building Square Footage	Phase 1: 14,810 sf (existing VMF) Phase 2: 17,163 sf (proposed SHOP Gross) – *14,775 sf housing* – *2388 sf internal storage* – *2,031 sf external storage*	**28.6%**
Building Height	Phase 1: (existing VMF) 43'-5" from existing grade 37'-5" from finished grade Phase 2: (proposed SHOP) 37'-7" from existing grade (NE Corner) 35'-4" from finished grade (NE Corner)	-
Dwelling Units		
Residential Dwelling Units	Phase 1 Existing: 6 units (VMF) *(2) 2-bedroom – 815 sf, (4) 1- bedroom – 665 sf* Phase 2 Proposed: 20 units/25 beds (SHOP) *(15) 1-bedroom – 535 sf, (5) 2- bedroom – 754 sf* *(30 person occupancy cap)*	**14.9%**
Commercial Space	n/a	-
Industrial space	14,810 sf – Existing VMF	**11.9%**
Floor Area Ratio (F.A.R)	Lot Area: 124,146 sf Phase 1: 14,810 sf (existing VMF) Phase 2: 15,607 sf (proposed SHOP) – *2,031 sf external storage*	**24.5%**
Dimensional requirements		
Parking Spaces *1 space / 1 bedroom ratio per LUDC 16A-4-310*	Phase 1: 30 spaces (VMF) Phase 2 (SHOP): 30 includes 2 ADA spaces Additional Spaces: 12 flex spaces (10 summer only) Total spaces: **72**	**4.6%** **4.3%** **1.9%** **10.9%**
Open Space	36,600 sf	**29.5%**
Restricted Housing	100 % workforce housing Phase 1: 6 units, 8 bedrooms (existing VMF) Phase 2: 20 units, 25 bedrooms (proposed SHOP) (30 person occupancy cap)	-

**FAR number differs from Building Square Footage due to eapplicable exclusions (Section 16A-3-210) including storage, MEP spaces, and basements.*

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SITE PLAN

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PARKING SUMMARY:

VMF:
- REQUIRED 30
- PROVIDED 30

SHOP:
- CODE REQUIRED 25
- ADA REQUIREMENT 2
- PROVIDED 30

FLEX SPACES:
- REQUIRED 0
- PROVIDED 12

TOTAL:
- CODE REQUIRED 55
- PROVIDED 72 (incl flex spaces)

BIKE PARKING

15 EXTERIOR BIKE PARKING SPACES

15 WE-CYCLE DOCKS

30 INTERIOR BIKE PARKING SPACES (CHARGING CAPABILITY PROVIDED)

60 BIKE SPACES TOTAL

ELECTRIC VEHICLE INFRASTRUCTURE

CHARGING STATION

4 EV PARKING SPACES

12 EV-READY PARKING SPACES

16 EV CAPABLE SPACES TOTAL (50% OF PARKING IS ELECTRIC-READY)

(10) FLEX PARKING SPACES (SUMMER ONLY, SNOW STORAGE IN WINTER)

WINTER COMPOST DUMPSTER PAD

VEHICLE MAINTENANCE FACILITY

V.M.F. ELECTRIC FORKLIFT PARKING SPACE

DESIGNATED BLACK SADDLE VAN PARKING

(2) FLEX SPACES YEAR-ROUND

24'-0" EASEMENT

(2) EV PARKING SPACES

DIVIDE WAY

(1) WALL-MOUNTED CHARGER SERVING (2) SPACES

(12) EV-READY PARKING SPACES. CONDUIT RUN THROUGH WALL

(1) WALL-MOUNTED CHARGER SERVING (2) SPACES

(2) EV PARKING SPACES

(30) INDOOR SECURE CONDITIONED BIKE PARKING W/ SEPARATE ENTRANCE & E-CHARGING CAPABILITY (FIRE SEPARATED)

(15) WE-CYCLE DOCKS

(~15) EXTERIOR BIKE SPACES

DITCH TRAIL

DITCH TRAIL PARKING LOT

SCALE: 1"=20'

0' 20' 40'

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PARKING PLAN - COLOR

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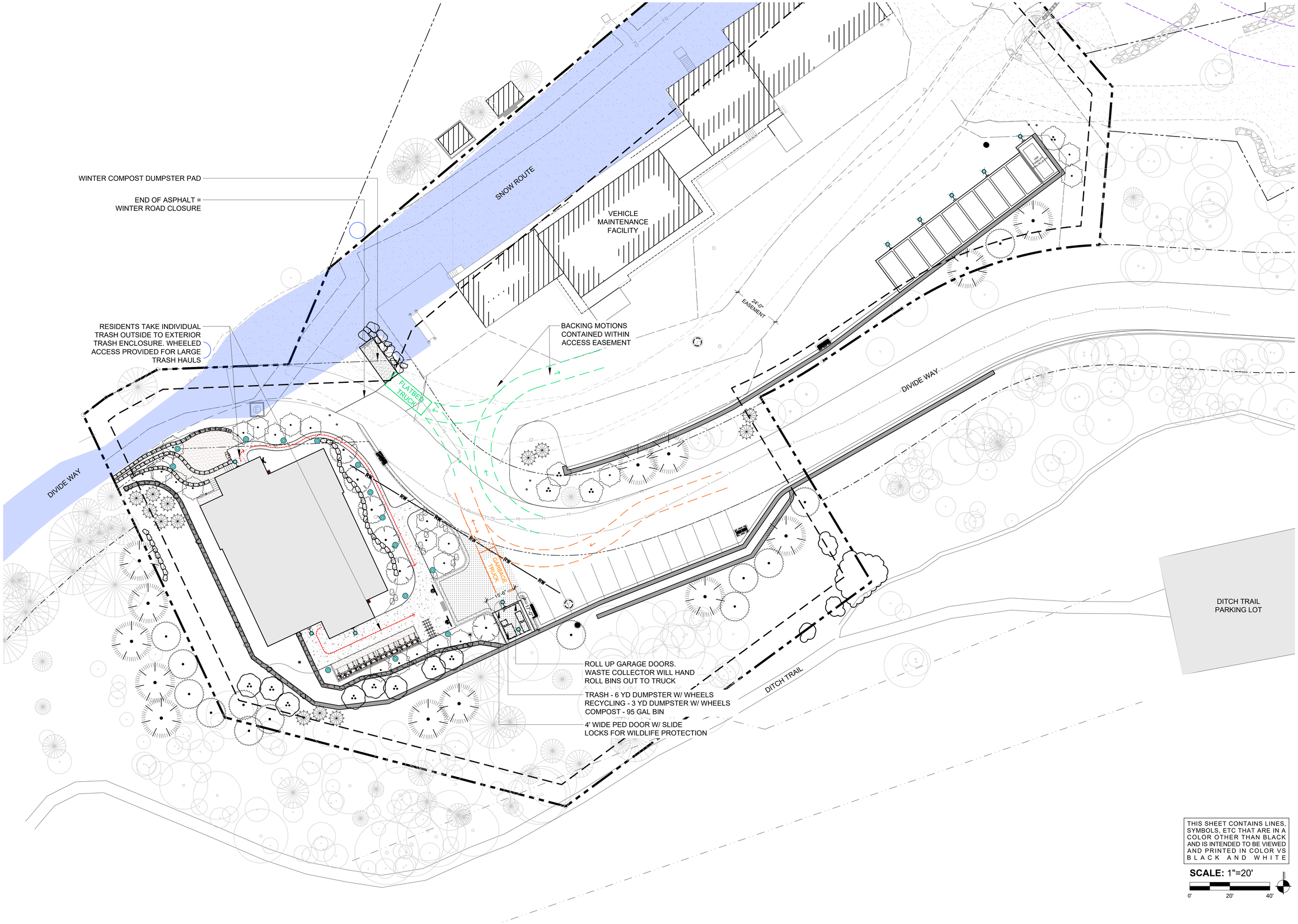

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WASTE MANAGEMENT PLAN

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LEGEND

SNOW STORAGE AREA 8,912 SF

PROPERTY LINE

50' SETBACK

SNOW GUN

TRANSITIONAL BERMED ZONE BETWEEN SNOW STORAGE DUMP & MAINTENANCE OF THE MTN OPS SNOW ROUTE

SNOW ROUTE

SNOW GUN

VEHICLE MAINTENANCE FACILITY

22'-25' COMPTABLE CAT CLEARANCE

14'-16'-0" MIN CAT CLEARANCE

18'-0" MIN TILLER CAT CLEARANCE

2,645 SF

DIESEL PUMP SIDE

WINTER COMPOST DUMPSTER PAD

EDGE OF ASPHALT & WINTER ROAD CLOSURE

BOLLARDS

FIRE HYDRANT

401 SF

1,183 SF

587 SF

646 SF

619 SF

415 SF

352 SF

522 SF

1,010 SF

532 SF

24'-0" EASEMENT

24'-0" PROPOSED EASEMENT

DIVIDE WAY

10' SETBACK

PROPERTY LINE

DITCH TRAIL

DITCH TRAIL PARKING LOT

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SNOW STORAGE PLAN

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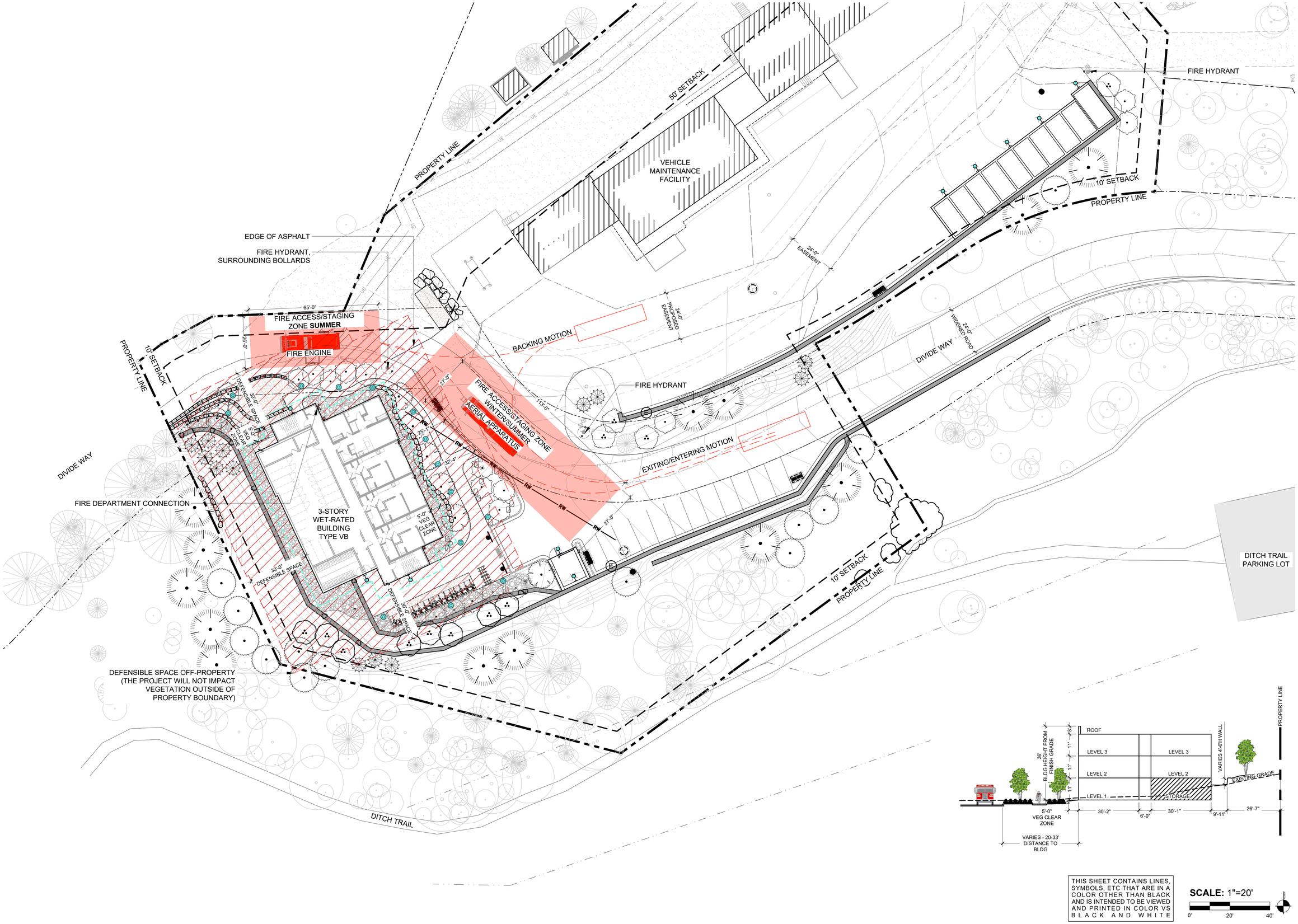

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0' 20' 40'

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SNOWMASS OPS EMPLOYEE HOUSING

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FIRE ACCESS PLAN - SUMMER

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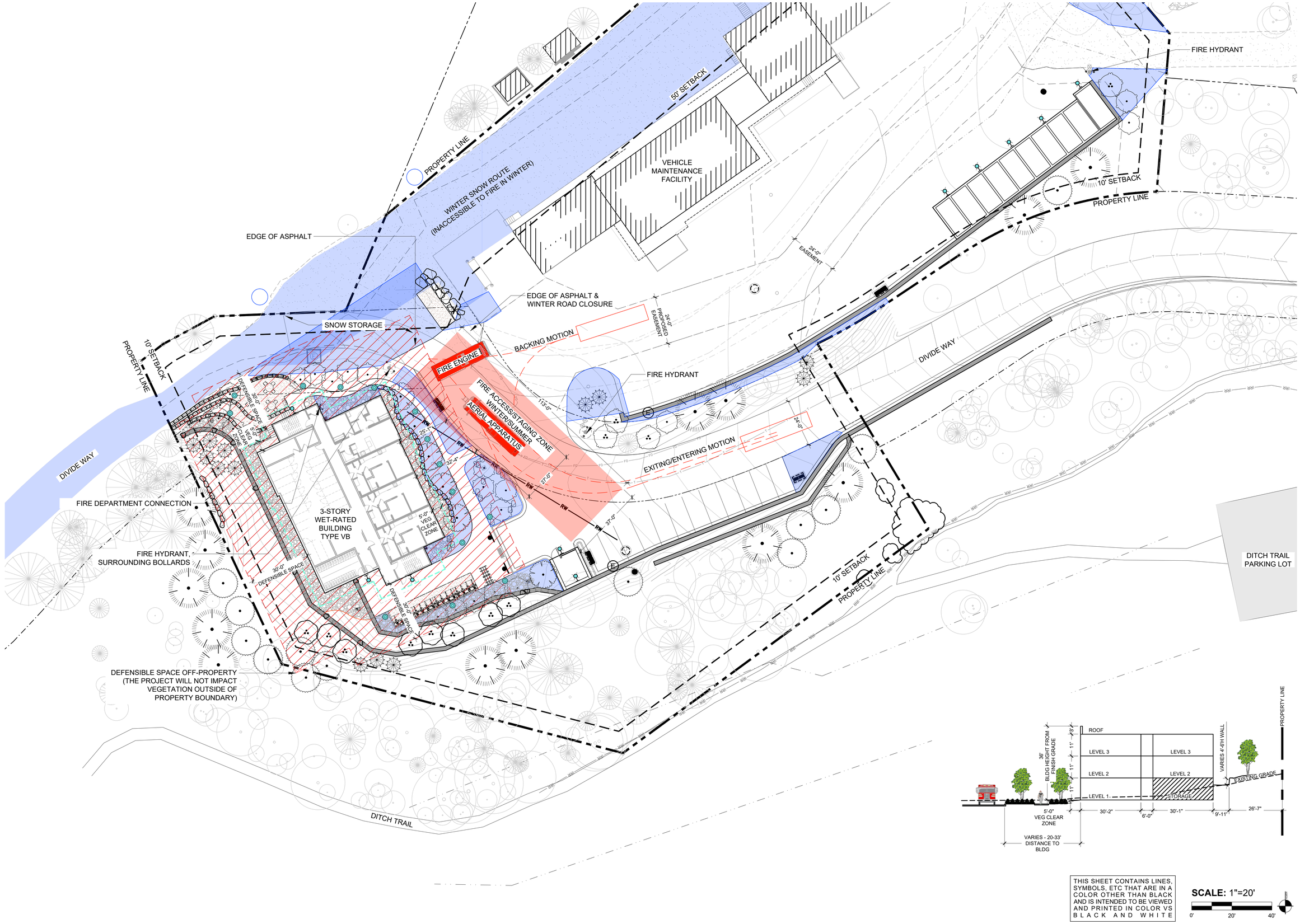

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SCALE: 1"=20'

0' 20' 40'

connect one DESIGN

LANDSCAPE ARCHITECTURE • LAND PLANNING

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1001 DIVIDE RD

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FIRE ACCESS PLAN - WINTER

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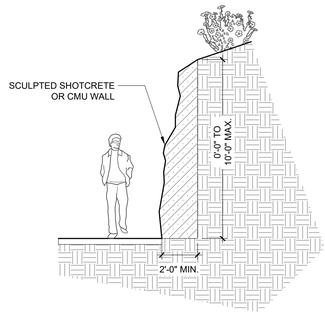
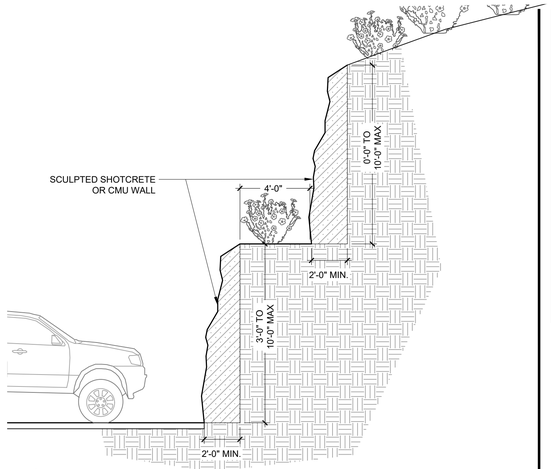


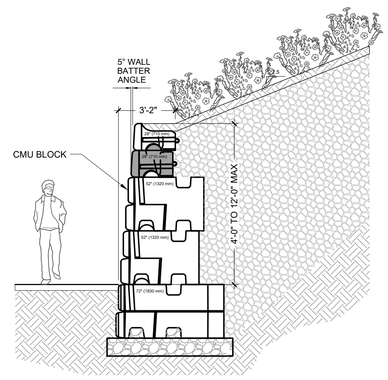
01 WALL TYPE 1

1/4" = 1'-0" P-CO-546-15



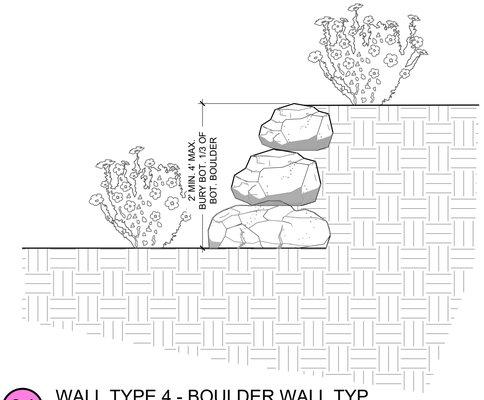
02 WALL TYPE 2

1/4" = 1'-0" P-CO-546-16



03 WALL TYPE 3

1/4" = 1'-0" P-CO-546-19



04 WALL TYPE 4 - BOULDER WALL TYP

1/2" = 1'-0" P-CO-546-18

DISCLAIMERS:

- FINAL WALL DESIGN DEPENDENT ON GEOTECH ENGINEERING AND CONSTRUCTION FEASIBILITY ASSESSMENT.
- RETAINING WALL TYPES DEPICTED ON PLAN ARE DIAGRAMMATIC IN NATURE AND SUBJECT TO CHANGE IN TYPE, WIDTH, LAYOUT, EXTENT, SCALE, HEIGHT, AND/OR LIMIT OF IMPACT.
- NOT FOR CONSTRUCTION.

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SNOWMASS OPS EMPLOYEE HOUSING

1001 DIVIDE RD

SNOWMASS VILLAGE, CO 81615

Drawn By: EW Checked By: DD

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WALL TYPE PLAN

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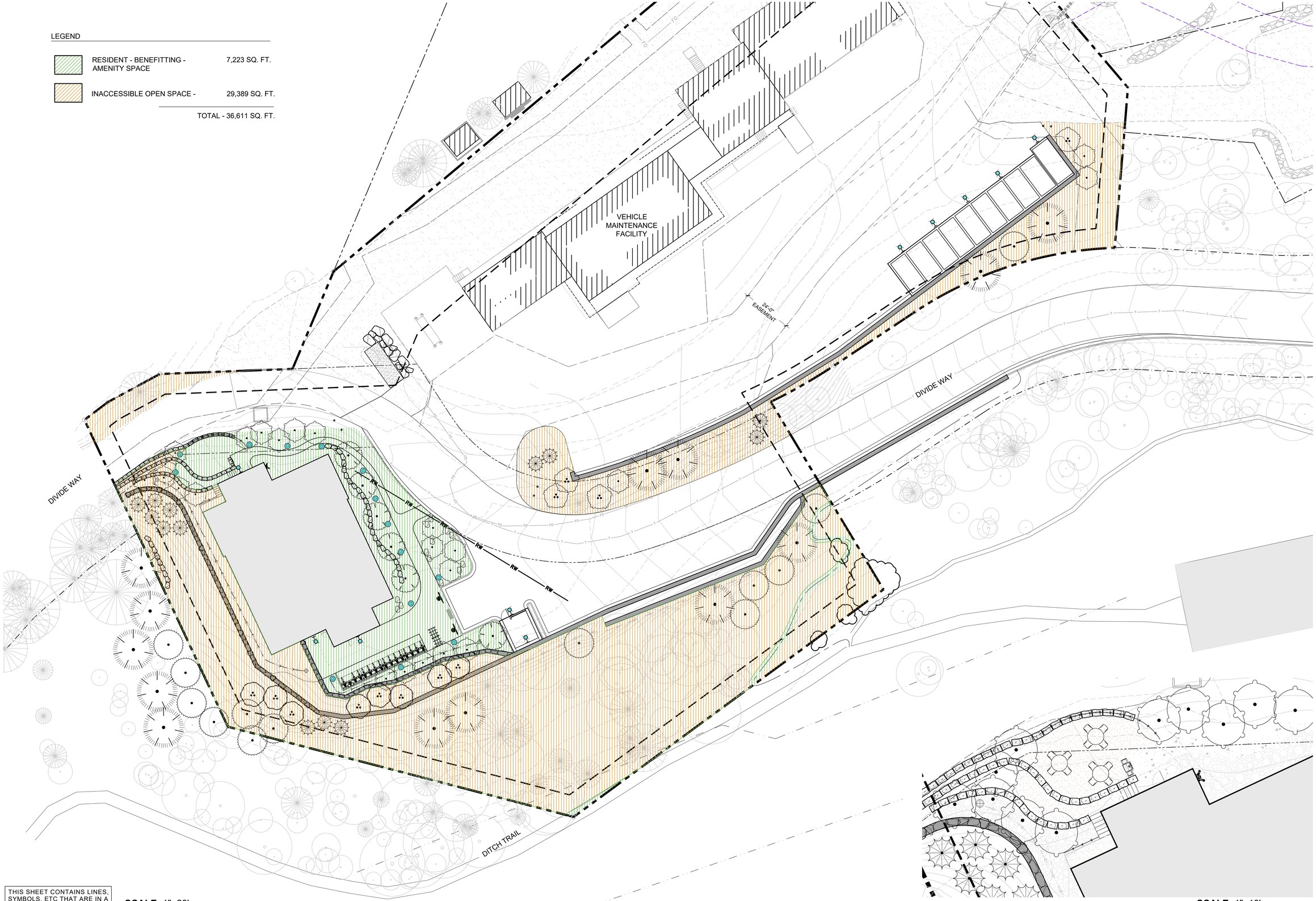
LEGEND

	RESIDENT - BENEFITTING - AMENITY SPACE	7,223 SQ. FT.
	INACCESSIBLE OPEN SPACE -	29,389 SQ. FT.
	TOTAL - 36,611 SQ. FT.	



RESIDENT AMENITY SPACE ENLARGEMENT
1" = 10'-0"

SCALE: 1"=10'
0' 10' 20'

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SCALE: 1"=20'
0' 20' 40'

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OPEN SPACE MAP

L.1.09

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EXISTING TREE LEGEND

LIMIT OF DISTURBANCE

EXISTING EVERGREEN TREE TO REMAIN & PROTECT

EXISTING DECIDUOUS TREE TO REMAIN & PROTECT

EXISTING EVERGREEN TREE TO BE REMOVED

EXISTING DECIDUOUS TREE TO BE REMOVED

PROPOSED TREES

AF

AC

PE

PC

PT

PT

PD

SYMBOL CC

PROPERTY LINE

50' SETBACK

VEHICLE MAINTENANCE FACILITY

24'-0" EASEMENT

24'-0" PROPOSED EASEMENT

LIMIT OF DISTURBANCE

DIVIDE WAY

RW

RW

RW

RW

RW

PROPOSED EVERGREEN TREE

PROPOSED DECIDUOUS TREE

10' SETBACK

PROPERTY LINE

LIMIT OF DISTURBANCE

LIMIT OF DISTURBANCE

DIVIDE WAY

EXISTING EVERGREEN TREE TO BE REMOVED, TYP.

10' SETBACK

PROPERTY LINE

EXISTING DECIDUOUS TREE TO BE REMOVED, TYP.

LIMIT OF DISTURBANCE

PROPOSED EVERGREEN TREE

PROPOSED DECIDUOUS TREE

10' SETBACK

PROPERTY LINE

DITCH TRAIL PARKING LOT

EXISTING DECIDUOUS TREE TO REMAIN

EXISTING EVERGREEN TREE TO REMAIN

DITCH TRAIL

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0' 20' 40'

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TREE REMOVAL PLAN

L.1.10

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PLANT SCHEDULE

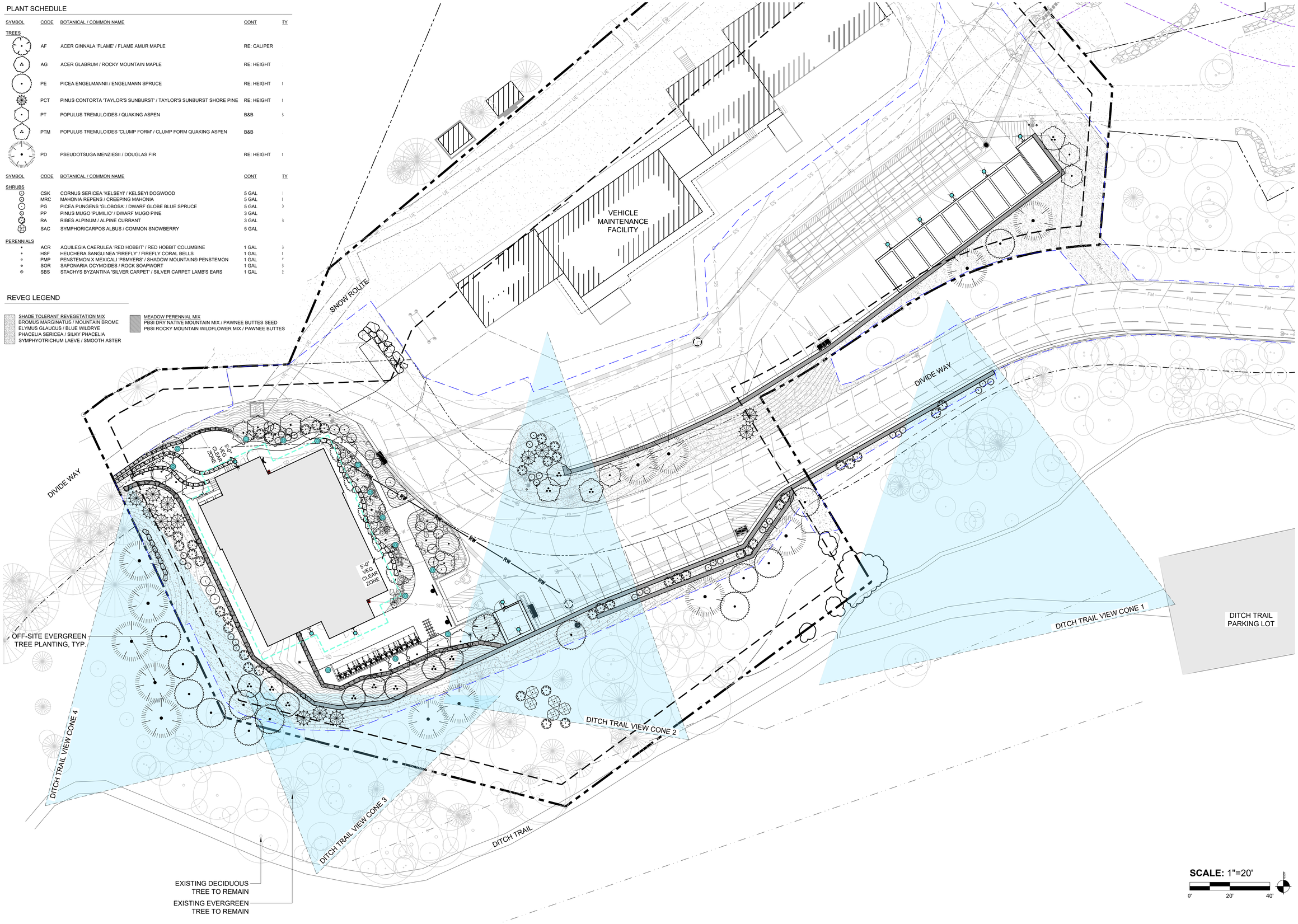
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	TY
TREES				
	AF	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	RE: CALIPER	
	AG	ACER GLABRUM / ROCKY MOUNTAIN MAPLE	RE: HEIGHT	
	PE	PICEA ENGELMANNII / ENGELMANN SPRUCE	RE: HEIGHT	
	PCT	PINUS CONTORTA 'TAYLOR'S SUNBURST' / TAYLOR'S SUNBURST SHORE PINE	RE: HEIGHT	
	PT	POPULUS TREMULOIDES / QUAKING ASPEN	B&B	
	PTM	POPULUS TREMULOIDES 'CLUMP FORM' / CLUMP FORM QUAKING ASPEN	B&B	
	PD	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	RE: HEIGHT	

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	TY
SHRUBS				
	CSK	CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD	5 GAL	
	MRC	MAHONIA REPENS / CREEPING MAHONIA	5 GAL	
	PG	PICEA PUNGENS 'GLOBOSA' / DWARF GLOBE BLUE SPRUCE	5 GAL	
	PP	PINUS MUGO 'PUMILIO' / DWARF MUGO PINE	3 GAL	
	RA	RIBES ALPINUM / ALPINE CURRANT	3 GAL	
	SAC	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	5 GAL	
PERENNIALS				
	ACR	AQUILEGIA CAERULEA 'RED HOBBIT' / RED HOBBIT COLUMBINE	1 GAL	
	HSF	HEUCHERA SANGUINEA 'FIREFLY' / FIREFLY CORAL BELLS	1 GAL	
	PMP	PENSTEMON X MEXICALI 'PSMYERS' / SHADOW MOUNTAIN® PENSTEMON	1 GAL	
	SOR	SAPONARIA OCYMOIDES / ROCK SOAPWORT	1 GAL	
	SBS	STACHYS BYZANTINA 'SILVER CARPET' / SILVER CARPET LAMB'S EARS	1 GAL	

REVEG LEGEND

SHADE TOLERANT REVEGETATION MIX
BROMUS MARGINATUS / MOUNTAIN BROME
ELYMUS GLAUCUS / BLUE WILDRYE
PHACELIA SERICEA / SILKY PHACELIA
SYMPHYOTRICHUM LAEVE / SMOOTH ASTER

MEADOW PERENNIAL MIX
PBSI DRY NATIVE MOUNTAIN MIX / PAWNEE BUTTES SEED
PBSI ROCKY MOUNTAIN WILDFLOWER MIX / PAWNEE BUTTES



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LANDSCAPE & SCREENING PLAN

L.1.11

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3D REPRESENTATION NOTES

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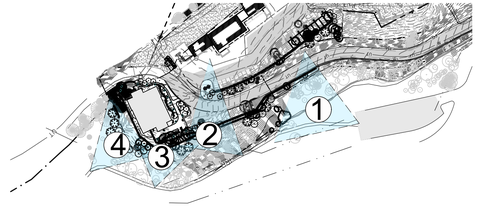
- RENDERING ASSUME VEGETATION AT MATURITY



KEY PLAN
NOT TO SCALE



1 TRAIL VIEW 1 - DITCH TRAILHEAD PARKING LOT
NOT TO SCALE



2 TRAIL VIEW 2
NOT TO SCALE



3 TRAIL VIEW 3
NOT TO SCALE



4 TRAIL VIEW 4
NOT TO SCALE

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DITCH TRAIL SCREENING

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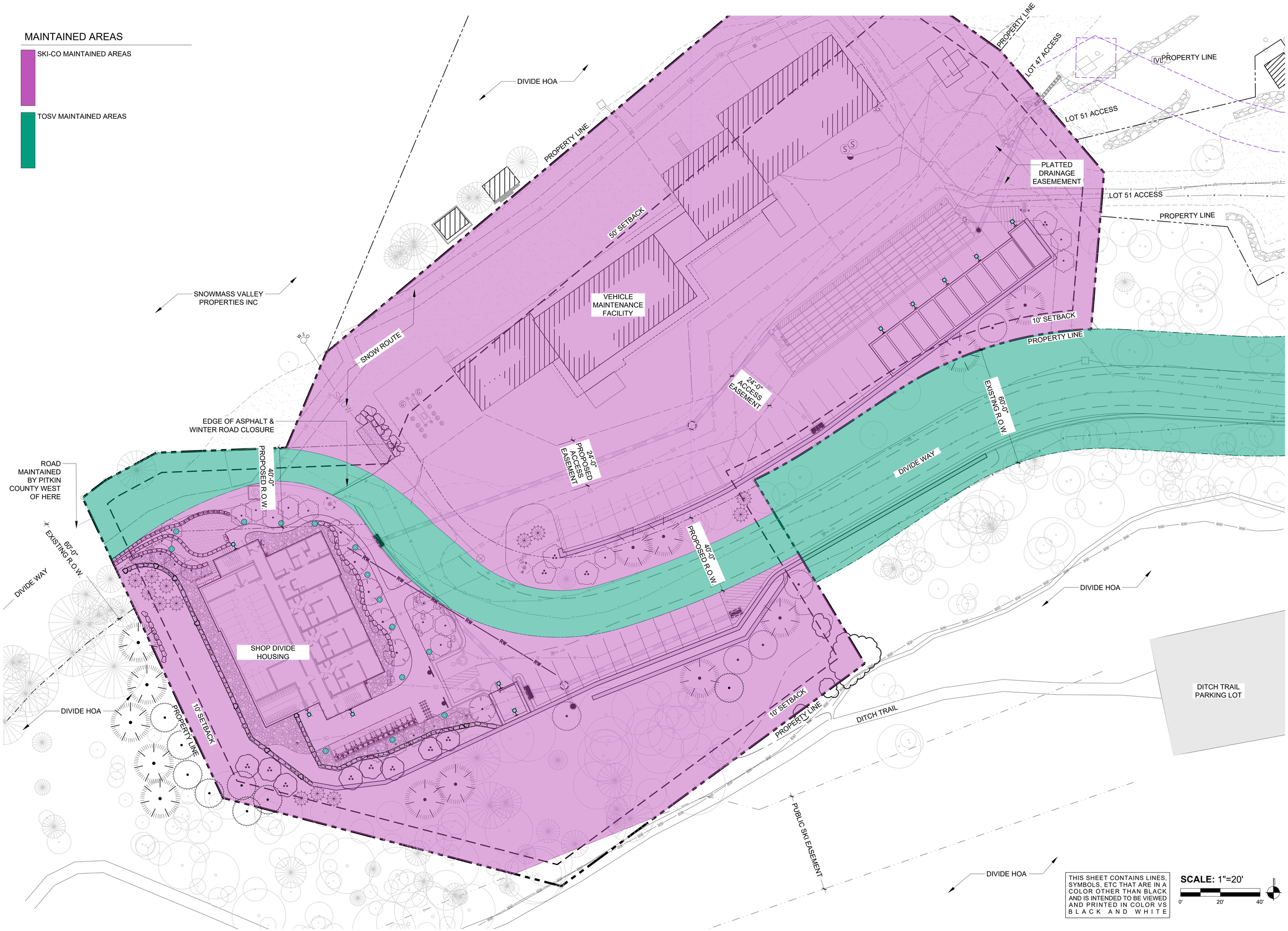

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SCALE: 1"=20'

0' 20' 40'

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MAINTAINED AREAS DIAGRAM

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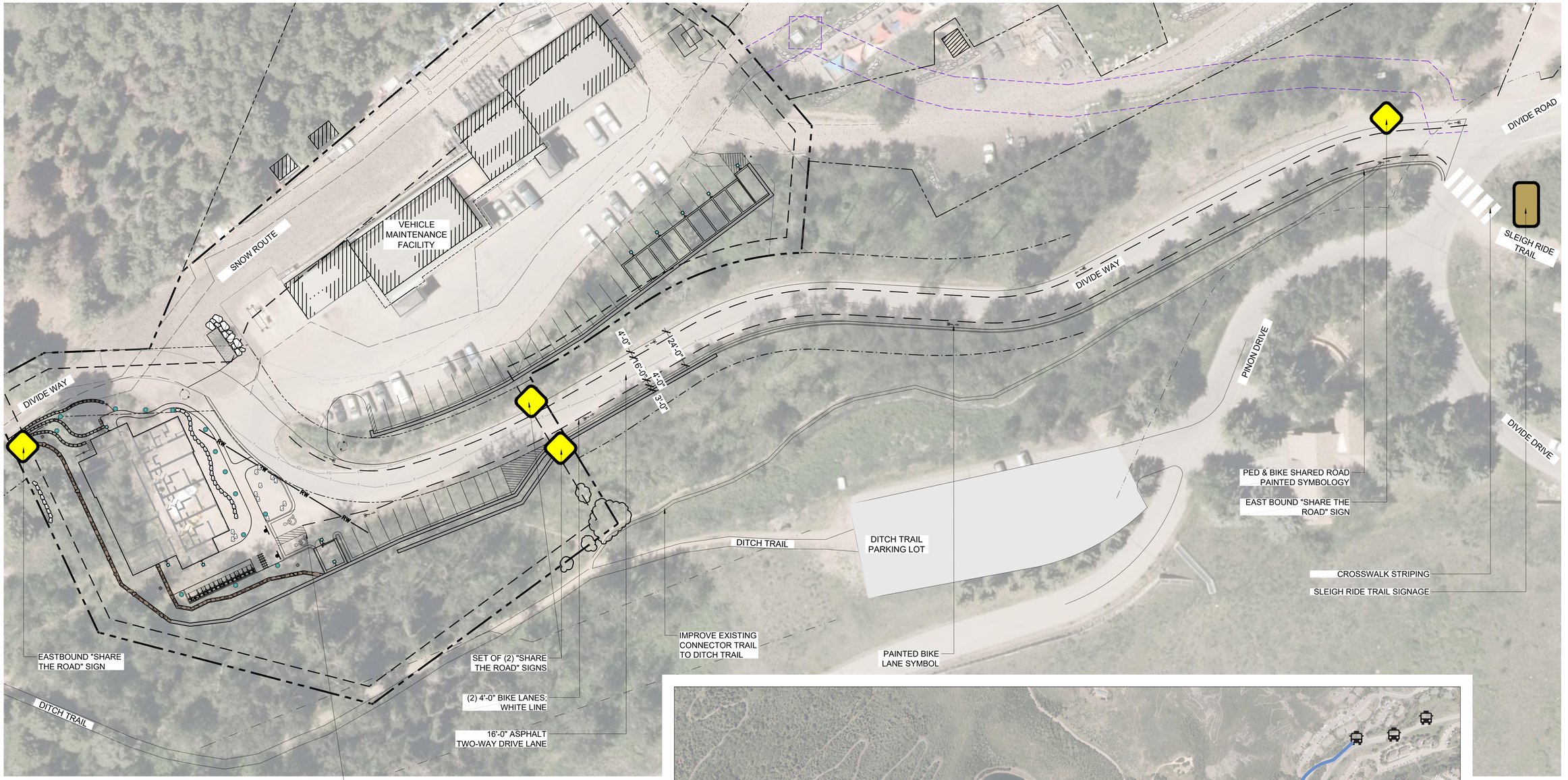
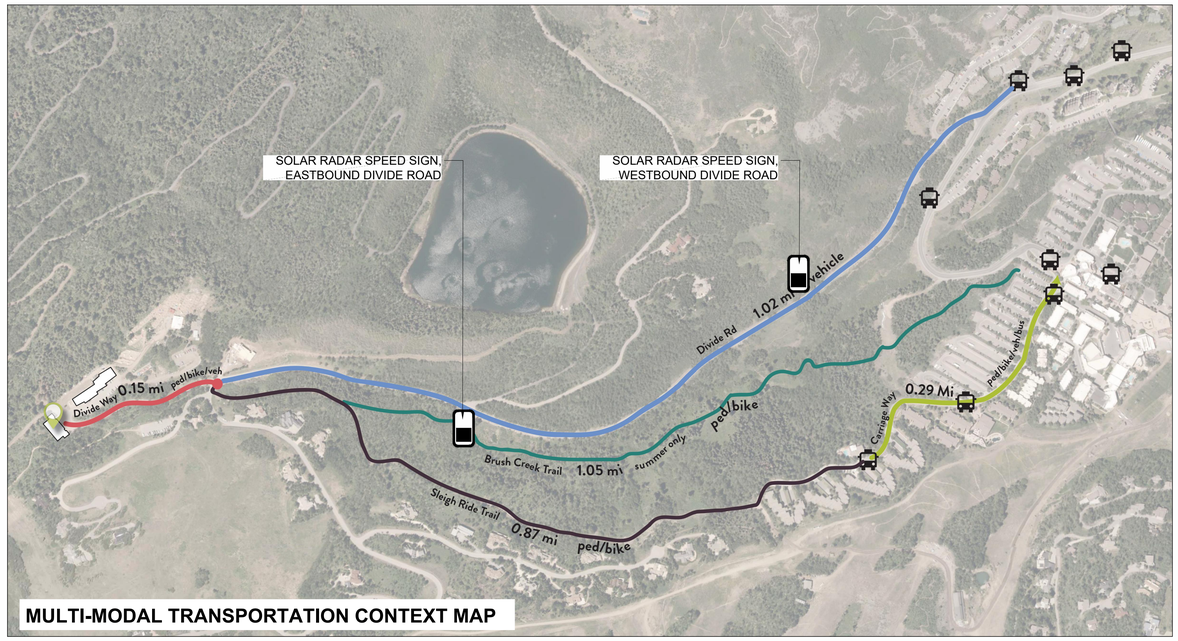


SCALE: 1"=30'

0' 30' 60'



MULTI-MODAL TRANSPORTATION CONTEXT MAP

connect one DESIGN

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TRANSPORTATION IMPROVEMENT PLAN

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3D REPRESENTATION NOTES

- THE IMAGES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE INCLUDED TO CONVEY SCALE, PROPORTION, AND MASS ONLY



1 VIEW TOWARD SITE FROM DIVIDE RD
NOT TO SCALE



2 VIEW TOWARD BUILDING FROM SITE PARKING
NOT TO SCALE



3 VIEW OF BIKE PARKING AND MAIN ENTRANCE
NOT TO SCALE



4 VIEW OF AMENITY SPACE, SECONDARY ENTRANCE, AND STREET FRONTAGE
NOT TO SCALE

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PERSPECTIVES

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3D REPRESENTATION NOTES

- THE IMAGES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND ARE INCLUDED TO CONVEY SCALE, PROPORTION, AND MASS ONLY



5 AERIAL VIEW OF FRONT FACADE & VEGETATIVE BUFFER
NOT TO SCALE



6 VIEW OF RESIDENT/VMF PARKING AND RETAINING WALLS
NOT TO SCALE



7 WINTER VIEW OF RESIDENTIAL BUILDING W/ SNOW ROUTE (RIGHT)
NOT TO SCALE



8 VIEW BACK TOWARD HOUSING BUILDING FROM STORAGE GARAGES
NOT TO SCALE

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APPENDIX A

ARCHITECTURE SHEETS

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THE SHOP

1001 DIVIDE RD SNOWMASS VILLAGE, CO 81615

3 STORY WORKFORCE MULTI-FAMILY BLDG

BUILDING UNIT TOTAL = 20 UNITS
15 - 1 BEDROOM DWELLING UNITS
5 - 2 BEDROOM DWELLING UNITS

75% 1 BEDROOM UNITS & **25%** 2 BEDROOM UNITS

UNIT SQUARE FOOTAGE

1 BEDROOM DWELLING UNIT: **535 SQ FT**
+ 15 SQ FT (REQUIRED STORAGE)
A 36 SQ FT STORAGE UNIT WILL BE PROVIDED FOR THE UNIT
RE: SHEET A104 FOR MORE INFORMATION

2 BEDROOM DWELLINGS UNIT: **754 SQ FT**
A 48 SQ FT STORAGE UNIT WILL BE PROVIDED FOR THE UNIT
RE: SHEET A105 & A106 FOR MORE INFORMATION

NET RENTABLE SQUARE FEET

SQUARE FOOTAGE TAKEN FROM INTERIOR FINISH OF UNIT

1 BEDROOM DWELLING UNIT: **497 SQ FT**

2 BEDROOM DWELLINGS UNIT: **701 SQ FT**
2 BEDROOM UNIT (WITHOUT MODULAR AIR GAP): **698 SQ FT**

BLDG GROSS SQUARE FOOTAGE

LEVEL 1 - 5,721 SQFT
LEVEL 2 - 5,721 SQFT
LEVEL 3 - 5,721 SQFT

TOTAL: 17,163 SQ FT

PER THE SNOWMASS VILLAGE LAND USE AND DEVELOPMENT CODE (LUDC) SECTION 16A-3-210 THERE IS EXCLUSIONS TO MEASURING FLOOR AREA.

BUILDING AREA **BEFORE** EXCLUSIONS: 17,163 SQ FT

PER THE LUDC, APPLICABLE EXCLUSIONS INCLUDE UNIT STORAGE, MEP SPACES, AND BASEMENTS. THE ADJUSTED CALCULATION IS AS FOLLOWS:

EXCLUSIONS:
1,000 SQ FT (BASEMENT)
348 SQ FT (MEP)
208 SQ FT (UNIT STORAGE LOCATED IN BASEMENT)
ADJUSTED TOTAL: 15,607 SQ FT

PROGRAM/UNIT MIX

BUILDING SQUARE FOOTAGE:

TOTAL GROSS SQ FT: **17,163 SQ FT**

HOUSING SQUARE FOOTAGE
(INCLUDES STAIRS AND CORRIDORS): **14,775 SQ FT**

INTERNAL STORAGE SQUARE FOOTAGE:
(INCLUDES BIKE/BLDG/MEP STORAGE): **2,388 SQ FT**

86% HOUSING & **14%** STORAGE/SERVICE



SHEET INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
00 - GENERAL			
G000	COVER SHEET		
04 - ARCHITECTURAL			
A101	FLOOR PLAN LEVEL 1		
A102	FLOOR PLAN LEVEL 2		
A104	UNIT FLOOR PLAN - 1 BEDROOM		
A105	UNIT FLOOR PLAN - 2 BEDROOM		
A106	UNIT FLOOR PLAN - 2 BEDROOM (INTERIOR)		
A107	LEVEL 1 REFELECTED CEILING PLAN		
A108	LEVEL 2 REFELECTED CEILING PLAN		
A109	LEVEL 3 REFELECTED CEILING PLAN		
A120	ROOF PLAN		
A200	ELEVATIONS		
A201	ELEVATIONS		
A301	BUILDING CROSS SECTIONS		
A302	BUILDING CROSS SECTIONS		

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CHECKED BY: DD/GD

COVER SHEET

G000

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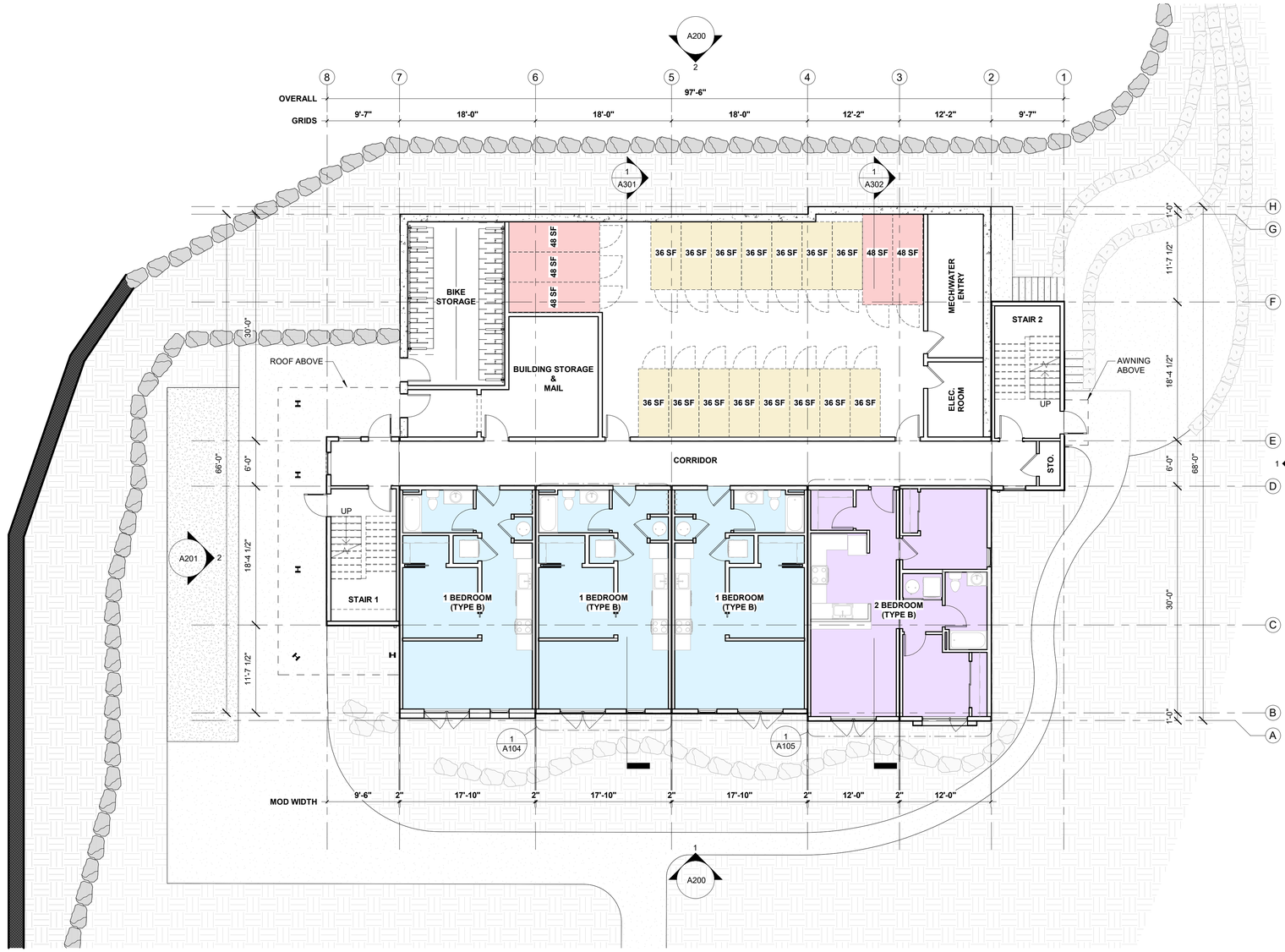
UNIT LEGEND

- 1 BEDROOM UNITS
- 2 BEDROOM UNITS

STORAGE LEGEND

- 1 BEDROOM UNIT (DEDICATED STORAGE)
- 2 BEDROOM UNITS (DEDICATED STORAGE)



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

5,721 SQ FT

8 6 4 2 0 8 16

SCALE: 1/8"=1'-0"

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FLOOR PLAN
LEVEL 1

A101

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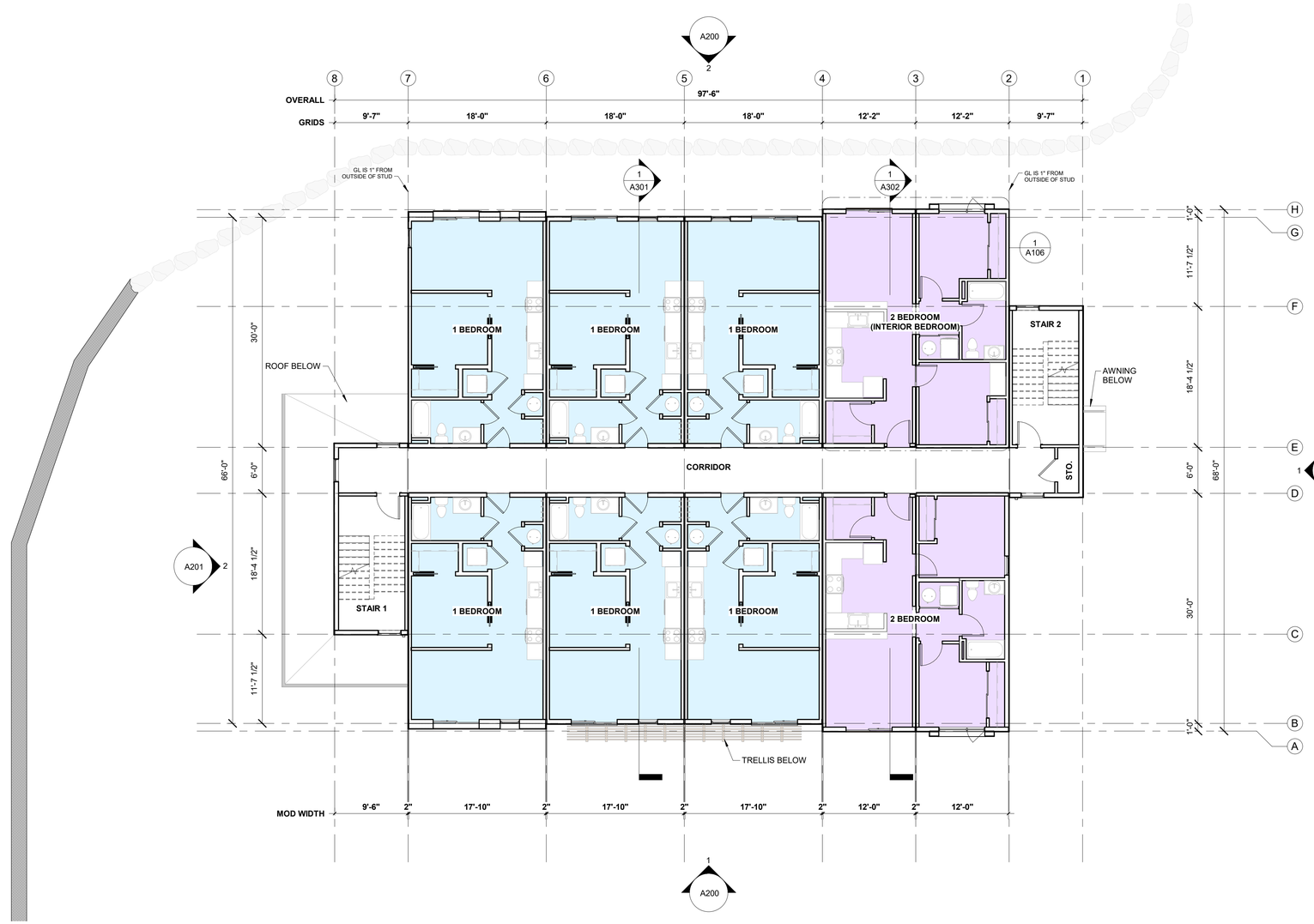
UNIT LEGEND

- 1 BEDROOM UNITS
- 2 BEDROOM UNITS



1 LEVEL 2
1/8" = 1'-0"

5,721 SQ FT

8 6 4 2 0 8 16
SCALE: 1/8"=1'-0"

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FLOOR PLAN
LEVEL 2

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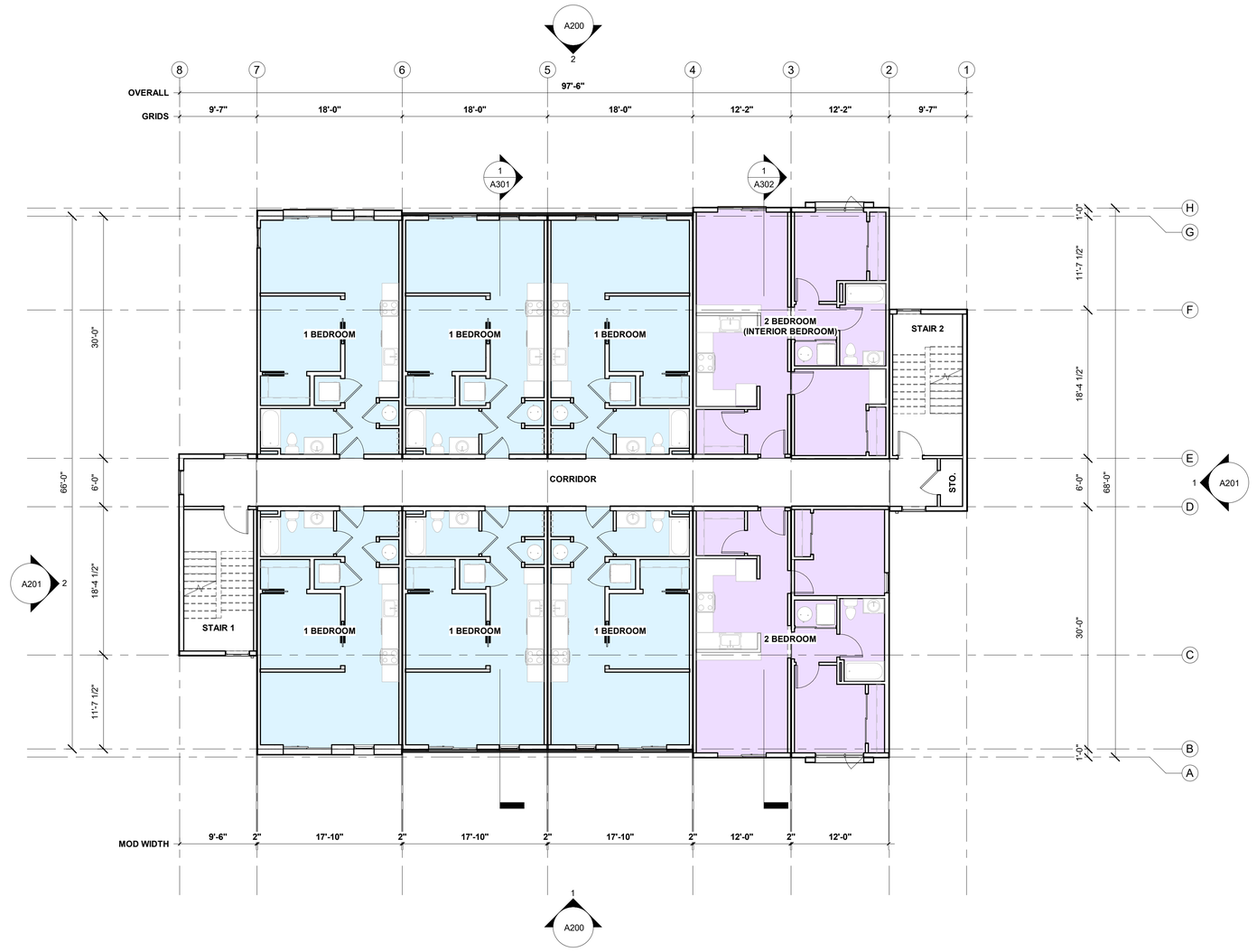
UNIT LEGEND

- 1 BEDROOM UNITS
- 2 BEDROOM UNITS



1 LEVEL 3
1/8" = 1'-0"

5,721 SQ FT

8 6 4 2 0 8 16
SCALE: 1/8"=1'-0"

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FLOOR PLAN
LEVEL 3

A103

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Page 313
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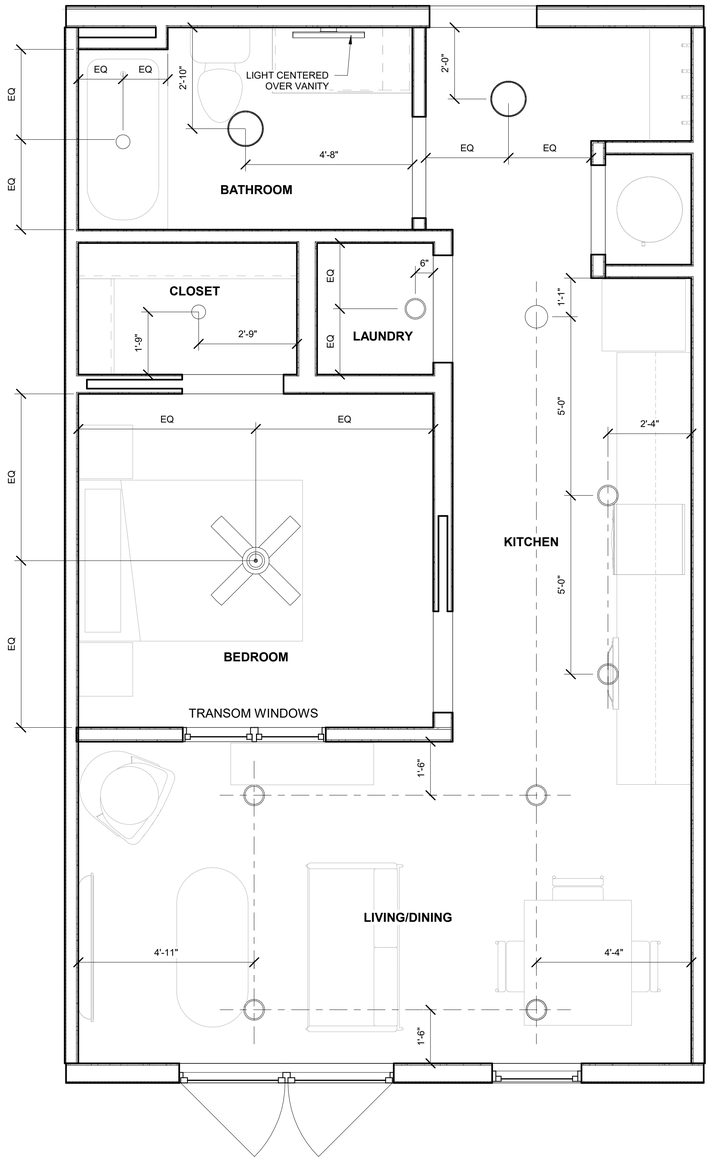
RCP LEGEND

- LINEAR LIGHT SCONCE
- 6" RECESSED CAN LIGHT
- 12" SURFACE MOUNTED LIGHT
- 6" SURFACE MOUNTED LIGHT
- 4" SURFACE MOUNTED LIGHT
- FAN WITH LIGHT



3 RCP UNIT PLAN 1 BEDROOM
1/2" = 1'-0"

SCALE: 1/2"=1'-0"

TYPE OF UNIT	MIN SIZE (SQ. FT)	MAX SIZE (SQ. FT)
ONE BED	550	750
TWO BED	750	1,080

PER SNOWMASS VILLAGE MUNICODE SEC 16A-4-410

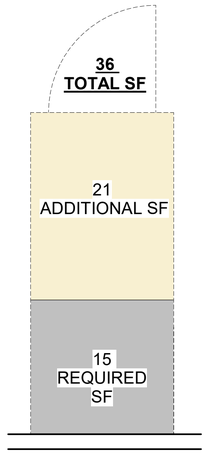
STORAGE CAGES FOR EACH UNIT IN THE BASEMENT OF THE BUILDING CAN ADD UP TO 5% OF THE AREA OF THE DWELLING UNIT MIN SQUARE FEET. PER SNOWMASS VILLAGE MUNICODE SEC 16A-3-210

1-BEDROOM UNIT SIZE: 550 SQ FT (MIN. REQ)
550 SQ FT X 5% = 27.5 SQ FT
550 SQ FT - 27.5 SQ FT = 523 SQ FT
1-BEDROOM CAN BE REDUCED DOWN TO 523 SQ FT IF ADDITIONAL STORAGE IS PROVIDED

ACTUAL PROVIDED SQ FT OF 1-BEDROOM AND STORAGE
SHOP 1-BEDROOM: 535 SQ FT
SHOP **REQUIRED** 1-BEDROOM STORAGE: 15 SQ FT (DOES NOT EXCEED 5%) OF TOTAL PROPOSED AREA
SHOP **PROVIDED** 1-BEDROOM STORAGE: 36 SQ FT

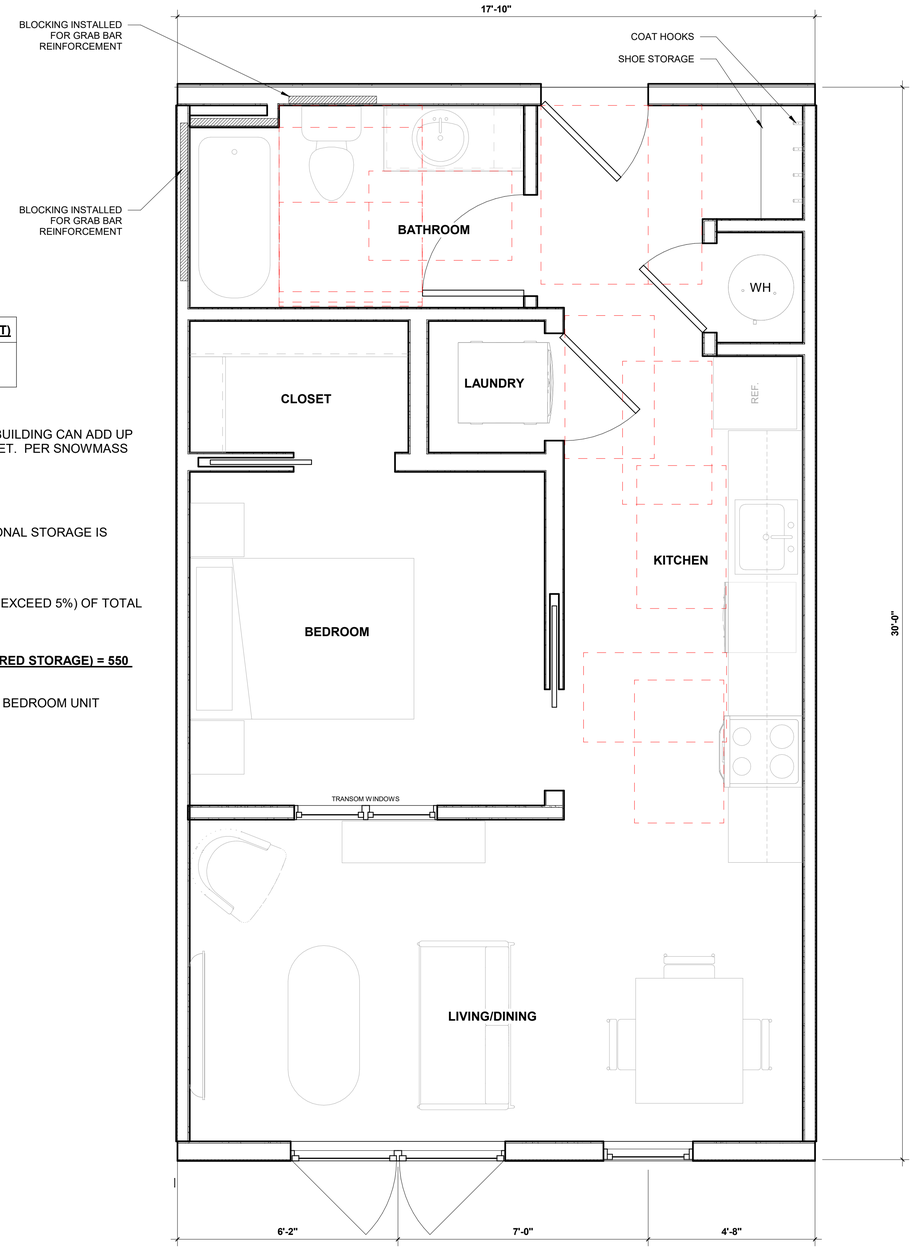
SHOP 1-BEDROOM TOTAL SQ FT: 535 SQ FT + 15 SQ FT (REQUIRED STORAGE) = 550 SQ FT

A 36 SQ FT STORAGE UNIT WILL BE PROVIDED FOR EACH ONE BEDROOM UNIT WHICH IS MORE STORAGE REQUIRED BY THE CODE.



2 DEDICATED IN BUILDING STORAGE FOR DWELLING UNIT
1/2" = 1'-0"

1-BEDROOM
535 SQ FT



1 ENLARGED UNIT 1 BEDROOM
1/2" = 1'-0"

GROSS AREA: 535 SQ FT.
NET RENTABLE AREA: 497 SQ FT.

SCALE: 1/2"=1'-0"

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THE SHOP

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UNIT FLOOR PLAN - 1 BEDROOM

A104

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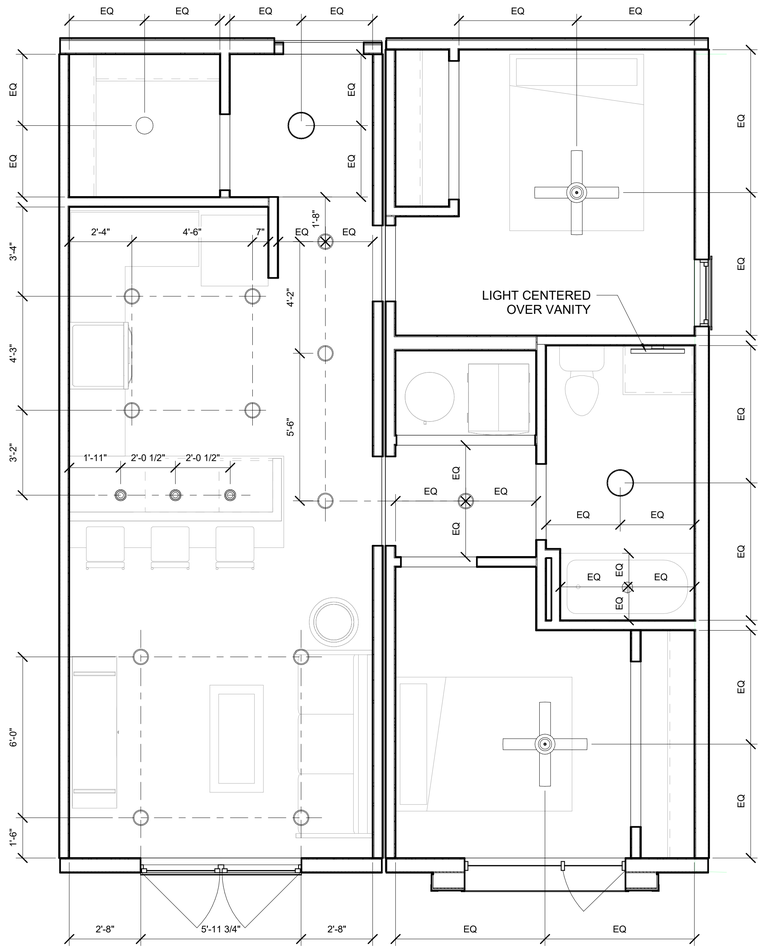
RCP LEGEND

- LINEAR LIGHT SCONCE
- 6" RECESSED CAN LIGHT
- 12" SURFACE MOUNTED LIGHT
- 6" SURFACE MOUNTED LIGHT
- 4" SURFACE MOUNTED LIGHT
- FAN WITH LIGHT



2 RCP UNIT PLAN 2 BEDROOM - TYPE B
3/8" = 1'-0"

TYPE OF UNIT	MIN SIZE (SQ. FT)	MAX SIZE (SQ. FT)
ONE BED	550	750
TWO BED	750	1,080

PER SNOWMASS VILLAGE MUNICODE SEC 16A-4-410

STORAGE CAGES FOR EACH UNIT IN THE BASEMENT OF THE BUILDING CAN ADD UP TO 5% OF THE AREA OF THE DWELLING UNIT MIN SQUARE FEET. PER SNOWMASS VILLAGE MUNICODE SEC 16A-3-210

2-BEDROOM UNIT SIZE: 750SQ FT (MIN. REQ)
750 SQ FT X 5% = 37.5 SQ FT
750 SQ FT - 37.5 SQ FT = 713 SQ FT
2-BEDROOM CAN BE REDUCED DOWN TO 713 SQ FT IF ADDITIONAL STORAGE IS PROVIDED

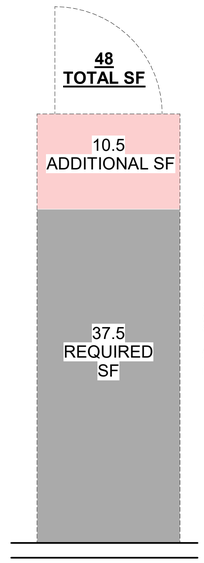
HOWEVER THE 2 BEDROOM MEETS THE SNOWMASS VILLAGE MUNICODE REQUIREMENT

PER SNOWMASS VILLAGE MUNICODE SEC 16A-3-210 - MEASUREMENT OF DIMENSIONAL LIMITATIONS:
MEASURING FLOOR AREA: AREAS INCLUDED IN CALCULATIONS. THE TOTAL SQUARE FOOTAGE OF ALL LEVELS OF A BUILDING, AS MEASURED AT THE OUTSIDE FACE OF THE PRIMARY STRUCTURAL COMPONENT OF THE EXTERIOR WALLS. IN THE CASE OF ADJOINING UNITS, MEASUREMENTS SHALL BE TAKEN FROM THE CENTER LINE OF WALLS SEPARATING ADJOINING UNITS OF A BUILDING.

THE SHOP 2-BEDROOM SQUARE FOOTAGE (INCLUDES BUMP OUT AT WINDOW): 754 SQ FT

SNOWMASS VILLAGE MUNICODE SEC 16A-4-410: 750 SQ FT

754 SQ FT > 750 SQ FT



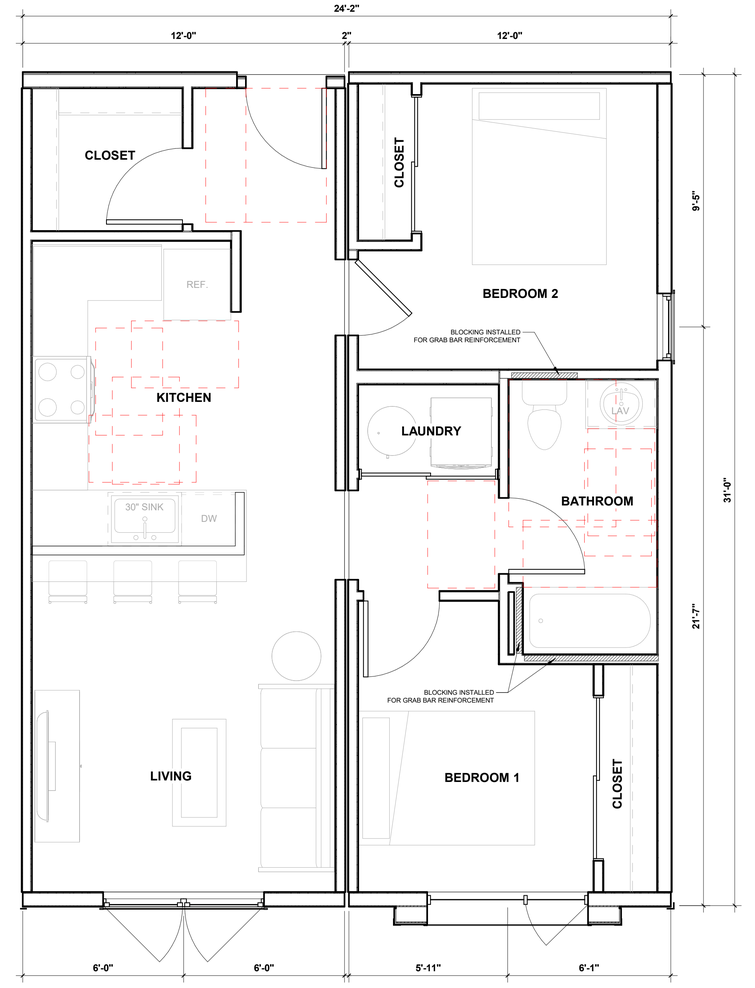
IN ADDITION STORAGE CAGES WILL BE PROVIDED FOR EACH 2 BEDROOM UNIT IN THE BASEMENT OF THE BUILDING

SHOP **REQUIRED** 2-BEDROOM STORAGE: 37.5 SQ FT (DOES NOT EXCEED 5%) OF TOTAL PROPOSED AREA
SHOP **PROVIDED** 2-BEDROOM STORAGE: 37.5 SQ FT

A 48 SQ FT STORAGE UNIT WILL BE PROVIDED FOR EACH TWO BEDROOM UNIT WHICH IS MORE STORAGE REQUIRED BY THE CODE.

3 DEDICATED IN BUILDING STORAGE FOR DWELLING UNIT
1/2" = 1'-0"

2-BEDROOM
754 SQ FT



1 ENLARGED UNIT 2 BEDROOM
3/8" = 1'-0"

GROSS AREA: 754 SQ FT.

NET RENTABLE AREA: 701 SQ FT.
NET RENTABLE AREA W/O MODULAR AIR GAP: 698 SQ FT.

0 2' 4' 8'
0 3'
3/8" = 1'-0"

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UNIT FLOOR PLAN - 2 BEDROOM

A105

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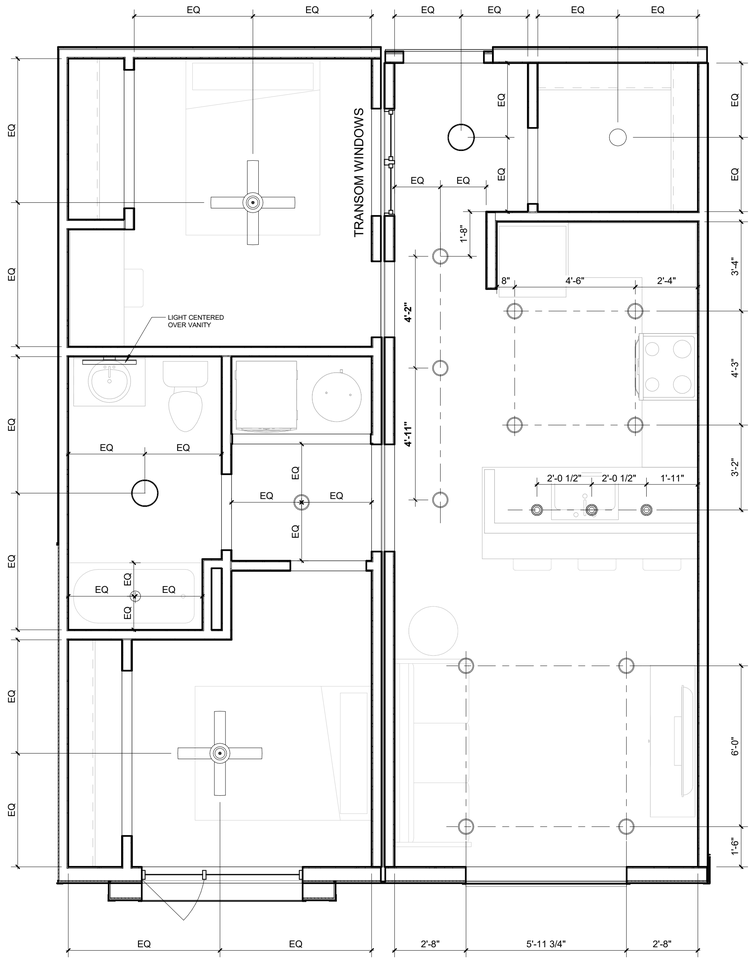
RCP LEGEND

- LINEAR LIGHT SCONCE
- 6" RECESSED CAN LIGHT
- 12" SURFACE MOUNTED LIGHT
- 6" SURFACE MOUNTED LIGHT
- 4" SURFACE MOUNTED LIGHT
- FAN WITH LIGHT



3 RCP UNIT PLAN 2 BEDROOM INTERIOR- TYPE B
3/8" = 1'-0"

TYPE OF UNIT	MIN SIZE (SQ. FT)	MAX SIZE (SQ. FT)
ONE BED	550	750
TWO BED	750	1,080

PER SNOWMASS VILLAGE MUNICODE SEC 16A-4-410

STORAGE CAGES FOR EACH UNIT IN THE BASEMENT OF THE BUILDING CAN ADD UP TO 5% OF THE AREA OF THE DWELLING UNIT MIN SQUARE FEET. PER SNOWMASS VILLAGE MUNICODE SEC 16A-3-210

2-BEDROOM UNIT SIZE: 750SQ FT (MIN. REQ)
750 SQ FT X 5% = 37.5 SQ FT
750 SQ FT - 37.5 SQ FT = 713 SQ FT
2-BEDROOM CAN BE REDUCED DOWN TO 713 SQ FT IF ADDITIONAL STORAGE IS PROVIDED

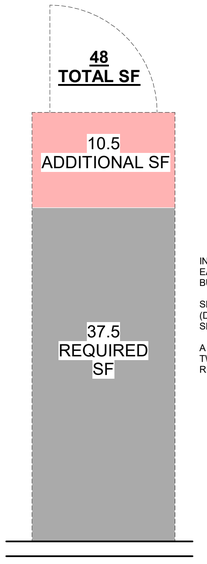
HOWEVER THE 2 BEDROOM MEETS THE SNOWMASS VILLAGE MUNICODE REQUIREMENT

PER SNOWMASS VILLAGE MUNICODE SEC 16A-3-210 - MEASUREMENT OF DIMENSIONAL LIMITATIONS:
MEASURING FLOOR AREA: AREAS INCLUDED IN CALCULATIONS. THE TOTAL SQUARE FOOTAGE OF ALL LEVELS OF A BUILDING, AS MEASURED AT THE OUTSIDE FACE OF THE PRIMARY STRUCTURAL COMPONENT OF THE EXTERIOR WALLS. IN THE CASE OF ADJOINING UNITS, MEASUREMENTS SHALL BE TAKEN FROM THE CENTER LINE OF WALLS SEPARATING ADJOINING UNITS OF A BUILDING.

THE SHOP 2-BEDROOM SQUARE FOOTAGE (INCLUDES BUMP OUT AT WINDOW): 754 SQ FT

SNOWMASS VILLAGE MUNICODE SEC 16A-4-410: 750 SQ FT

754 SQ FT > 750 SQ FT



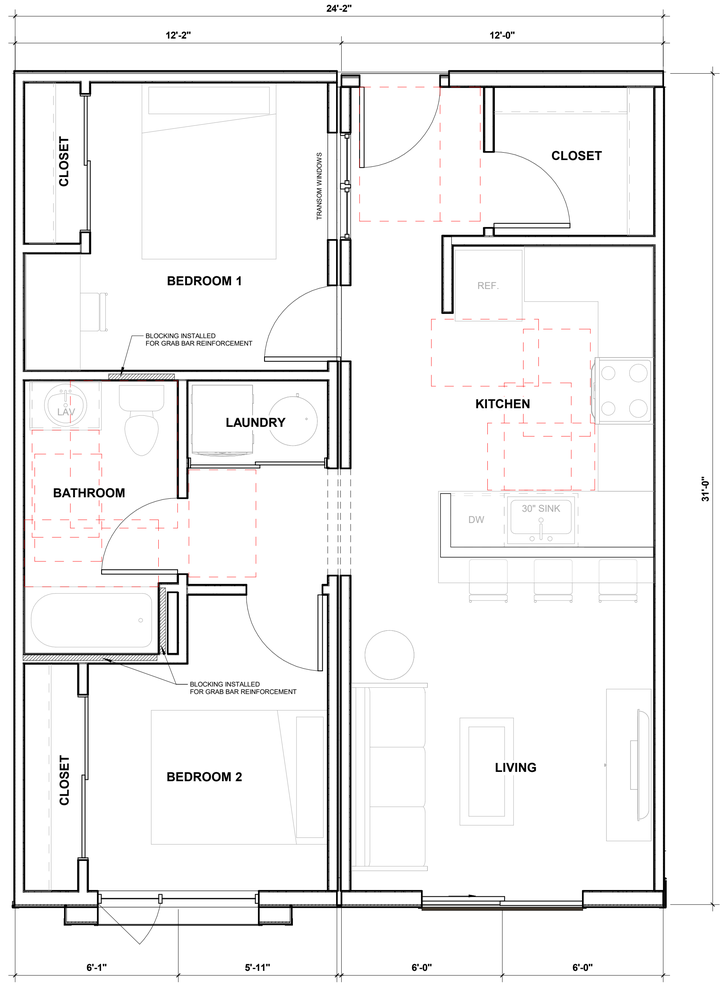
IN ADDITION STORAGE CAGES WILL BE PROVIDED FOR EACH 2 BEDROOM UNIT IN THE BASEMENT OF THE BUILDING

SHOP **REQUIRED** 2-BEDROOM STORAGE: 37.5 SQ FT (DOES NOT EXCEED 5%) OF TOTAL PROPOSED AREA
SHOP **PROVIDED** 2-BEDROOM STORAGE: 37.5 SQ FT

A 48 SQ FT STORAGE UNIT WILL BE PROVIDED FOR EACH TWO BEDROOM UNIT WHICH IS MORE STORAGE REQUIRED BY THE CODE.

2 DEDICATED IN BUILDING STORAGE FOR DWELLING UNIT
1/2" = 1'-0"

2-BEDROOM
754 SQ FT



1 ENLARGED UNIT 2 BEDROOM (INTERIOR)
3/8" = 1'-0"

GROSS AREA: 754 SQ FT.
NET RENTABLE AREA: 701 SQ FT.
NET RENTABLE AREA W/O MODULAR AIR GAP: 698 SQ FT.

0 2' 4' 8'
0 3/8" = 1'-0" 3'

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UNIT FLOOR PLAN - 2 BEDROOM (INTERIOR)

A106

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RCP LEGEND

GYP. BOARD CEILING

SUSPENDED CEILING PANELS

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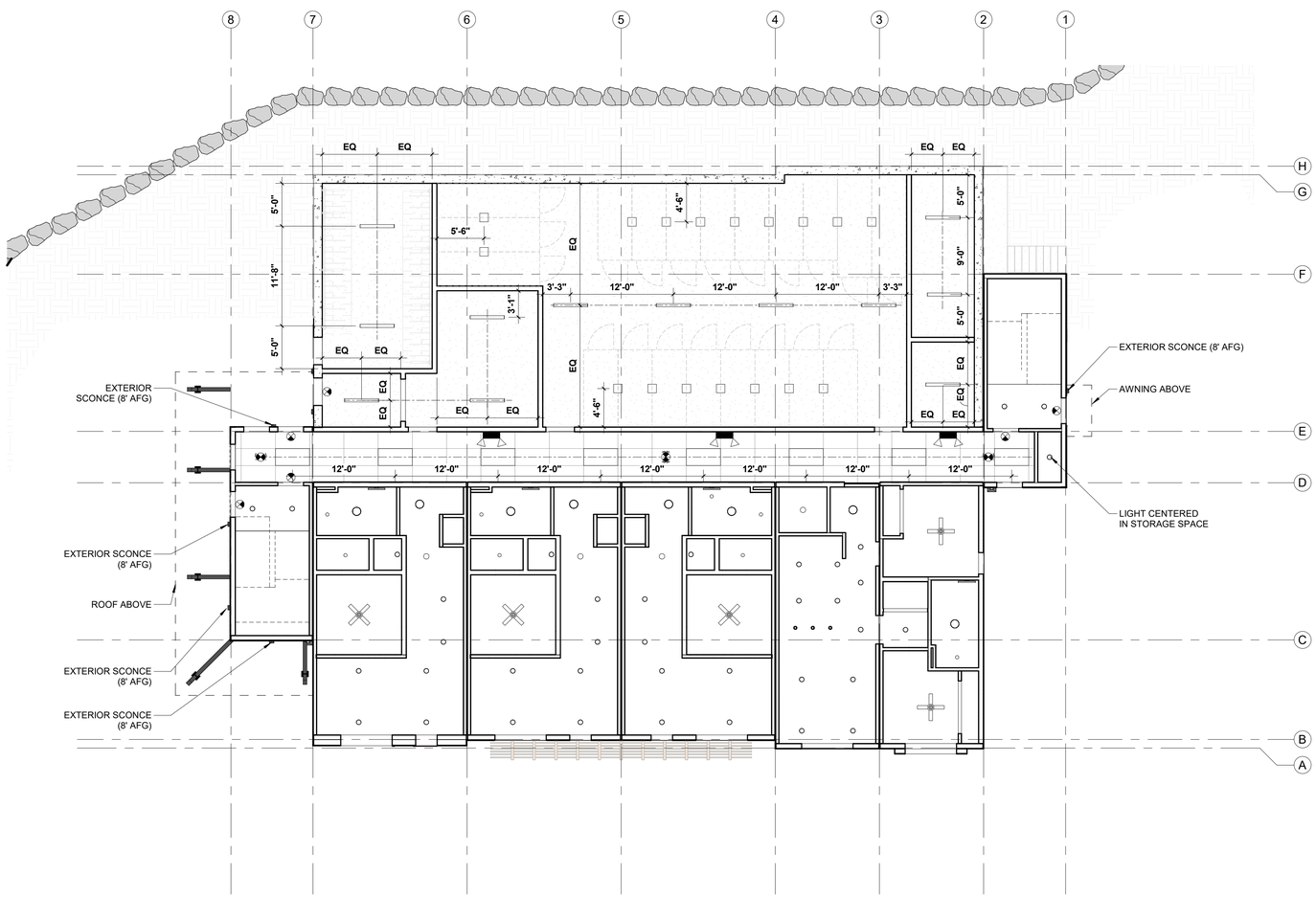
RCP LEGEND

- LINEAR LIGHT SCONCE
- 6" RECESSED CAN LIGHT
- 12" SURFACE MOUNTED LIGHT
- 6" SURFACE MOUNTED LIGHT
- 4" SURFACE MOUNTED LIGHT
- SURFACE MOUNTED LINEAR LIGHT
- FAN WITH LIGHT
- RECESSED TROFFER LIGHT
- 1x1 SURFACE MOUNTED LIGHT
- EXIT SIGN
- EMERGENCY LIGHT



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

8 6 4 2 0 8 16
SCALE: 1/8"=1'-0"

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LEVEL 1
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CEILING PLAN

A107

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RCP LEGEND

GYP. BOARD CEILING

SUSPENDED CEILING PANELS

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RCP LEGEND

- LINEAR LIGHT SCONCE
- 6" RECESSED CAN LIGHT
- 12" SURFACE MOUNTED LIGHT
- 6" SURFACE MOUNTED LIGHT
- 4" SURFACE MOUNTED LIGHT
- SURFACE MOUNTED LINEAR LIGHT
- FAN WITH LIGHT
- RECESSED TROFFER LIGHT
- 1x1 SURFACE MOUNTED LIGHT
- EXIT SIGN
- EMERGENCY LIGHT



1 LEVEL 2 - RCP
1/8" = 1'-0"

8 6 4 2 0 8 16
SCALE: 1/8"=1'-0"

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LEVEL 2
REFELECTED
CEILING PLAN

A108

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RCP LEGEND

GYP. BOARD CEILING

SUSPENDED CEILING PANELS

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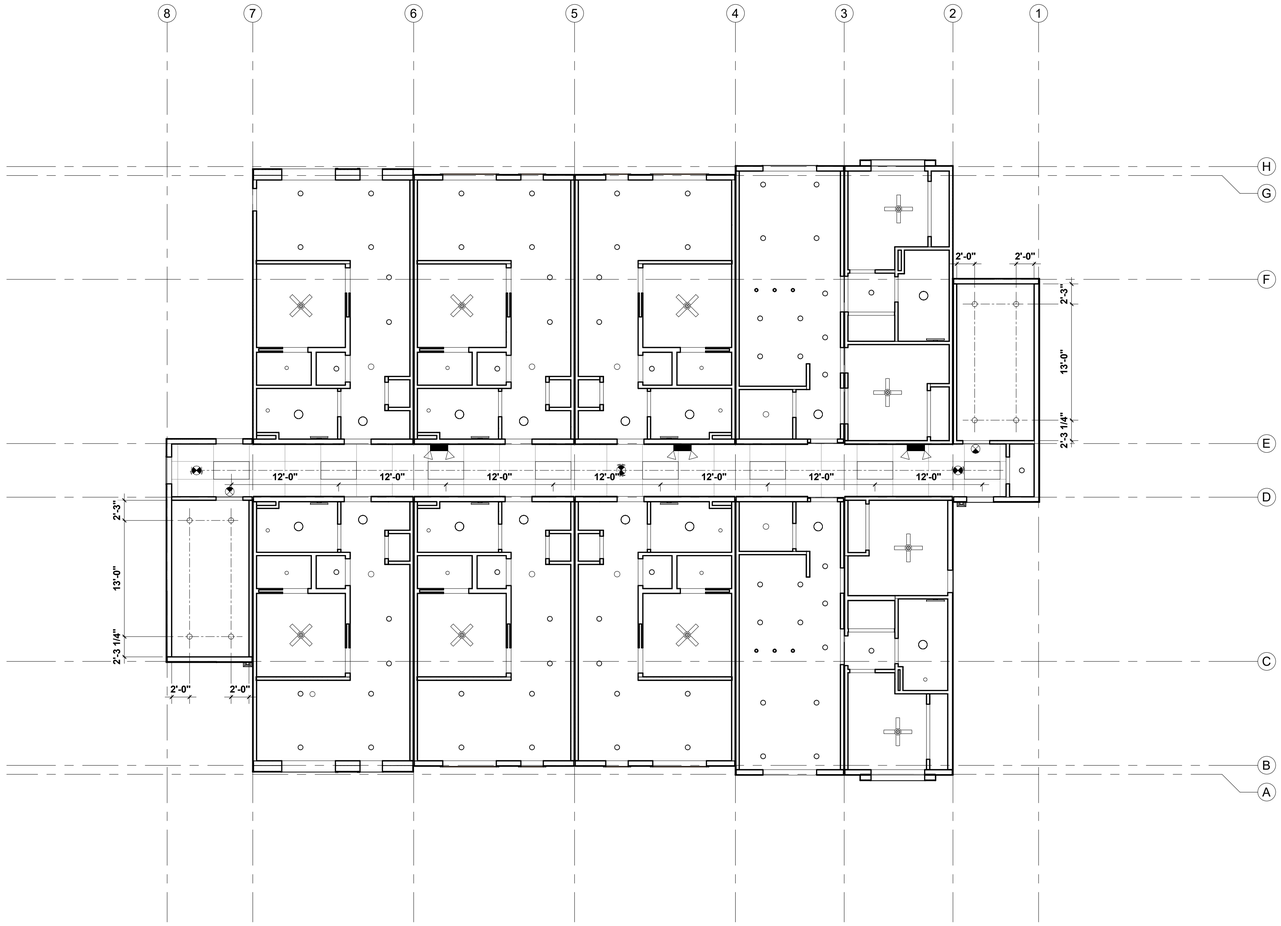
RCP LEGEND

- LINEAR LIGHT SCONCE
- 6" RECESSED CAN LIGHT
- 12" SURFACE MOUNTED LIGHT
- 6" SURFACE MOUNTED LIGHT
- 4" SURFACE MOUNTED LIGHT
- SURFACE MOUNTED LINEAR LIGHT
- FAN WITH LIGHT
- RECESSED TROFFER LIGHT
- 1x1 SURFACE MOUNTED LIGHT
- EXIT SIGN
- EMERGENCY LIGHT



1 LEVEL 3 - RCP
1/8" = 1'-0"

8 6 4 2 0 8 16
SCALE: 1/8"=1'-0"

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LEVEL 3
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CEILING PLAN

A109

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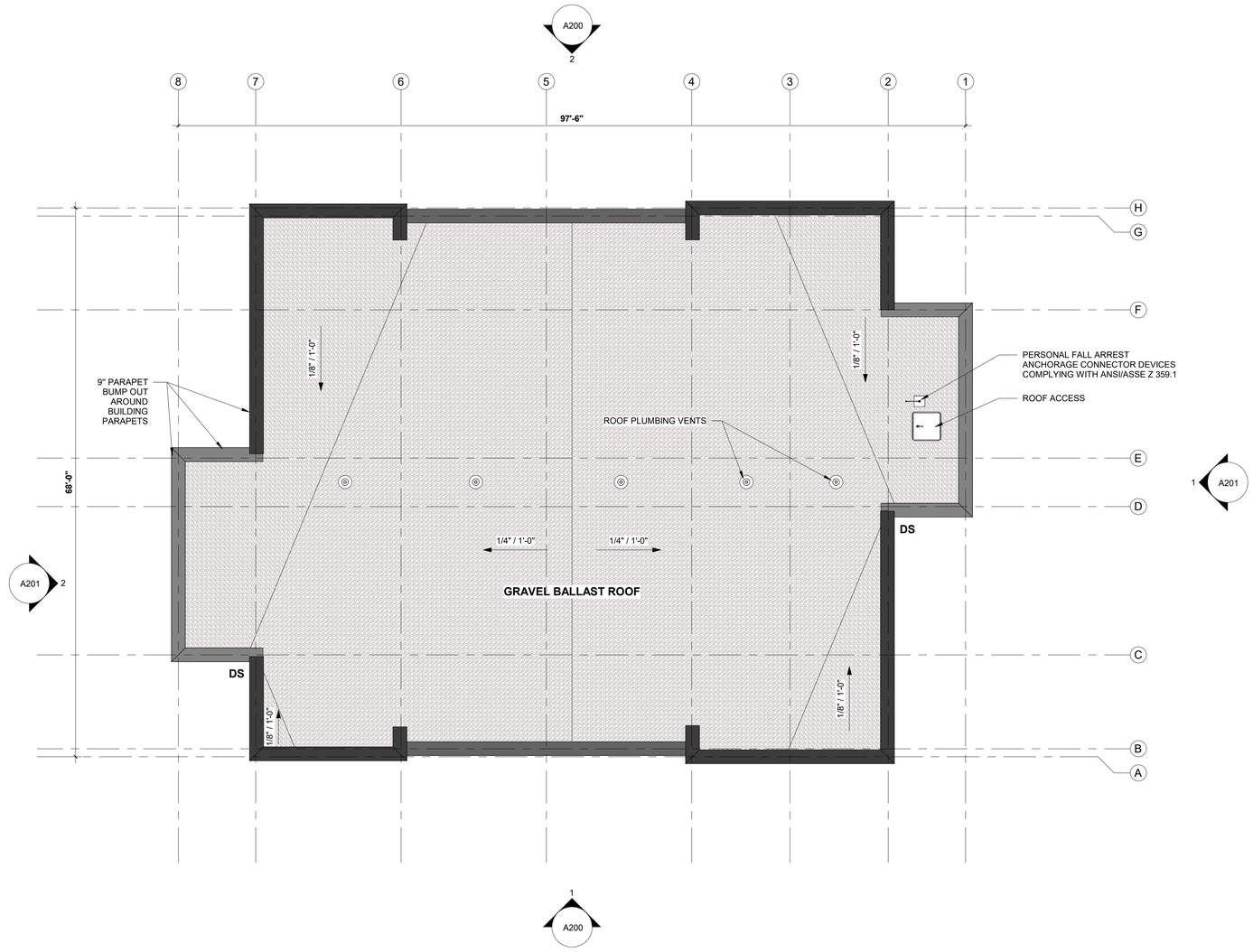
NOTE:

1) NO MECHANICAL EQUIPMENT ON ROOF
2) GRAVEL MIX USED ON ROOF TO MATCH THE NATURAL OCCURRING MIX TO MATCH WITH SURROUNDINGS



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

8 6 4 2 0 8 16
SCALE: 1/8"=1'-0"

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ROOF PLAN

A120

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FACADE



A/B- CORRUGATED METAL



C- BOARD & BATTEN COMPOSITE SIDING



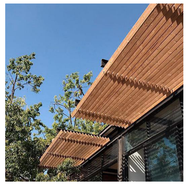
D- GRANITE FINISH STUCCO

RAILING OPTION



R1 - HORIZONTAL COMPOSITE/ METAL SLAT RAILING

AWNING/COLUMNS



AW1 - COMPOSITE OR METAL SLAT AWNING



AW2 - LOUVERED METAL TIE BACK AWNING



CO1 - STEEL AND COMPOSITE WOOD CANOPY

PER SNOWMASS VILLAGE MUNICODE SEC. 16A-3-210. - MEASUREMENT OF DIMENSIONAL LIMITATIONS.

MEASURING HEIGHT. THE HEIGHT OF A BUILDING SHALL BE THE MAXIMUM DISTANCE POSSIBLE MEASURED VERTICALLY FROM EXISTING GRADE AT ANY POINT WITHIN THE INTERIOR OF THE BUILDING; AND FROM EXISTING OR FINISHED GRADE (WHICHEVER IS THE MOST RESTRICTIVE) AT ANY POINT AROUND THE PERIMETER OF THE BUILDING, TO THE TOP OF A FLAT OR PITCHED ROOF OR OTHER PORTION OF A STRUCTURE. ANTENNAS, CHIMNEYS, FLUES, VENTS, ELEVATOR OVERRIDES OR SIMILAR STRUCTURES THAT CANNOT COMPLY DUE TO REQUIREMENTS OF CHAPTER 18 OF THE MUNICIPAL CODE SHALL NOT EXTEND MORE THAN TEN (10) FEET ABOVE THE MAXIMUM HEIGHT LIMIT. A CHIMNEY FLUE CAP MAY EXTEND AN ADDITIONAL TWO (2) FEET ABOVE THE MAXIMUM HEIGHT LIMIT. WATER TOWERS AND MECHANICAL EQUIPMENT MAY NOT EXTEND MORE THAN FIVE (5) FEET ABOVE THE MAXIMUM HEIGHT LIMIT UNLESS OTHERWISE APPROVED BY THE TOWN COUNCIL.

PER SNOWMASS VILLAGE MUNICODE SEC. 16A-3-200 - ZONE DISTRICT DIMENSIONAL LIMITATIONS

BUILDING HEIGHT
HIGHEST POINT OF BUILDING 36'- 9" @ NORTH EAST CORNER

	MATERIAL LEGEND	BASIS OF DESIGN/ COLOR
A	- VERTICAL CORRUGATED METAL	--- / LIGHT GRAY
A1	- HORIZONTAL CORRUGATED METAL	--- / LIGHT GRAY
B	- VERTICAL CORRUGATED METAL	--- / BLACK
B1	- HORIZONTAL CORRUGATED METAL	--- / BLACK
C	- VERTICAL ORIENTED COMPOSITE SIDING	DARK WOOD TONE
C1	- HORIZONTAL ORIENTED COMPOSITE SIDING	DARK WOOD TONE
D	- STUCCO SIDING	STOCREATIV GRANITE / YOSEMITE



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

SCALE: 1/8"=1'-0"



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

SCALE: 1/8"=1'-0"

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ELEVATIONS

A200

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FACADE



A/B- CORRUGATED METAL



C- BOARD & BATTEN COMPOSITE SIDING



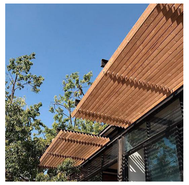
D- GRANITE FINISH STUCCO

RAILING OPTION



R1 - HORIZONTAL COMPOSITE/ METAL SLAT RAILING

AWNING/COLUMNS



AW1 - COMPOSITE OR METAL SLAT AWNING



AW2 - LOUVERED METAL TIE BACK AWNING



CO1 - STEEL AND COMPOSITE WOOD CANOPY

PER SNOWMASS VILLAGE MUNICODE SEC. 16A-3-210. - MEASUREMENT OF DIMENSIONAL LIMITATIONS.

MEASURING HEIGHT. THE HEIGHT OF A BUILDING SHALL BE THE MAXIMUM DISTANCE POSSIBLE MEASURED VERTICALLY FROM EXISTING GRADE AT ANY POINT WITHIN THE INTERIOR OF THE BUILDING; AND FROM EXISTING OR FINISHED GRADE (WHICHEVER IS THE MOST RESTRICTIVE) AT ANY POINT AROUND THE PERIMETER OF THE BUILDING, TO THE TOP OF A FLAT OR PITCHED ROOF OR OTHER PORTION OF A STRUCTURE. ANTENNAS, CHIMNEYS, FLUES, VENTS, ELEVATOR OVERRIDES OR SIMILAR STRUCTURES THAT CANNOT COMPLY DUE TO REQUIREMENTS OF CHAPTER 18 OF THE MUNICIPAL CODE SHALL NOT EXTEND MORE THAN TEN (10) FEET ABOVE THE MAXIMUM HEIGHT LIMIT. A CHIMNEY FLUE CAP MAY EXTEND AN ADDITIONAL TWO (2) FEET ABOVE THE MAXIMUM HEIGHT LIMIT. WATER TOWERS AND MECHANICAL EQUIPMENT MAY NOT EXTEND MORE THAN FIVE (5) FEET ABOVE THE MAXIMUM HEIGHT LIMIT UNLESS OTHERWISE APPROVED BY THE TOWN COUNCIL.

PER SNOWMASS VILLAGE MUNICODE SEC. 16A-3-200 - ZONE DISTRICT DIMENSIONAL LIMITATIONS

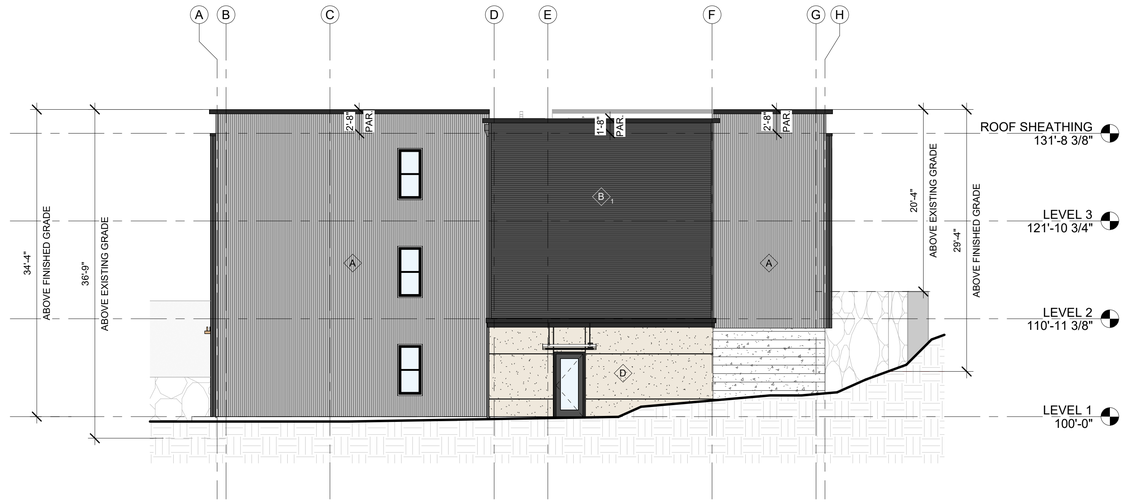
BUILDING HEIGHT
HIGHEST POINT OF BUILDING 36'- 9" @ NORTH EAST CORNER

	MATERIAL LEGEND	BASIS OF DESIGN/ COLOR
A	- VERTICAL CORRUGATED METAL	--- / LIGHT GRAY
A 1	- HORIZONTAL CORRUGATED METAL	--- / LIGHT GRAY
B	- VERTICAL CORRUGATED METAL	--- / BLACK
B 1	- HORIZONTAL CORRUGATED METAL	--- / BLACK
C	- VERTICAL ORIENTED COMPOSITE SIDING	DARK WOOD TONE
C 1	- HORIZONTAL ORIENTED COMPOSITE SIDING	DARK WOOD TONE
D	- STUCCO SIDING	STOCREATIV GRANITE / YOSEMITE



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

SCALE: 1/8"=1'-0"



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

SCALE: 1/8"=1'-0"

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THE SHOP

1001 DIVIDE RD SNOWMASS VILLAGE, CO 81615

AC24502

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ELEVATIONS

A201

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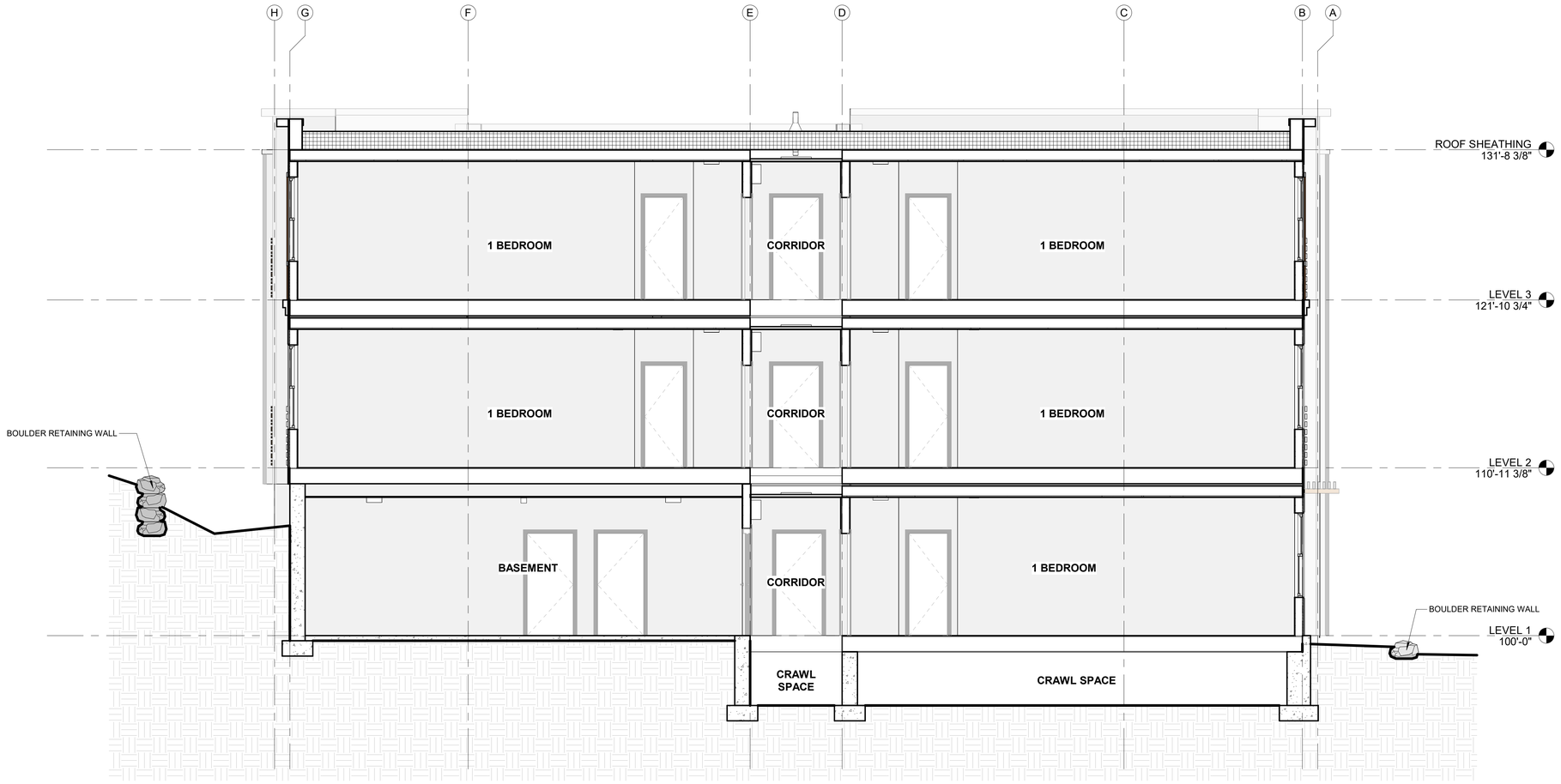

1 BLDG SECTION THROUGH 1 BEDROOM
1/4" = 1'-0"

4 3 2 1 0 4 8
SCALE: 1/4"=1'-0"

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BUILDING CROSS SECTIONS

A301

7/20/2026 3:55:47 PM

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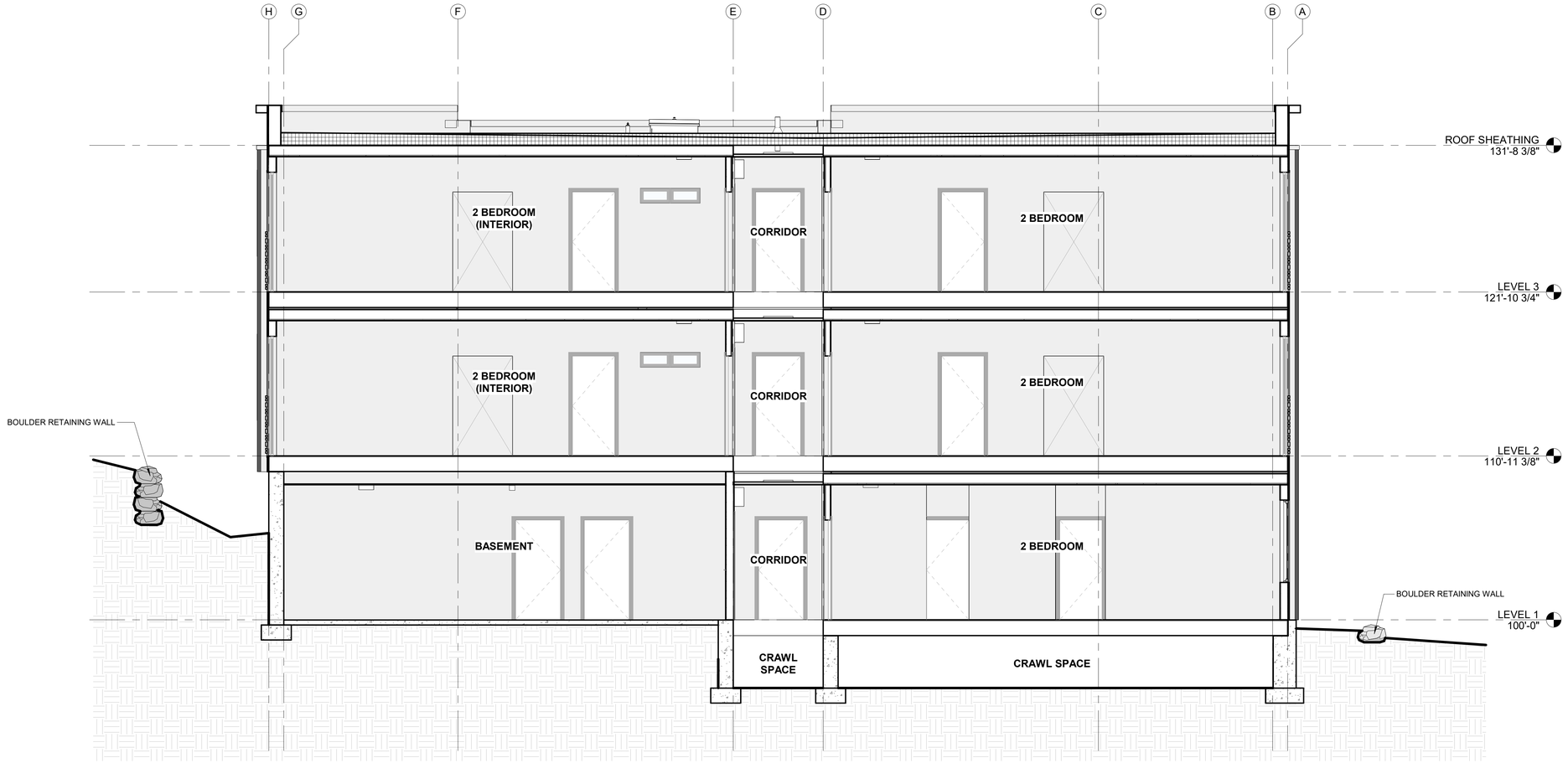

1 BLDG SECTION THROUGH 2 BEDROOM
1/4" = 1'-0"

4 3 2 1 0 4 8
SCALE: 1/4"=1'-0"

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BUILDING CROSS SECTIONS

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Page 223
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APPENDIX A

CIVIL SHEETS

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ABBREVIATIONS

AASHTO	AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABAN	ABANDON
AC	ASPHALTIC CONCRETE PAVING
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJUSTABLE
AL	ALUMINUM
ALT	ALTERNATE
AMT	AMOUNT
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ARV	AIR RELIEF VALVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ASPH	ASPHALT
ASSY	ASSEMBLY
ASYM	ASYMMETRICAL
AUTO	AUTOMATIC
AVG	AVERAGE
AWWA	AMERICAN WATER WORKS ASSOC.
BC	BACK OF CURB
BFV	BUTTERFLY VALVE
BG	FINISHED GRADE ADJACENT TO BOTTOM OF WALL
BLDG	BUILDING
BLK	BLOCK
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICE
BS	BACKSIGHT
BOS	BOTTOM OF STEP
BOT	BOTTOM
BSMT	BASEMENT
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CB	CATCH BASIN
CCW	COUNTER CLOCKWISE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
CL	CENTER LINE OR CHAIN LINK
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS(ATION)
COR	CORNER
CR	CONCENTRIC REDUCER
CTR	CENTER
CY	CUBIC YARDS
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DN	DOWN
DR	DRAIN
DWG	DRAWING
DWL	DOWEL
E	EAST
EA	EACH
ECC	ECCENTRIC
EJ	EXPANSION JT
EL	ELEVATION
ELB	ELBOW
ELEC	ELECTRICAL
ENGR	ENGINEER
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EW	EACH WAY
EXP	JT EXPANSION JOINT
EXIST	EXISTING
FND	FOUNDATION
FES	FLARED END SECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FN	FENCE
FOC	FACE OF CONCRETE
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET
FTG	FOOTING OR FITTING
G	GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GRADE BREAK
GCO	GRADE CLEANOUT
GIP	GALVANIZED IRON PIPE
GND	GROUND
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
GR	GRATE
GRTG	GRATING
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
H	HIGH
HB	HOSE BIB
HE	HORIZONTAL ELLIPTICAL
HDWL	HEADWALL
HNDRL	HAND RAIL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HWY	HIGHWAY
HWL	HIGH WATER LINE
HYD	HYDRANT

INCL	INCLUDED
ID	INSIDE DIAMETER
IN	INLET
INSUL	INSULATION
INV	INVERT
IRR	IRRIGATION
JTS	JOINTS
KO	KNOCKOUT
KPL	KICK PLATE
KWY	KEYWAY
L	LEFT OR LITER
LSCAPE	LANDSCAPE(ING)
LF	LINEAR FOOT
LP	LOW POINT OR LIGHT POLE
LT	LIGHT
LWL	LOW WATER LEVEL
MAINT	MAINTENANCE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
ME	MATCH EXISTING
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING (ARCH)
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NPT	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
OS	OFFSET
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OPT	OPTIONAL
PC	POINT OF CURVATURE
PCO	PRESSURE CLEAN OUT
PCR	POINT OF CURVE RETURN
PI	POINT OF INTERSECTION
PVI	POINT OF VERTICAL INTERSECTION
PL	PROPERTY LINE
PE	POLYETHYLENE
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PREP	PREPARATION
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
PVMT	PAVEMENT
QTY	QUANTITY
R	RIGHT
RAD	RADIUS
RCP	REINFORGED CONCRETE PIPE
RD	ROOF DRAIN
RE	REFERENCE
RECT	RECTANGULAR
REINF	REINFORCE (D) (ING) (MENT)
REQD	REQUIRED
ROW	RIGHT OF WAY
SAN	SANITARY
SC	SAWCUT
SD	STORM DRAIN
SECT	SECTION
SPD	STANDARD PROCTOR DENSITY
SPEC	SPECIFICATION
SQ	SQUARE
SQ IN	SQUARE INCH
SQ FT	SQUARE FOOT
SQ YD	SQUARE YARD
SS	SANITARY SEWER
SST	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SVC	SERVICE
SWMP	STORMWATER MANAGEMENT PLAN
SYM	SYMMETRICAL
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK
TEMP	TEMPORARY
TG	FINISHED GRADE ADJACENT TO TOP OF WALL
THK	THICK
TOB	TOP OF BANK
TOC	TOP OF CONCRETE OR TOP OF CURB
TOS	TOP OF STEP
TOT	TOTAL
TW	TOP OF WALL OR CAP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UGE	UNDERGROUND ELECTRIC
UTIL	UTILITY
VERT	VERTICAL
VC	POINT OF VERTICAL CURVATURE
VCP	VITRIFIED CLAY PIPE
W	WIDE OR WIDTH
W/	WITH
W/O	WITHOUT
WQCV	WATER QUALITY CONTROL VOLUME
WSE	WATER SURFACE ELEVATION
WW	WASTEWATER
X	SECT CROSS SECTION
XFMR	ELECTRICAL TRANSFORMER
YH	YARD HYDRANT

DESIGN LEGEND

- BENCHMARK
- MANHOLE
- AREA DRAIN
- COMBINATION INLET
- TYPE R INLET
- TYPE 13 FIELD INLET
- FLARED END SECTION W/ RIPRAP
- TEE W/ THRUST BLOCK
- BEND W/ THRUST BLOCK
- END CAP W/ THRUST BLOCK
- GATE VALVE
- BUTTERFLY VALVE
- REDUCER/INCREASER
- WATER METER
- FIRE HYDRANT
- SD — STORM - 12" AND SMALLER
- STORM - LARGER THAN 12"
- RD — ROOF DRAIN
- TD — TRENCH DRAIN
- UD — UNDERDRAIN
- SS — SANITARY SEWER - 12" AND SMALLER
- SANITARY SEWER - LARGER THAN 12"
- FM — FORCE MAIN
- W — WATER - 12" AND SMALLER
- WATER - LARGER THAN 12"
- NPW — NON POTABLE WATER
- PW — POTABLE WATER
- IRR — IRRIGATION - 12" AND SMALLER
- IRRIGATION - LARGER THAN 12"
- CATV — CABLE TV
- D — DRAIN
- E — ELECTRIC
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- T — TELEPHONE
- FO — FIBER OPTIC
- FUEL — FUEL
- G — GAS
- PVC — PVC PIPE (MISC)

DETAIL TITLE

DETAIL TITLE
SCALE

1 / -

- DETAIL NUMBER IDENTIFICATION
- SHEET WHERE THE SECTION OR ELEVATION IS CUT OR CALLED OUT - INDICATES SAME DRAWING

1 / C1.0

- DETAIL NUMBER IDENTIFICATION
- SHEET WHERE THE DETAIL IS DRAWN - INDICATES SAME DRAWING

- FENCE
- FLOW LINE OF DITCH OR WASH
- 5.0% — SLOPE ARROW
- + 03.54 — PROPOSED SPOT ELEVATION
- + 03.3 — EXIST SPOT ELEVATION
- 5220 — EXIST INDEX CONTOUR
- 5221 — EXIST INTERMEDIATE CONTOUR
- 20 — PROPOSED INDEX CONTOUR
- 21 — PROPOSED INTERMEDIATE CONTOUR
- CURB AND GUTTER
- SPILL/CATCH CURB TRANSITION
- SIGN W/ POST
- CURB RAMP
- SIDEWALK CHASE
- SIDEWALK
- CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- GRAVEL
- PROPOSED BUILDING
- BUILDING ACCESS
- RETAINING WALL
- BOULDER/ROCK WALL
- LIMITS OF SAWCUT
- LIMITS OF WORK
- EASEMENT LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE/ROW
- MATCHLINE

SECTION CALLOUT

A / -

- SECTION NUMBER IDENTIFICATION
- SHEET WHERE THE SECTION IS - INDICATES SAME DRAWING

DETAIL MARKER

- REVISION CLOUD
- REVISION NUMBER

Know what's below. Call before you dig.

SURVEY LEGEND

- WATER LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SS — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SD — STORM DRAINAGE LINE
- STORM DRAINAGE MANHOLE
- CURB INLET
- UE — UNDERGROUND ELECTRICAL LINE
- OE — OVERHEAD ELECTRICAL LINE
- ELECTRICAL POLE
- GUY WIRE
- ELECTRICAL TRANSFORMER
- ELECTRICAL RISER
- ELECTRIC VAULT
- LIGHT POLE
- DECORATIVE LIGHT
- FO — FIBEROPTIC LINE
- T — TELEPHONE LINE
- TELEPHONE RISER
- G — GAS LINE
- INDICATION OF ACCESS
- BUILDING

- BENCHMARK AS DESCRIBED
- FOUND MONUMENT
- FOUND MONUMENT
- TEST CP
- UTILITY LOCATED FROM MAP
- AS MEASURED AT TIME OF SURVEY
- CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- PLAT
- RECORDED
- MAILBOX
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FENCE
- GUARDRAIL
- BOLLARD
- SIGN
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- BOULDER

NOTE: SHADED ITEMS REPRESENT EXIST FEATURES

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF SNOWMASS VILLAGE, SNOWMASS WATER AND SANITATION DISTRICT, COLORADO DEPARTMENT OF TRANSPORTATION, ROARING FORK FIRE RESCUE FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE ROARING FORK FIRE RESCUE FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
2. THE CONTRACTOR SHALL OBTAIN, AT THEIR OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM SNOWMASS WATER AND SANITATION DISTRICT AND HOLY CROSS ENERGY BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS. ALL MANHOLES SHALL BE FINAL ADJUSTED AFTER PAVING SUCH THAT THE RIM IS ¼" TO ½" BELOW FINISHED ASPHALT. MANHOLES IN UNPAVED AREAS SHALL BE SET SO THAT THE RIM IS 6" ABOVE FINISHED GRADE.
8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
9. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
11. OWNER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
16. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
17. LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OR OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.
18. SURVEY INFORMATION:
    - 18.1. BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY TRUE NORTH COLORADO, LLC. SEE ASPEN SKIING COMPANY, LLC & TOWN OF SNOWMASS VILLAGE EXISTING CONDITIONS SURVEY DATED 07/26/2024, REVISED ON 05/05/2025. PROJECT BENCHMARK: FOUND 2-1/2" GLO BRASS CAP (AP2-TRACT 50 & AP1-TRACT 53) AT ELEVATION 8865.97. THE DATUM IS PER SURVEY. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
    - 18.2. BASIS OF BEARINGS: SEE PLANS.
    - 18.3. HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AS SHOWN ON THE PLANS:

      CP-01 N1502847.60 E2582831.14 ELEV8933.74 PROPERTY CORNER
      CP-02 N1502931.12 E2582437.61 ELEV8865.19 PROPERTY CORNER
      CP-03 N1503216.86 E2582814.08 ELEV8856.97 PROPERTY CORNER

    - 18.4 SURVEY UTILITY LOCATION INFORMATION PER THE SURVEYOR: SUBSURFACE UTILITIES ARE SHOWN IN APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS CONSISTENT WITH ASCE 38-02 QUALITY LEVEL "B" (INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL.) AND QUALITY LEVEL "C" (INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D; INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS), AND BASED ON FIELD MEASUREMENTS PROVIDED BY THE OWNER AND THE CONTRACTOR. SUBSURFACE UTILITIES ARE NOT DEPICTED TO THE EXTENT SET FORTH IN ASCE 38-02 QUALITY LEVELS "A" (INFORMATION OBTAINED THROUGH THE NONDESTRUCTIVE EXPOSURE OF UNDERGROUND UTILITIES, AND ALSO PROVIDES THE TYPE, SIZE, CONDITION, MATERIAL AND OTHER CHARACTERISTICS OF UNDERGROUND FEATURES.). TO THE EXTENT DEEMED NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY, POTHOLING OR OTHER PRECISE MAPPING MAY BE COMPLETED TO CONFIRM THE EXACT LOCATION OF ANY SUBSURFACE UTILITIES. NOTIFY OWNER AND ENGINEER WITH ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION.VISIT HTTPS://WWW.FHWA.DOT.GOV/PROGRAMADMIN/SUEINDEX.CFM FOR MORE INFORMATION.
19. THE CONTRACTOR AT THE CONTRACTORS EXPENSE SHALL FURNISH THE OWNER AND ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS") FOR THE CONSTRUCTED IMPROVEMENTS. THE AS-BUILT SET SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES OR NORTHING/EASTING POINTS FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE AS-BUILT SET SHALL SHOW AS-BUILT CONTOURS AND ELEVATIONS OF ASPHALT AND CONCRETE FLATWORK, FLOWLINES, GRADE BREAKS, STAIRS, CROSS-SLOPES, HIGH AND LOW POINTS, AND ADDITIONAL ELEVATIONS TO DEMONSTRATE IMPROVEMENTS WERE CONSTRUCTED PER PLANS. THE AS-BUILT SET SHALL SHOW ELEVATIONS OF ALL DETENTION/WATER QUALITY FACILITIES, INCLUDING BUT NOT LIMITED TO BERMS, SPILLWAYS, BASIN BOTTOM, PIPE INVERTS, AND CONTROL STRUCTURE FEATURES (AS SURVEYED AND STAMPED BY A CERTIFIED P.L.S.). THE AS-BUILT SET SHALL ALSO INCLUDE ELEVATIONS OF MANHOLES, PIPES, INLETS, GRATES, AND SIZES OF ALL UTILITIES. THE AS-BUILT SET SHALL SHOW ANY AND ALL VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.

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NO.	DATE	DES'D	REVISION DESCRIPTION
3	7/31/26	AJC	AJC/KAM	SITE REVISIONS - FINAL PLAN
2	2/10/26	AJC	AJC/MJS	FINAL PLAN
1	6/4/25	AJC	AJC	PRELIMINARY PLAN
0	9/1/24	AJC	AJC	SKETCH PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE/MJS
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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GENERAL LEGEND, NOTES AND ABBREVIATIONS

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DEMOLITION NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. ACTUAL LIMITS MAY VARY. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING LIMITS OF DEMOLITION AND CONSTRUCTION AS NECESSARY. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, ENGINEER, AND RELEVANT CONSTRUCTION AND PHASING PLANS.
3. IF PARTIAL BUILDING DEMOLITION IS REQUIRED, CONTRACTOR TO PROTECT ARCHITECTURAL AND STRUCTURAL ELEMENTS CONNECTED TO BUILDING. REFER TO ARCHITECT AND APPLICABLE ENGINEERS FOR DETAILED BUILDING DEMOLITION INFORMATION INCLUDING, COLUMNS, STOOPS, FOOTINGS, ETC.
4. REPLACE EXISTING FLATWORK AT UTILITY TRENCHES AS REQUIRED.
5. ALL SAWCUTTING AND PAVEMENT REMOVAL SHOULD BE TO THE NEAREST JOINT.
6. ALL DRY UTILITY AND ELECTRIC DEMOLITION OR RELOCATION SHOULD BE COORDINATED WITH PROPERTY OWNER, UTILITY OWNER, MECHANICAL ENGINEER, AND ARCHITECT PRIOR TO CONSTRUCTION.
7. ALL NECESSARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO SITE DISTURBANCE.
8. CONTRACTOR TO COMPLY WITH ALL REGULATORY REQUIREMENTS FOR HAZARDOUS MATERIAL REMOVAL AND DISPOSAL.
9. REFER TO GENERAL NOTES FOR TREE PROTECTION. COORDINATE WITH LANDSCAPE ARCHITECT FOR TREE REMOVAL.
10. CONTRACTOR TO MAINTAIN SAFE PEDESTRIAN ACCESS. PROVIDE TEMPORARY ROUTE AND SIGNAGE AS NEEDED.
11. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN SERVICES DURING CONSTRUCTION.
12. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.

DEMOLITION LEGEND

- DEMO SUBSURFACE FEATURE
- DEMO SURFACE FEATURE
- DEMO BUILDING
- ABANDON SUBSURFACE FEATURE
- LIMITS OF SAWCUT
- REMOVE EXISTING TREE
- PROTECT EXISTING TREE

PROTECT EXIST 18" CMP STORM

DEMO EXIST 18" CMP STORM

REMOVE AND RELOCATE EXISTING FIRE HYDRANT AND WATER LINE

HOLY CROSS TO ABANDON EXISTING ELECTRIC

HOLY CROSS TO REALIGN EXISTING ELECTRIC. CONTRACTOR TO COORDINATE WITH HOLY CROSS

HOLY CROSS TO RELOCATE EXIST ELEC SPLICE VAULT. CONTRACTOR TO COORDINATE WITH HOLY CROSS

REMOVE AND RELOCATE EXISTING FIRE HYDRANT AND WATER LINE

LIMITS OF SAWCUT (TYP)

REMOVE EXIST TREES (RE:LSCAPE, TYP)

DEMO EXIST ASPHALT PAVING FOR NEW ROAD ALIGNMENT (TYP)

PROTECT EXIST TREES NEAR WORK LIMITS (RE:LSCAPE, TYP)

DEMO EXIST 10" CPP STORM LINE

DEMO EXIST GRAVEL PARKING FOR NEW ROAD ALIGNMENT (TYP)

POTHOLED RAW WATER LINE LOCATION. SEE RAW WATER LINE PLAN FOR RELOCATION

POSSIBLE RAW WATER LOCATION PER SURVEY (CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH AT START OF CONSTRUCTION)

EXISTING RAW WATER LIKELY CONTINUES NORTH WITHIN THE ROAD (POTHOLED LOCATION) RATHER THAN WEST (SURVEYED LOCATION) FROM THIS POINT. (CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH AT START OF CONSTRUCTION)

DEMO EXIST HYDRANT LATERAL TO THIS POINT

EXIST RAW WATER LINE PER SURVEY. RELOCATE AND LOWER TO MAINTAIN 8' COVER (CONTRACTOR TO VERIFY LOCATION AT START OF CONSTRUCTION)

HOLY CROSS TO RELOCATE EXIST ELEC SPLICE VAULTS AND ELEC LINE. CONTRACTOR TO COORDINATE WITH HOLY CROSS

DEMO EXIST RETAINING WALL

PROTECT ALL EXIST UTILITIES IN DIVIDE WAY FROM ROAD STA 5+60, EASTWARD.

EXIST RAW WATER LINE PER SURVEY. PROTECT IN PLACE. (CONTRACTOR TO VERIFY LOCATION AT START OF CONSTRUCTION)

LIMITS OF SAWCUT

REMOVE AND REPLACE 113 LF GUARDRAIL

PROTECT EXIST IRRIGATION INFRASTRUCTURE

DIVIDE WAY

DIVIDE ROAD (60' ROW)

PINON DRIVE (80' ROW)

LOT 47

LOT 51
0.729± ACRES

LOT 44

LOT 45

LOT 46

LOT 48

LOT 49

LOT 50

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

LOT 58

LOT 59

LOT 60

LOT 61

LOT 62

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

LOT 69

LOT 70

LOT 71

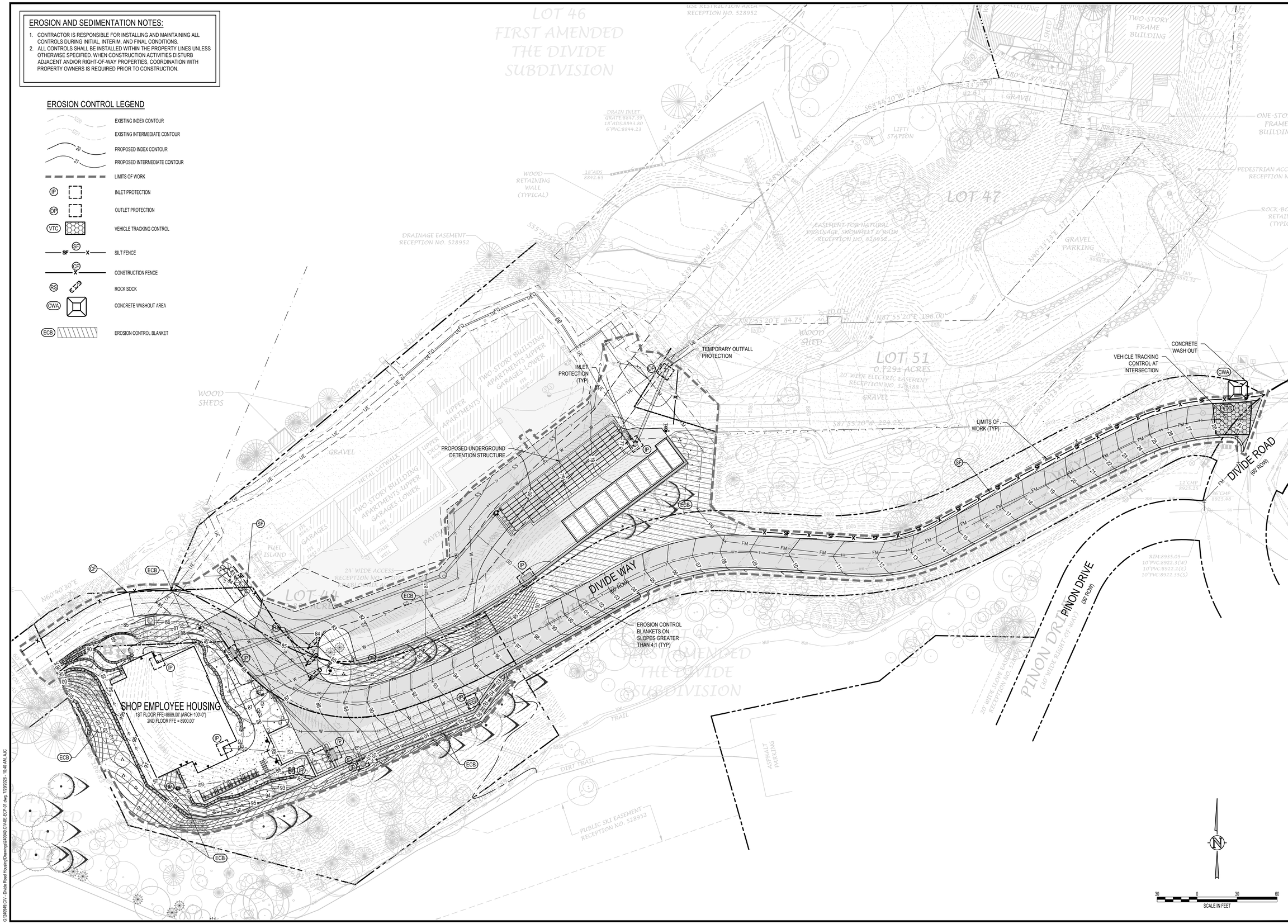
LOT

EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.

EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- LIMITS OF WORK
- IP — INLET PROTECTION
- OP — OUTLET PROTECTION
- VTC — VEHICLE TRACKING CONTROL
- SF — SILT FENCE
- CF — CONSTRUCTION FENCE
- RS — ROCK SOCK
- CWA — CONCRETE WASHOUT AREA
- ECB — EROSION CONTROL BLANKET



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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION
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PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE/MJS
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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EROSION CONTROL PLAN

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STORMWATER MANAGEMENT PLAN (SWMP)

THIS STORMWATER MANAGEMENT PLAN IS TO BE RETAINED AND MAINTAINED ONSITE INCLUDING FINAL LANDSCAPING PLANS AND ANY OTHER EROSION CONTROL DOCUMENTATION. A SWMP ADMINISTRATOR WILL BE DESIGNATED BY THE CONTRACTOR AND IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THIS SWMP. THE SWMP ADMINISTRATOR IS THE CONTACT FOR ALL SWMP-RELATED ISSUES AND IS RESPONSIBLE FOR ITS ACCURACY, COMPLETENESS, AND IMPLEMENTATION. THE FOLLOWING HAS BEEN DESIGNATED AS THE SWMP ADMINISTRATOR FOR THIS PROJECT:

NAME: _____

CONTACT INFO: _____

_____

THE SITE IS LOCATED AT ACROSS FROM 1001 DIVIDE ROAD, AND AT APPROXIMATELY 39°N 12' 17" LATITUDE, 106°W 58' 23" LONGITUDE. THE PROPOSED PROJECT CONSISTS OF UTILITY SERVICE CONNECTIONS, BUILDING CONSTRUCTION, PAVING OF SIDEWALKS, PARKING LOTS, ENTRANCE DRIVES, ROADWAY IMPROVEMENTS AND UTILITY INFRASTRUCTURE CONSTRUCTION IN THE TOWN OF SNOWMASS VILLAGE. THE TOTAL SITE AREA TRIBUTARY TO THE EXISTING DETENTION POND IS APPROXIMATELY 6.25 ACRES WITH AT TOTAL SITE DISTURBANCE OF 2.17 ACRES. NO AREAS GREATER THAN 40 ACRES SHALL BE DISTURBED AT ANY GIVEN TIME. NO CONSTRUCTION ACTIVITIES SHALL OCCUR OFFSITE OR OUTSIDE OF THE CONSTRUCTION LIMITS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE SEQUENCE OF CONSTRUCTION STARTS IS AS FOLLOWS:

PHASE	ESTIMATED	ACTUAL
CONSTRUCTION START	MAY 2027	_____
ROAD AND OVERLOT GRADING	JUNE 2027	_____
UTILITY CONSTRUCTION	JUNE 2027	_____
BUILDING CONSTRUCTION	JULY 2027	_____
PAVING	AUGUST 2027	_____
SITE RESTORATION	SEPTEMBER 2027	_____

THE EXISTING SITE CONSISTS OF PARTLY DEVELOPED LAND AND PARTLY NATIVE GRASSLAND AND VEGETATION AND IS APPROXIMATELY 49% COVERED WITH VEGETATIVE GROUND COVER. THE ESTIMATED HISTORIC AND DEVELOPED RUNOFF COEFFICIENTS ARE 0.71 AND 0.82, RESPECTIVELY.

OFFSITE RUNOFF FLOWS ONTO THE PROPERTY EITHER DOWN THE EXISTING DIVIDE WAY ALIGNMENT FLOWING SOUTHWEST FROM THE DIVIDE ROAD INTERSECTION OR FLOWS DOWN THE HILL SOUTH OF THE PROPOSED WORK AREA. ONSITE FLOWS CURRENTLY FLOW TOWARDS A LOW POINT AT THE EAST END OF THE EXISTING VMF FACILITY PARKING LOT AND RUNOFF GETS PIPED OFF SITE TO THE NORTHEAST. ONSITE DETENTION IS PROVIDED AT AN EXISTING POND TO THE NORTHEAST OF THE VMF FACILITY. STORMWATER IS DISCHARGED FROM THE PROPOSED UNDERGROUND DETENTION FACILITY ON THIS SITE TO TO THE EXISTING REGIONAL DETENTION POND THAT ULTIMATELY DISCHARGES DOWN THE SLOPE TO THE NORTH. A DRAINAGE REPORT FOR THIS DEVELOPMENT HAS BEEN SUBMITTED TO THE ENGINEER OF THE TOWN OF SNOWMASS VILLAGE.

OTHER POTENTIAL POLLUTION SOURCES SUCH AS VEHICLE FUELING AND LOADING/ UNLOADING AREAS ARE LOCATED TO THE NORTHEAST OF THE PROPOSED HOUSING COMPLEX AT THE VMF FACILITY. NON-STORMWATER COMPONENTS OF THE DISCHARGE, DO NOT EXIST ON SITE.

BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT

NON STRUCTURAL BMPS WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPS WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPS WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY AVERT PROBLEMS BEFORE THEY OCCUR AND REDUCE THE NEED FOR STRUCTURAL BMPS. NON STRUCTURAL BMPS WILL CONSIST PRIMARILY OF PRESERVATION OF EXISTING MATURE VEGETATION AND TREES, PLANNING AND SCHEDULING CONSTRUCTION ACTIVITIES AIMED AT ACHIEVING THE GOAL OF MINIMIZING EROSION. FURTHERMORE, CONSTRUCTION PERSONNEL WILL BE INSTRUCTED AND SUPERVISED IN CONSTRUCTION METHODS CONSISTENT WITH EROSION PREVENTION PRACTICES.

PLANNED STRUCTURAL BMPS FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN. IMPLEMENTING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

APPLICATION OF THESE BMPS FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-DEVELOPMENT STORMWATER MANAGEMENT IS PROVIDED THROUGH (VEGETATED LANDSCAPED AREAS, GRASSED SWALES, RIPRAP PROTECTION, STORM COLLECTION SYSTEM, AND THE UTILIZATION OF THE PERMANENT UNDERGROUND DETENTION FACILITY AND THE EXISTING DETENTION POND.

VEHICLE TRACKING CONTROL (VTC):

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED AT THE DIVIDE WAY/DIVIDE ROAD INTERSECTION. THE CONSTRUCTION ACCESS AND PARKING WILL BE GRADED AND COVERED WITH A CRUSHED STONE BASE COURSE DURING CONSTRUCTION. THE VEHICLE TRACKING CONTROL WILL BE RELOCATED WITH THE CONSTRUCTION ACCESS AS NECESSARY.

SILT FENCING (SF) AND SEDIMENT CONTROL LOGS (SCL):

SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED WITH RESPECT TO PROPOSED DRAINAGE PATTERNS. SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE CONSTRUCTED ALONG THE PORTIONS OF THE NORTH EDGE OF THE GRAVEL FOREST SERVICE ROAD NEAR THE NORTH PROPERTY LINE AND BETWEEN THE DEVELOPED PROPERTY AND THE ADJACENT VMF PROPERTY TO THE EAST, AND ALONG ANY DRAINAGE AREAS SUBJECT TO EROSION. THE SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED AT THE DOWNHILL SIDE OF THE EXISTING SLOPES ACROSS THE SITE AND AT ALL POINT DISCHARGE AREAS WHETHER SHOWN OR NOT, SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. THE TEMPORARY SILT FENCE AND SEDIMENT CONTROL LOGS WILL REMAIN UNTIL THE STORM SEWER STRUCTURES ARE COMPLETED AND GROUND COVER IS EFFECTIVE.

INLET PROTECTION (IP):

THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. EACH INLET ON THE PROPOSED STORM SEWER SYSTEM WILL HAVE A TEMPORARY INLET SEDIMENT TRAP CONSTRUCTED AROUND IT. IN PAVED AREAS, THIS TRAP CONSISTS OF (WIRE MESH SOCKS, CONCRETE BLOCKS, AND/OR SCREENS TO FILTER THE STORM RUNOFF AND ALLOW ANY SILT TO SETTLE OUT. IN FIELDS OR LANDSCAPED AREAS THIS TRAP CONSISTS OF (WIRE MESH SOCKS AND STRAW BALE BARRIERS.

OUTLET PROTECTION (OP):

THE STORM SEWER OUTLETS WILL BE PROTECTED WITH RIPRAP. PLACING RIPRAP AT PIPE OUTFALLS REDUCES EXIT VELOCITIES AND REDUCES SCOUR. THIS RIPRAP WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

DUST CONTROL MEASURES:

DISTURBED AREAS NOT YET READY TO BE SEEDED, LANDSCAPED, PAVED, OR OTHERWISE STABILIZED SHALL BE WATERED, OR RIPPED AS NECESSARY TO PRECLUDE VISIBLE DUST EMISSIONS.

ITEMS ARE SCHEDULED TO BE IMPLEMENTED ACCORDING TO THE CONSTRUCTION SCHEDULE. AS WORK PROCEEDS, IMPLEMENTATION OF INDIVIDUAL BMPS IS TO COINCIDE WITH THE CONSTRUCTION THEREBY MINIMIZING THE EXPOSURE OF UNPROTECTED AREAS. THE SILT FENCE, INLET PROTECTION (FOR EXISTING INLETS), AND GRAVELING OF THE CONSTRUCTION ENTRANCE WILL BE PERFORMED WHEN THE GRADING BEGINS. THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. THE RIPRAP PROTECTION WILL BE INSTALLED AS THE STORM SEWER OUTFALLS OR CULVERTS ARE CONSTRUCTED. THE STRUCTURAL BMPS THAT DO NOT BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN ARE TO BE REMOVED, AS THE PAVING, LANDSCAPING, AND OTHER PERMANENT GROUNDCOVER INSTALLATIONS ARE COMPLETED. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH AT THE TIME OF GRADING. THE GRAVELING IS TO BE MAINTAINED AS EXTENDED CONSTRUCTION PROGRESSES ESPECIALLY AROUND THE BUILDING SITE. THE STRUCTURAL BMPS ARE TO BE REMOVED, AS THE PERMANENT LANDSCAPING INSTALLATIONS ARE COMPLETED.

THE EROSION AND SEDIMENT CONTROL PLAN MAY BE MODIFIED BY THE DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, OWNER'S ENGINEER, PITKIN COUNTY ENGINEERING INSPECTORS, THE TOWN OF SNOWMASS VILLAGE INSPECTORS, OR ITS AUTHORIZED REPRESENTATIVE AS FIELD CONDITIONS WARRANT.

STORMWATER DETENTION AND WATER QUALITY:

STORMWATER DETENTION AND WATER QUALITY TREATMENT IS PROVIDED ONSITE IN THE PROPOSED UNDERGROUND DETENTION FACILITY, AS WELL AS THE EXISTING DETENTION POND TO THE NORTHEAST OF THE VMF FACILITY.

TEMPORARY SEEDING AND MULCHING:

ALL SEEDS FURNISHED SHALL BE FREE FROM NOXIOUS SEEDS (SUCH AS RUSSIAN OR CANADIAN THISTLE, COURSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAPWEED, AND LEAFY SPURGE. THE FORMULA USED FOR DETERMINING THE QUALITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS). SEEDING RATE: IF A SEED DRILL IS USED, 6-10 PLS/ACRE. OTHERWISE, 8-12 PLS/ACRE. SEEDING RECOMMENDATIONS ARE PROVIDED BELOW, BUT MAY BE MODIFIED WITH THE OWNER'S APPROVAL TO MAKE THE BEST USE OF EXISTING CLEARINGS AND GRUBBINGS:

SPECIES	COMMON NAME	% OF MIX
PASCOPYRUM SMITHII	WESTERN WHEATGRASS	25
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	25
PSEUDOREGNERIA SPICATA	BLUEBUNCH WHEATGRASS ("SECAR" VARIETY)	10
NASSELLA VIRIDULA	GREEN NEEDLEGRASS	15
BOUTELOUA GRACILIS	BLUE GRAMA	15
ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	10

ALL SEEDS SHALL BE DRILLED NOT HYDROSEEDED. ALL DISTURBED AREAS SHALL BE SEEDED AND CRIMP MULCHED IF PERMANENT VEGETATION IS NOT IMMEDIATELY INSTALLED. AFTER SEEDING HAS BEEN COMPLETED, A RATE OF 4,000 LBS. OF STRAW PER ACRE SHALL BE APPLIED UNIFORMLY, CRIMPED IN WITH A CRIMPER OR OTHER APPROVED EQUIPMENT OR OTHERWISE ATTACHED. A TACKIFIER OR JUTE NETTING TO ATTACH MULCH MAY BE USED WITH THE OWNER'S APPROVAL. THE SEEDED AREA SHALL BE CRIMPED MULCHED AND THE MULCH ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING. AREAS NOT MULCHED AND ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING MUST BE RESEEDED WITH THE SPECIFIED MIX AT THE CONTRACTOR'S EXPENSE, PRIOR TO MULCHING AND ATTACHING. ON STEEP SLOPES OR OTHER SPECIFIED AREAS AS SHOWN ON THE PLANTING PLAN, WHICH ARE DIFFICULT TO MULCH AND ATTACH BY CONVENTIONAL METHOD, BURLAP OR OTHER BLANKETING MATERIALS PROPERLY ANCHORED AND SECURED MAY BE USED WHEN APPROVED BY THE PITKIN COUNTY OR TOWN OF SNOWMASS VILLAGE ENGINEER.

PERMANENT STABILIZATION MEASURES:

RIPRAP FOR STORM DRAIN OUTFALLS AND ROCK CHECK DAMS WILL BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN AND WILL NOT BE REMOVED. PERMANENT LANDSCAPING WILL INCLUDE SODDING, SEEDING, TREES, SHRUBS, AND OTHER VEGETATIVE COVER TO OPEN AREAS. NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON-IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER.

MATERIALS AND SPILL PREVENTION:

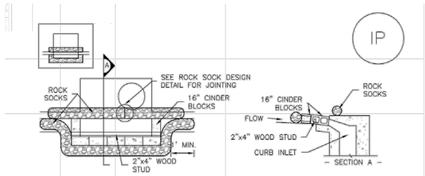
THE CONTRACTOR WILL STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN CONFINED AREAS ON SITE FROM WHICH RUNOFF WILL BE CONTAINED AND FILTERED. MATERIALS WILL BE STORED OFF THE GROUND AND PROTECTED FROM THE WEATHER BY A COVER OR STORED IN A CONTAINER SUCH AS A VAN OR TRAILER. AN EARTHEN DIKE WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE FUEL STORAGE AREA TO PREVENT MATERIALS FROM CONTACT WITH SURFACE RUNOFF. EQUIPMENT MAINTENANCE WILL BE PERFORMED IN A DESIGNATED AREA AND STANDARD MAINTENANCE PROCEDURES, SUCH AS THE USE OF DRIP PANS, WILL BE USED TO CONTAIN PETROLEUM PRODUCTS.

INSPECTION AND MAINTENANCE:

THE EROSION CONTROL MEASURES WILL BE INSPECTED DAILY DURING CONSTRUCTION BY THE CONTRACTOR AND AFTER EACH RAIN EVENT. ALL INSPECTIONS SHALL BE DOCUMENTED AND SHALL INCLUDE THE DATE OF INSPECTION, ANY INCIDENCE OF NON-COMPLIANCE, SIGNED CERTIFICATION THAT THE SITE IS IN COMPLIANCE, AND ANY NOTES, DRAWINGS, MAPS, ETC. PERTAINING TO REPAIRS. COPIES OF ALL DOCUMENTATION SHALL BE DISTRIBUTED TO MUNICIPALITIES AND OWNER ON A REGULAR BASIS AS SPECIFIED BY OWNER. SILT FENCE AND STRAW BALE BARRIERS WILL BE CHECKED FOR UNDERMINING AND BYPASS AND REPAIRED OR EXPANDED AS NEEDED. SEDIMENT SHOULD BE REMOVED FROM INLET FILTERS AND SILT FENCING BEFORE ONE HALF OF THE DESIGN DEPTH HAS BEEN FILLED. SEDIMENTS DEPOSITED IN THE PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY. THE TEMPORARY VEGETATION OF BARE SOILS WILL BE CHECKED REGULARLY AND AREAS WHERE IT IS LOST OR DAMAGED WILL BE RESEEDED. AT MINIMUM THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS EVERY 14 DAYS AND AFTER SIGNIFICANT PRECIPITATION OR SNOWMELT EVENTS. INSTALLATIONS AND MODIFICATIONS AS REQUIRED BY THE (CITY/TOWN/COUNTY/OTHER? OF _____) WILL BE IMPLEMENTED WITHIN 48 HOURS OF NOTIFICATION. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.

FINAL STABILIZATION AND LONG-TERM STORMWATER QUALITY:

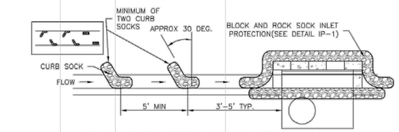
FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OR PRE-DISTURBANCE LEVELS OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. FINAL STABILIZATION WILL BE ACHIEVED USING SOD, NATIVE SEEDING, PERMANENT BMP'S, AND OTHER METHODS. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL STABILIZATION REGARDLESS OF ACCEPTANCE BY OWNER OF THE CONTRACTOR ITEM.



IP-1, BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2, CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF INLET PROTECTION.
   –TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

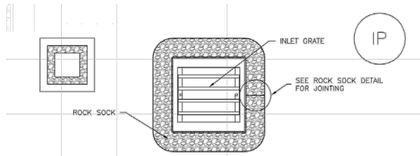
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

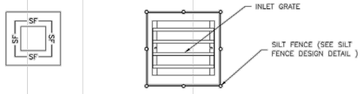
NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.



IP-3, ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4, SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

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Glenwood Springs • Denver

NO.	DATE	DES'D	DWN	REVISION DESCRIPTION
3	7/31/26	AJC	AJC/KAM	SITE REVISIONS - FINAL PLAN
2	2/10/26	AJC	AJC/MJS	FINAL PLAN
1	6/4/25	AJC	AJC	PRELIMINARY PLAN
0	9/1/24	AJC	AJC	SKETCH PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE/MJS
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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SNOWMASS OPS EMPLOYEE HOUSING
1001 DIVIDE RD
SNOWMASS VILLAGE, CO 81615

SWMP NOTES AND EROSION CONTROL DETAILS

SHEET NO.
CE1.1

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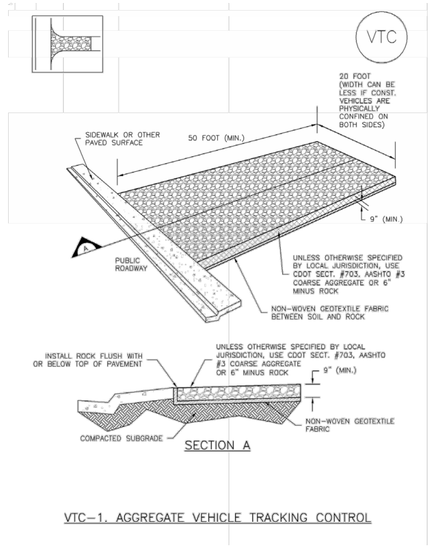
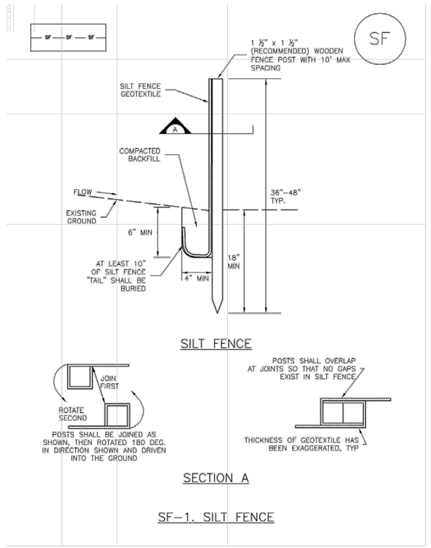
RECEIVED
09/15/2026

Vehicle Tracking Control (VTC) SM-4



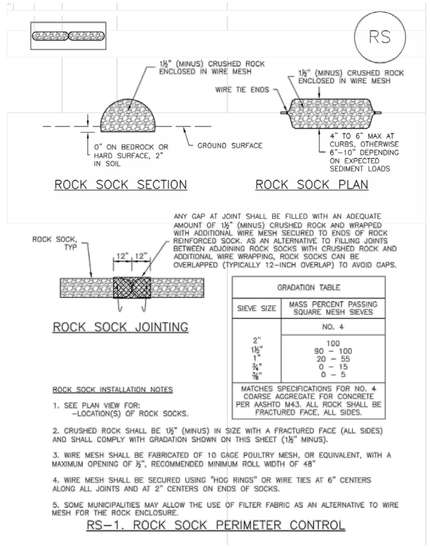
VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

Silt Fence (SF) SC-1



SF–1. SILT FENCE

SC-5 Rock Sock (RS)



GRADATION TABLE

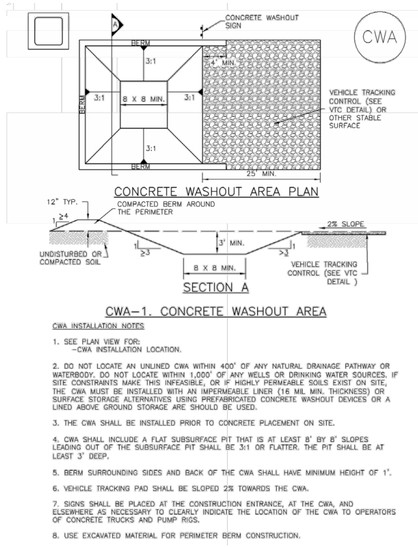
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

Concrete Washout Area (CWA) MM-1



CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT–OF–WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON–WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J–HOOK." THE "J–HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Rock Sock (RS) SC-5

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER NDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER–TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

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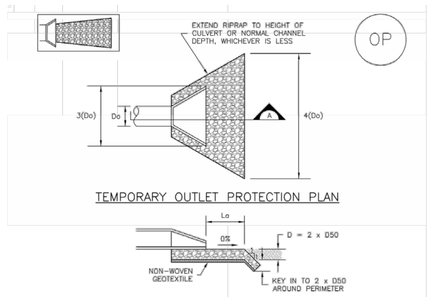


TEMPORARY OUTLET PROTECTION PLAN

SECTION A

TABLE OP-1. TEMPORARY OUTLET PROTECTION SIZING TABLE

PIPE DIAMETER, Do (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, La (FT)	RIPRAP D50 DIAMETER MIN (INCHES)
8	2.5 5	5 10	4 6
12	5 10	10 13	4 6
18	10 20 30 40	10 16 23 26	6 9 12 16
24	30 40 50 60	16 26 26 30	9 9 12 16

OP-1. TEMPORARY OUTLET PROTECTION

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF OUTLET PROTECTION.
   –DIMENSIONS OF OUTLET PROTECTION.

2. DETAIL IS INTENDED FOR PIPES WITH SLOPE ≤ 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.

3. TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND MAINTENANCE NOTES

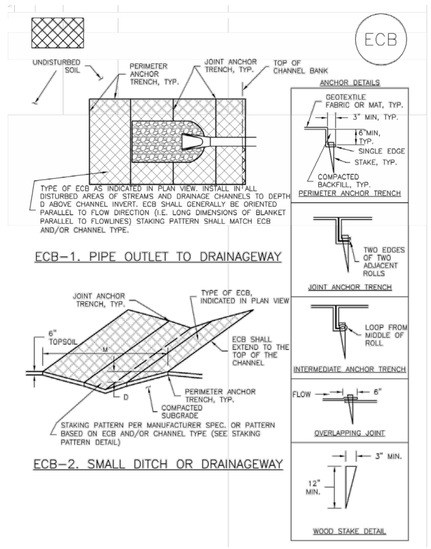
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM AURORA, COLORADO AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)



ECB–1. PIPE OUTLET TO DRAINAGEWAY

ECB–2. SMALL DITCH OR DRAINAGEWAY

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF ECB.
   –TYPE OF ECB (STRAW, STRAW–COCONUT, COCONUT, OR EXCELSIOR).
   –AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.

5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE–HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.

8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB–1.

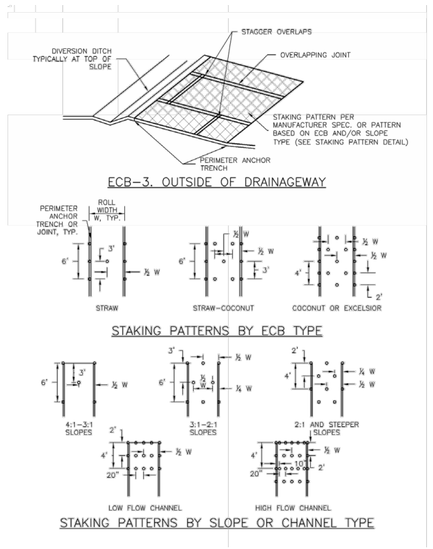
9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED.

10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB–1. ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	–	100%	–	DOUBLE/ NATURAL
STRAW–COCONUT	30% MIN	70% MAX	–	DOUBLE/ NATURAL
COCONUT	100%	–	–	DOUBLE/ NATURAL
EXCELSIOR	–	–	100%	DOUBLE/ NATURAL

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNEL.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS



ECB–3. OUTSIDE OF DRAINAGEWAY

STAKING PATTERNS BY ECB TYPE

STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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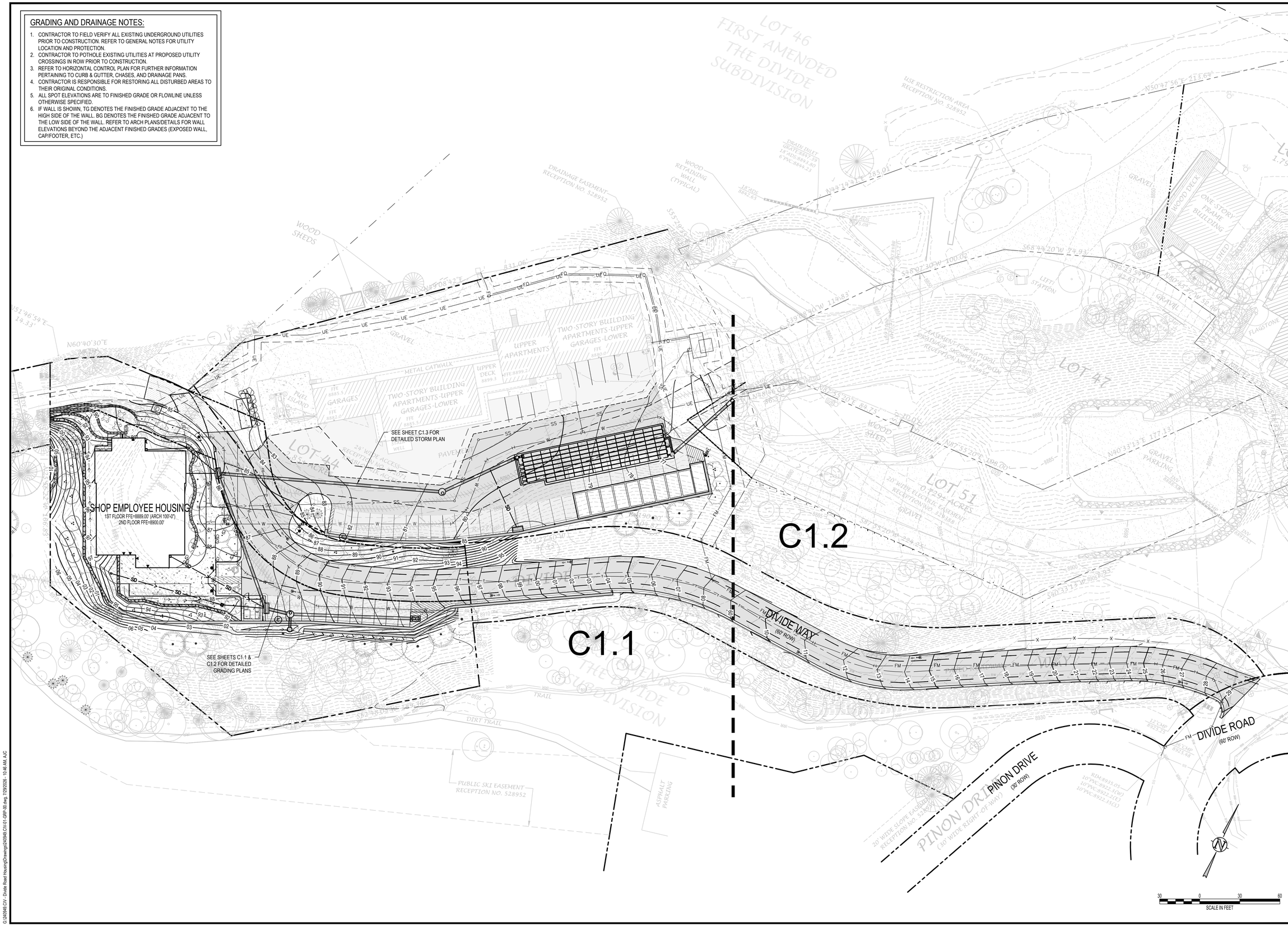
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)



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OVERALL GRADING AND DRAINAGE PLAN

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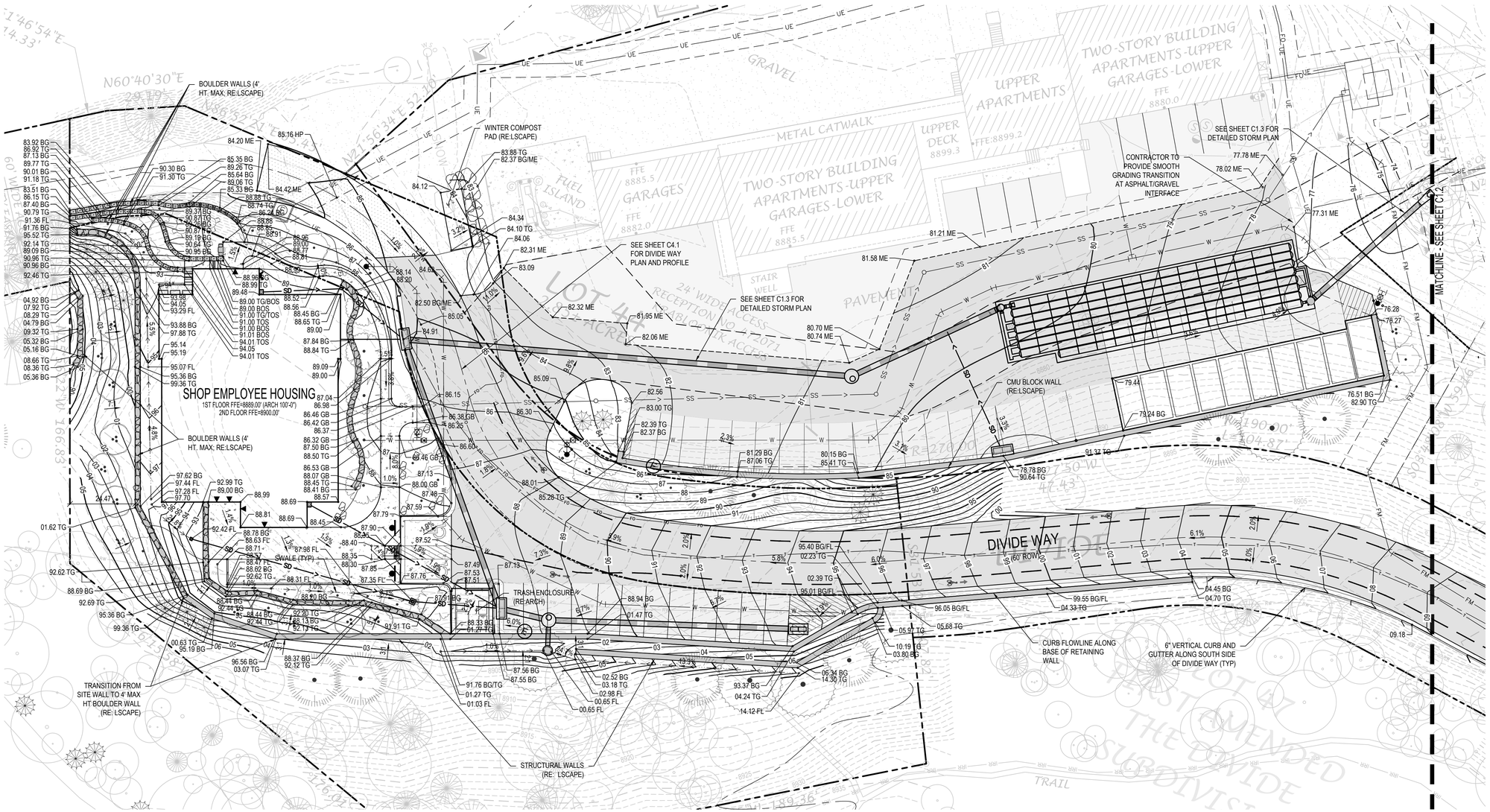

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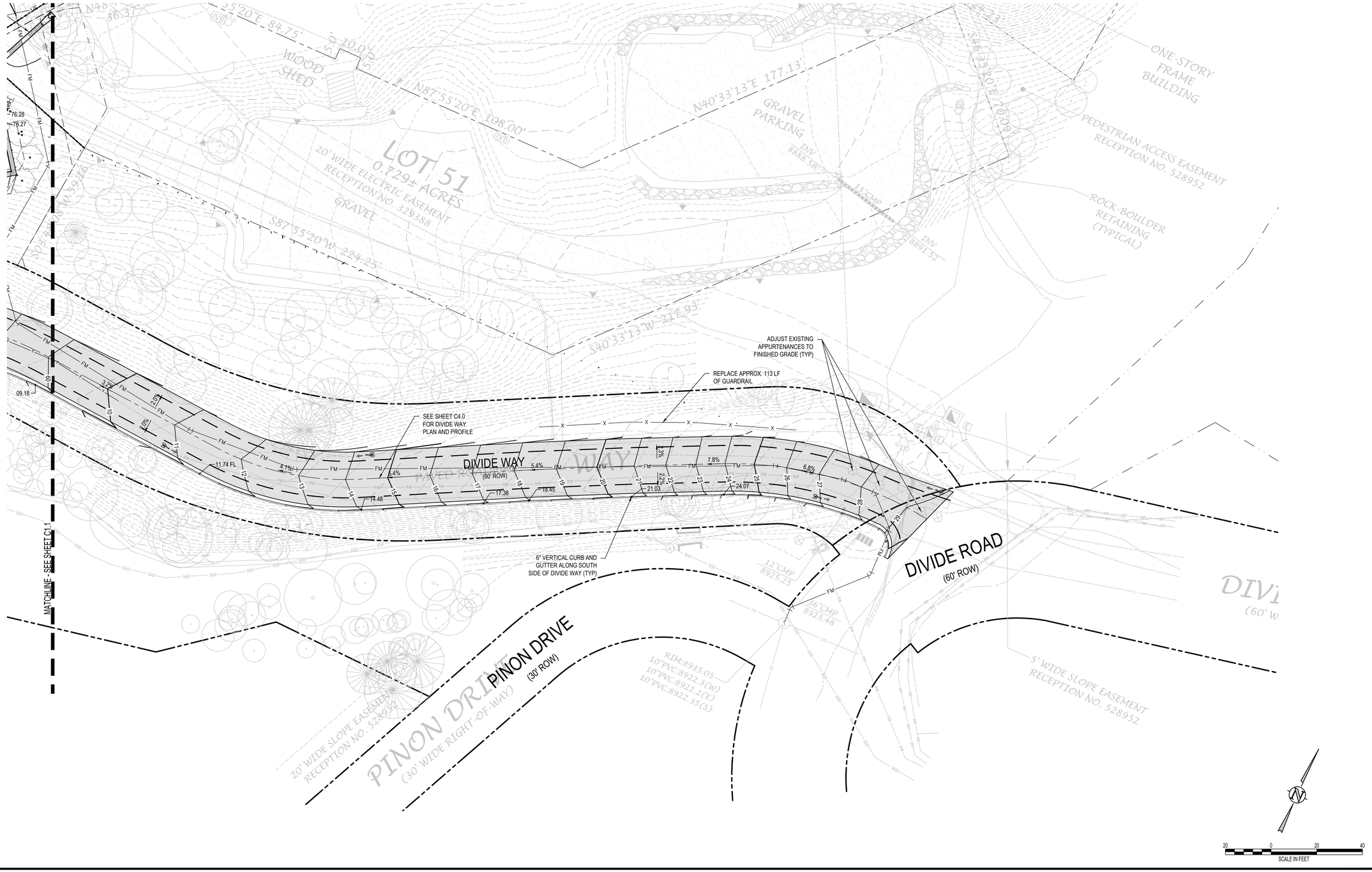

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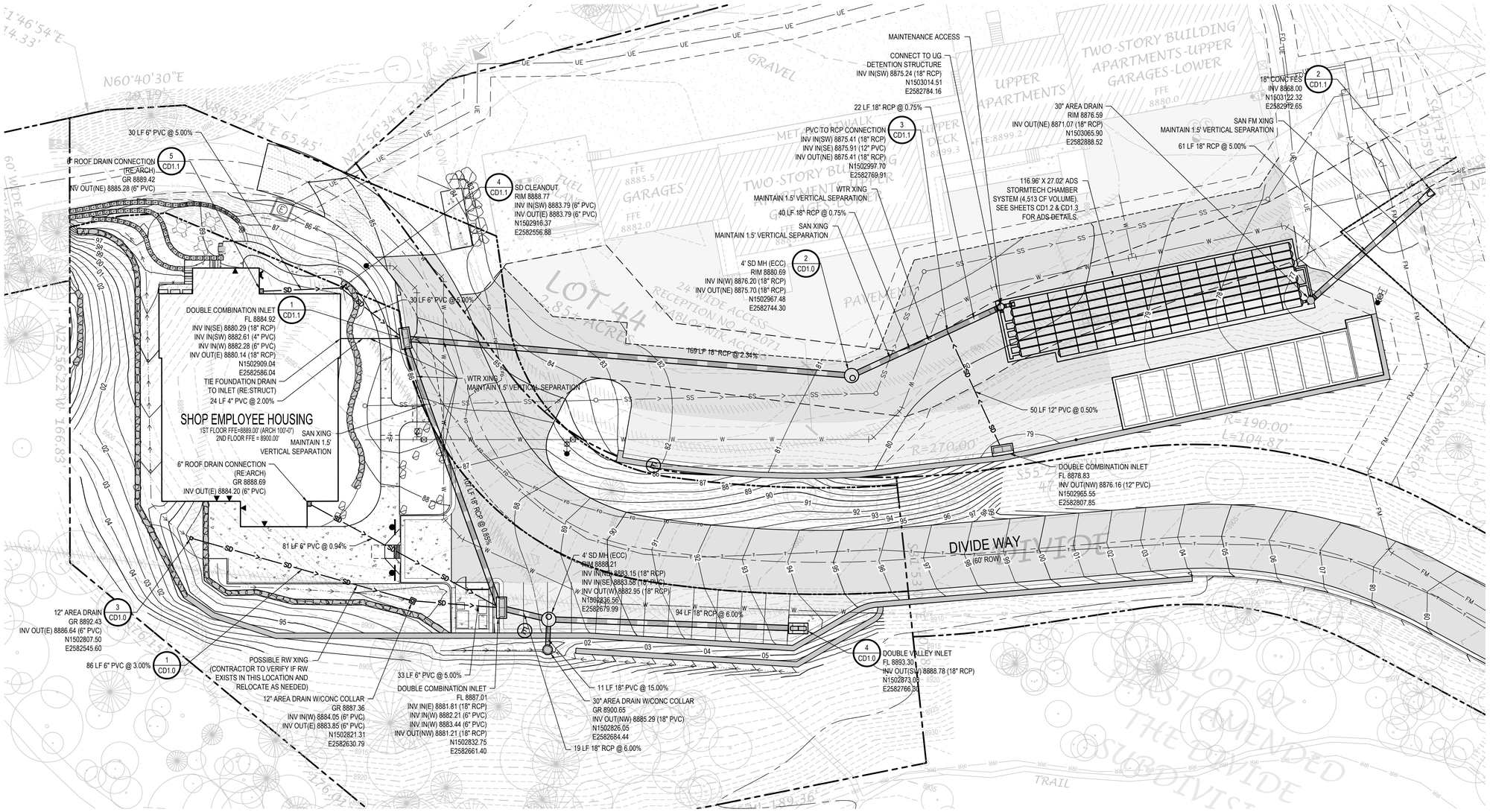

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STORM PLAN

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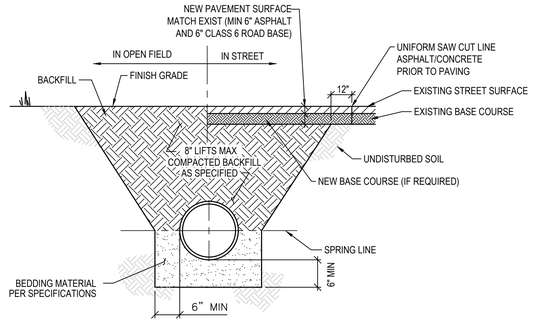
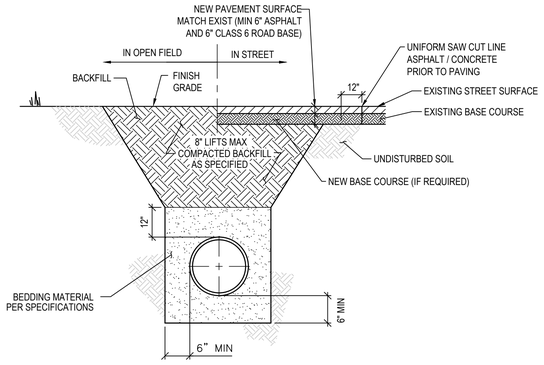


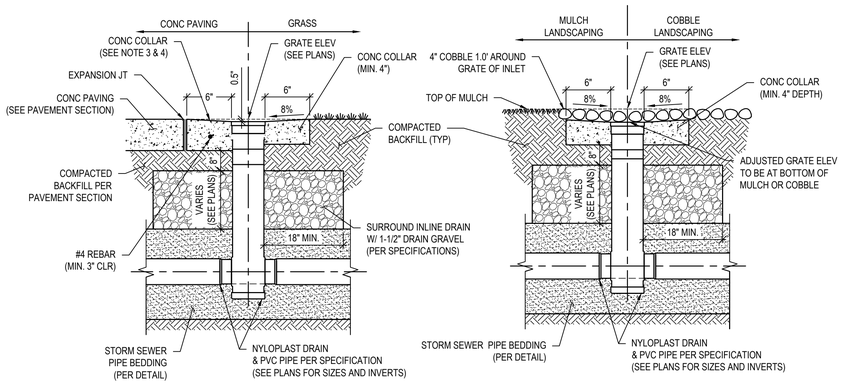
REINFORCED CONCRETE PIPE



CMP/PVC/HDPE PIPE (SEE PLANS FOR MATERIAL)

NOTES:
1. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH, OVEREXCAVATED PER SPECIFICATIONS OR AS REQUIRED.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES.
3. MINIMUM COVER IS 18" BELOW FINISHED GRADE.

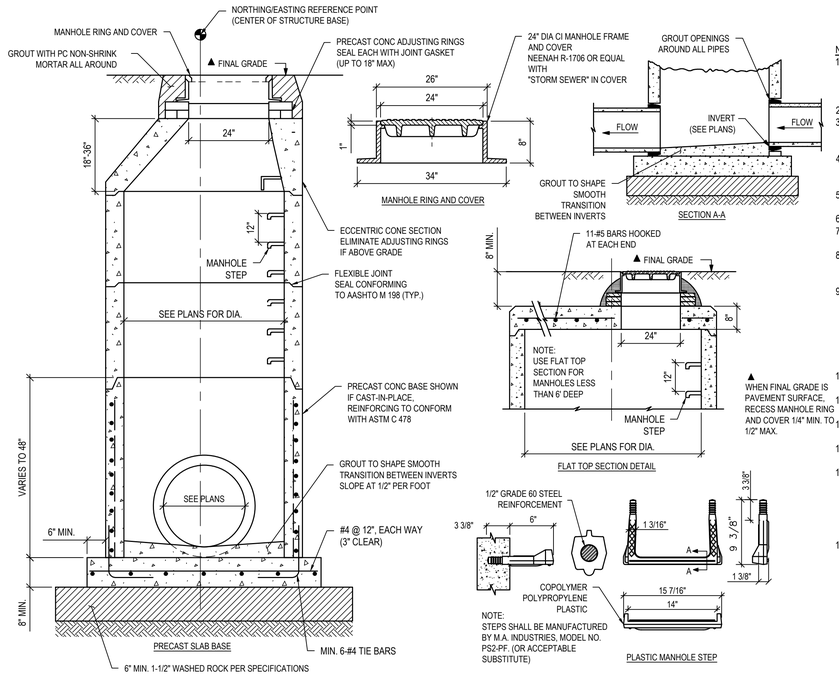
STORM SEWER PIPE BEDDING DETAIL
NTS — 1 / C1.3



CONCRETE OR GRASS — LANDSCAPING

NOTES:
1. AREA DRAIN COVER TO BE NYLOPLAST CAST HS-20 RATED BOLTED AND HINGED GRATE OR APPROVED EQUAL IN TRAFFIC AREAS.
2. AREA DRAIN INLETS IN PEDESTRIAN AREAS SHALL BE INSTALLED WITH PEDESTRIAN RATED GRATES (1/4" MAX OPENING, TYPICAL) AND BE PLACED WHERE ELONGATED GRATE OPENINGS ARE PERPENDICULAR TO PREDOMINANT DIRECTION OF TRAVEL.
3. THICKNESS OF CONC COLLAR TO MATCH ADJACENT PAVEMENT THICKNESS PER DETAILS (6" MIN)
4. CONC COLLAR IN PAVING TO MATCH ADJACENT GRADES PER PLAN.

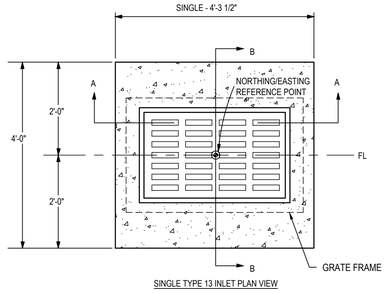
AREA DRAIN DETAIL
NTS — 3 / C1.3

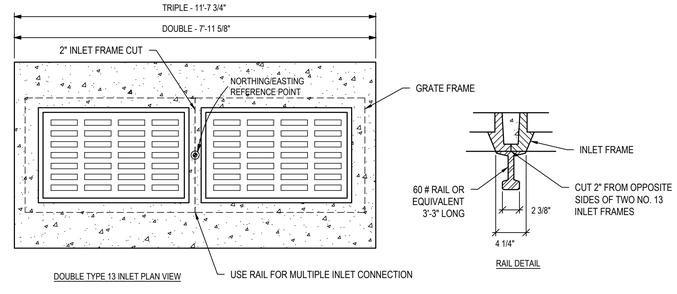


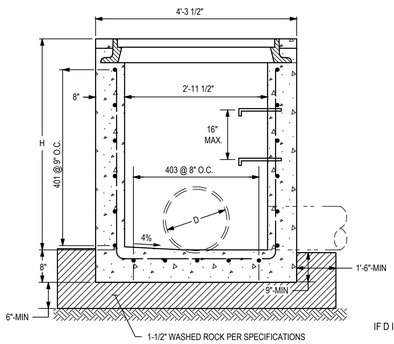
STORM MANHOLE DETAIL
NTS — 2 / C1.3

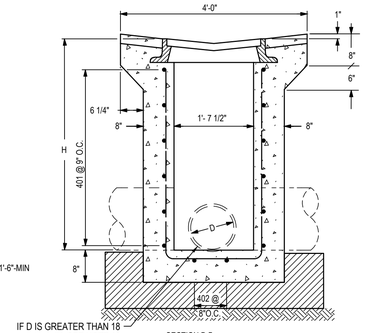
▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/4" MIN. TO 1/2" MAX.

NOTES:
1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
13. BASE SLABS SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
14. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
15. FOR FULL DETAIL, SEE CDOT DETAIL M-604-20.









NOTES:
1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.
9. FOR FULL DETAIL INCLUDING BAR LIST, DIMENSIONS AND QTY. TABLE, SEE CDOT DETAIL M-604-13.
10. ALL CONNECTED PIPES WITH A DIAMETER (D) GREATER THAN 30" FRONT AND 18" SIDE AND/OR ENTERING AT AN ANGLE GREATER THAN 80° A CUSTOM CONC BOX MUST BE CONSTRUCTED. CONTRACTOR TO COORDINATE BOX DIMENSIONS AND SPECS WITH MANUFACTURER.

VALLEY INLET DETAIL
NTS — 4 / C1.3

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION
3	7/31/26	AJC	AJC/KAM	SITE REVISIONS - FINAL PLAN
2	2/10/26	AJC	AJC/MJS	FINAL PLAN
1	6/4/25	AJC	AJC	PRELIMINARY PLAN
0	9/1/24	AJC	AJC	SKETCH PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE/MJS
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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GRADING AND DRAINAGE DETAILS

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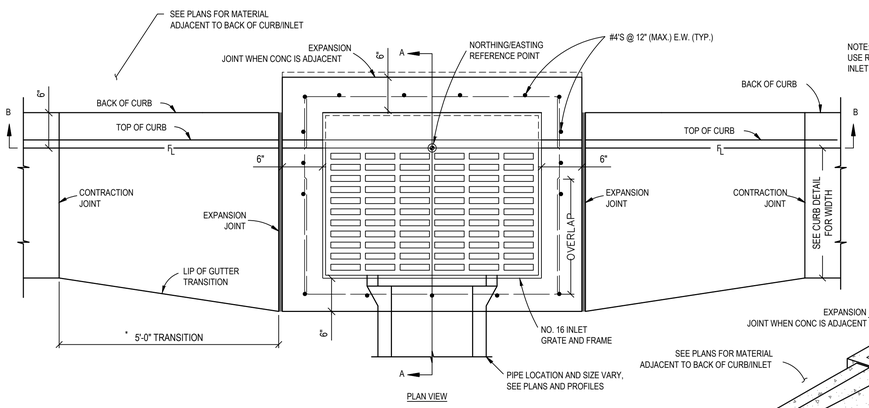
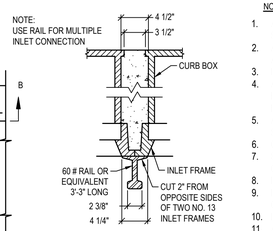
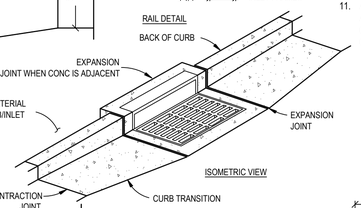


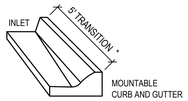




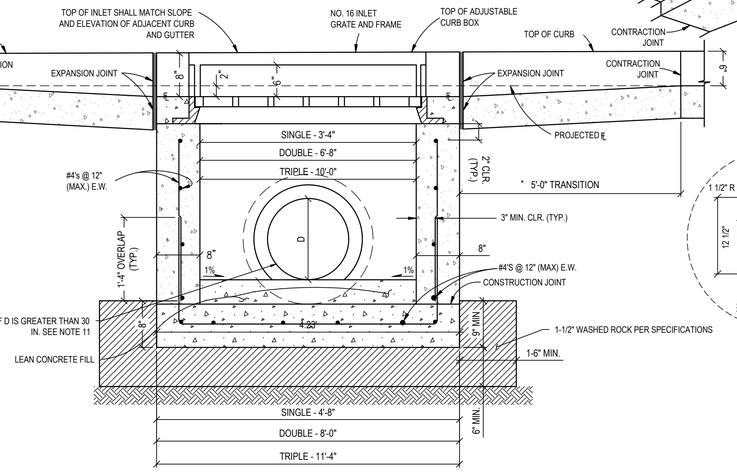
NOTES:

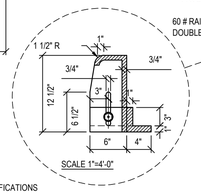
1. ALL CASTING SHALL CONFORM TO ASTM A-48(C1 35b) WITH A MINIMUM STRENGTH OF 35 psi.
2. ALL CASTINGS SHALL BE HEAVY DUTY, AND CAPABLE OF WITHSTANDING AASHTO H20 LOADING.
3. FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
4. ALL REINFORCING STEEL SHALL BE ASTM, A-615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS APPLICABLE TO THE PROJECT.
6. CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 4000 PSI.
7. SUBGRADE SHALL HAVE A GRADATION EQUAL TO CLASS B BEDDING COMPACTED TO 100% MAXIMUM DRY DENSITY, AASHTO T-99.
8. NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETE.
9. INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
10. LEAN CONCRETE FILL TO BE f' = 2000 PSI.
11. ALL CONNECTED PIPES WITH A DIAMETER (D) GREATER THAN 30" FRONT AND 18" SIDE AND/OR ENTERING AT AN ANGLE GREATER THAN 80° A CUSTOM CONC BOX MUST BE CONSTRUCTED. CONTRACTOR TO COORDINATE BOX DIMENSIONS AND SPECS WITH MANUFACTURER.

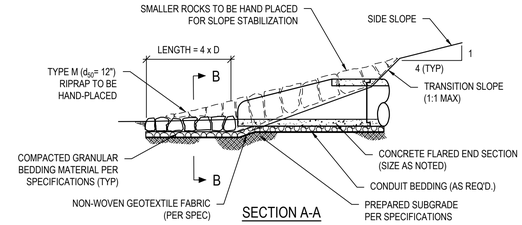
* WHEN INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION FROM MOUNTABLE CURB TO INLET SHALL BE CONSTRUCTED.



VERTICAL TO MOUNTABLE CURB TRANSITION

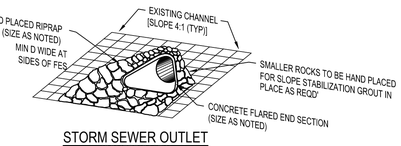




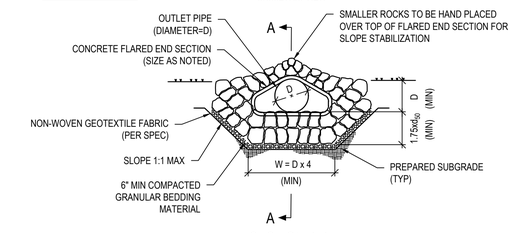


RIPRAP SIZING

TYPE VL	d_{50}=6"
TYPE L	d_{50}=9"
TYPE M	d_{50}=12"
TYPE H	d_{50}=18"
TYPE VH	d_{50}=24"

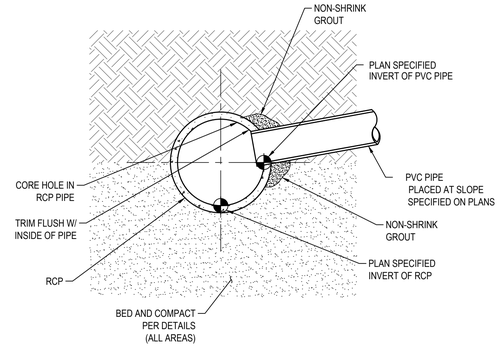


STORM SEWER OUTLET
ISOMETRIC VIEW

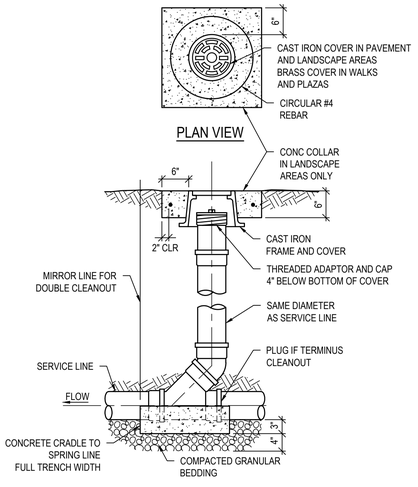


STORM SEWER FLARED END SECTION DETAIL
NTS
2 C1.3

COMBINATION INLET DETAIL
NTS
1 C1.3



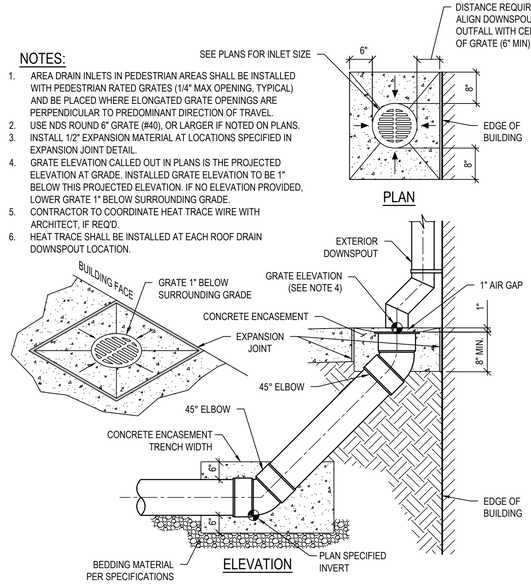
PVC TO RCP CONNECTION
NTS
3 C1.3



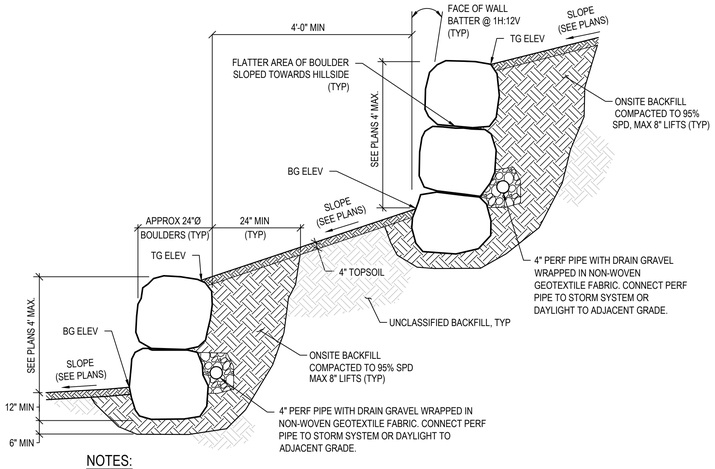
STORM CLEANOUT DETAIL
NTS
4 C1.3

NOTES:

1. AREA DRAIN INLETS IN PEDESTRIAN AREAS SHALL BE INSTALLED WITH PEDESTRIAN RATED GRATES (1/4" MAX OPENING, TYPICAL) AND BE PLACED WHERE ELONGATED GRATE OPENINGS ARE PERPENDICULAR TO PREDOMINANT DIRECTION OF TRAVEL.
2. USE NDS ROUND 6" GRATE (#40), OR LARGER IF NOTED ON PLANS.
3. INSTALL 1/2" EXPANSION MATERIAL AT LOCATIONS SPECIFIED IN EXPANSION JOINT DETAIL.
4. GRATE ELEVATION CALLED OUT IN PLANS IS THE PROJECTED ELEVATION AT GRADE. INSTALLED GRATE ELEVATION TO BE 1" BELOW THIS PROJECTED ELEVATION. IF NO ELEVATION PROVIDED, LOWER GRATE 1" BELOW SURROUNDING GRADE.
5. CONTRACTOR TO COORDINATE HEAT TRACE WIRE WITH ARCHITECT, IF REQ'D.
6. HEAT TRACE SHALL BE INSTALLED AT EACH ROOF DRAIN DOWNSPOUT LOCATION.



EXTERIOR DOWNSPOUT ROOF DRAIN CONNECTION
NTS
5 C1.3



NOTES:

1. GRADE AT BOTTOM OF WALL TO BE 1% MINIMUM FOR PAVEMENT OR 2% MINIMUM FOR GRASS FOR A DISTANCE OF 5' MINIMUM.
2. ALL RETAINING WALLS (OR ADDITION OF MULTIPLE TIERED WALLS) THAT EXCEED A FOUR FOOT HEIGHT OR INCLUDE A SURCHARGE LOAD MAY REQUIRE A SEPARATE PERMIT TO BE OBTAINED BY CONTRACTOR.
3. JVA PLANS ARE FOR WALL LAYOUT AND GRADING ONLY. TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL.
4. CONTRACTOR TO PROVIDE BOULDER SAMPLE FOR COLOR, TEXTURE, AND SIZE APPROVAL PRIOR TO CONSTRUCTION.

BOULDER RETAINING WALL DETAIL
NTS
6 C1.1

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NO.	DATE	DES'D	REVISION DESCRIPTION
3	7/31/26	AJC	SITE REVISIONS - FINAL PLAN
2	2/10/26	AJC	FINAL PLAN
1	6/4/25	AJC	PRELIMINARY PLAN
0	9/1/24	AJC	SKETCH PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE/MJS
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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GRADING AND DRAINAGE DETAILS

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PROPOSED LAYOUT

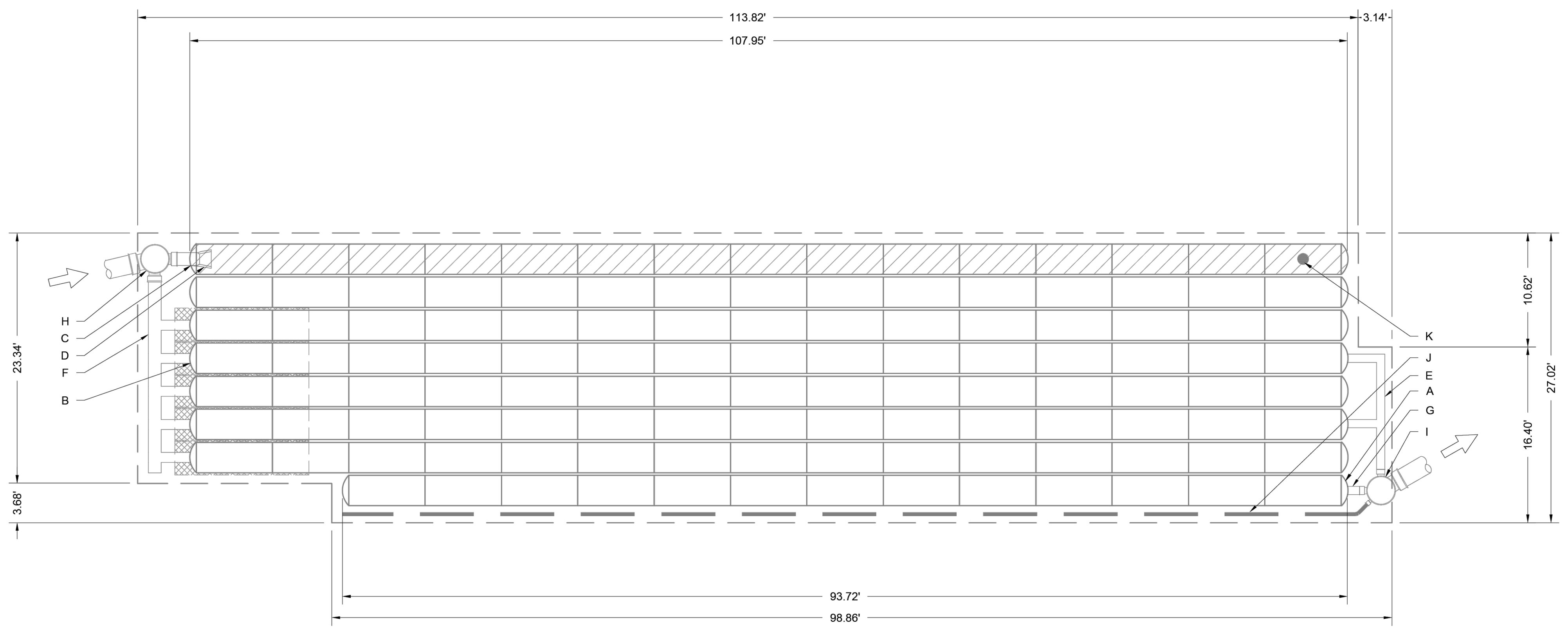
118	STORMTECH SC-310 CHAMBERS
16	STORMTECH SC-310 END CAPS
6	STONE ABOVE (in)
12	STONE BELOW (in)
40	% STONE VOID
4,513	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)
3,060	SYSTEM AREA (ft²)
288	SYSTEM PERIMETER (ft)

PROPOSED ELEVATIONS

8880.90	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
8874.73	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
8874.23	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
8874.23	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
8874.23	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
8873.40	TOP OF STONE
8872.90	TOP OF SC-310 CHAMBER
8871.69	12" X 10" INVERT MATCHING TOP MANIFOLD INVERT
8871.65	12" ISOLATOR ROW PLUS CONNECTION INVERT
8871.62	8" BOTTOM MANIFOLD/CONNECTION INVERT
8871.57	BOTTOM OF SC-310 CHAMBER
8871.07	UNDERDRAIN INVERT
8871.07	BOTTOM OF STONE

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PRE-CORED END CAP	A	8" BOTTOM PRE-CORED END CAP, PART#: SC310EPE08BPC / TYP OF ALL 8" BOTTOM CONNECTIONS	0.60"	
PRE-CORED END CAP	B	10" TOP PARTIAL CUT END CAP, PART#: SC310EPE10TPC / TYP OF ALL 10" TOP CONNECTIONS	1.40"	
PREFABRICATED EZ END CAP	C	12" BOTTOM PREFABRICATED EZ END CAP, PART#: SC310ECEZ / TYP OF ALL 12" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	0.90"	
FLAMP	D	INSTALL FLAMP ON 12" ACCESS PIPE / PART#: SC31012RAMP		
MANIFOLD	E	8" x 8" BOTTOM MANIFOLD, MOLDED FITTINGS	0.60"	
MANIFOLD	F	12" x 10" INVERT MATCHING TOP MANIFOLD	1.40"	
PIPE CONNECTION	G	8" BOTTOM CONNECTION	0.60"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	H	30" DIAMETER (24.00" SUMP MIN)		5.2 CFS IN
NYLOPLAST (OUTLET)	I	30" DIAMETER (DESIGN BY ENGINEER)		1.4 CFS OUT
UNDERDRAIN	J	4" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		
INSPECTION PORT	K	4" SEE DETAIL		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

DIVIDE ROAD HOUSING
SNOWMASS VILAGE, CO, USA
DATE: 02/03/2026 | DRAWN: AMR
PROJECT #: S464438 | CHECKED: HAK

DATE	DWN	CHK
7/28/2026	DL	---

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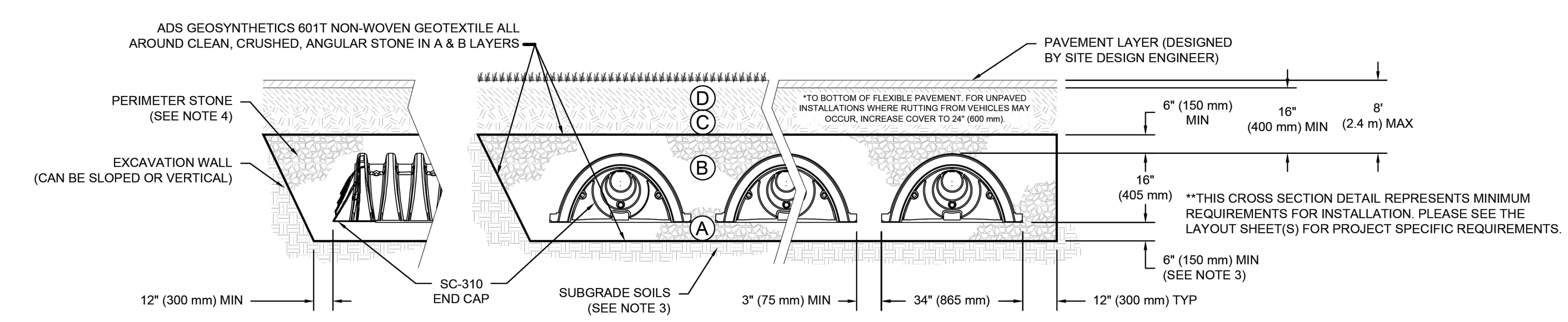
ADS 4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473

SHEET 2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 16" (400 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE5	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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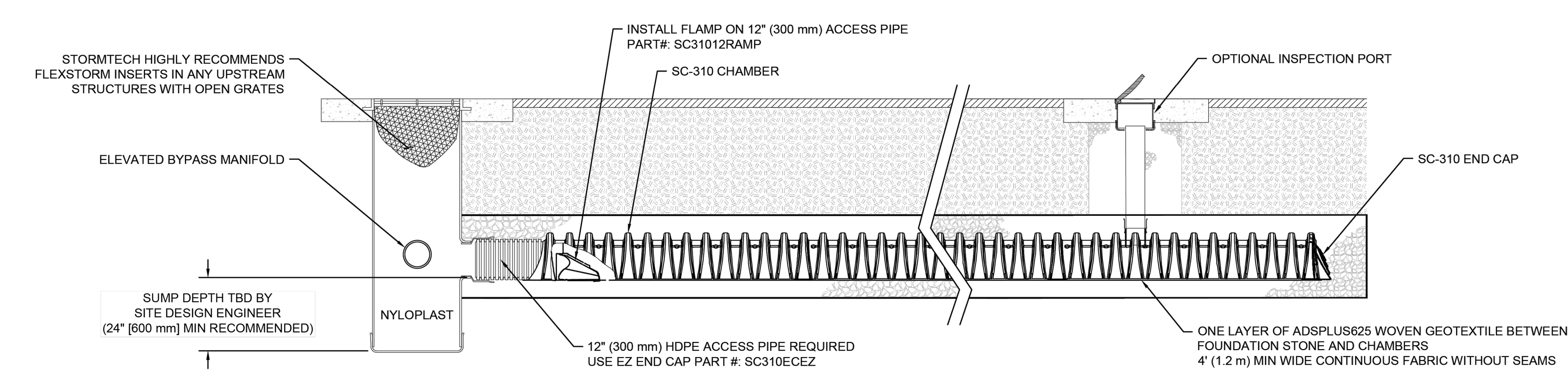
SHEET 3 OF 6



SC-310 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

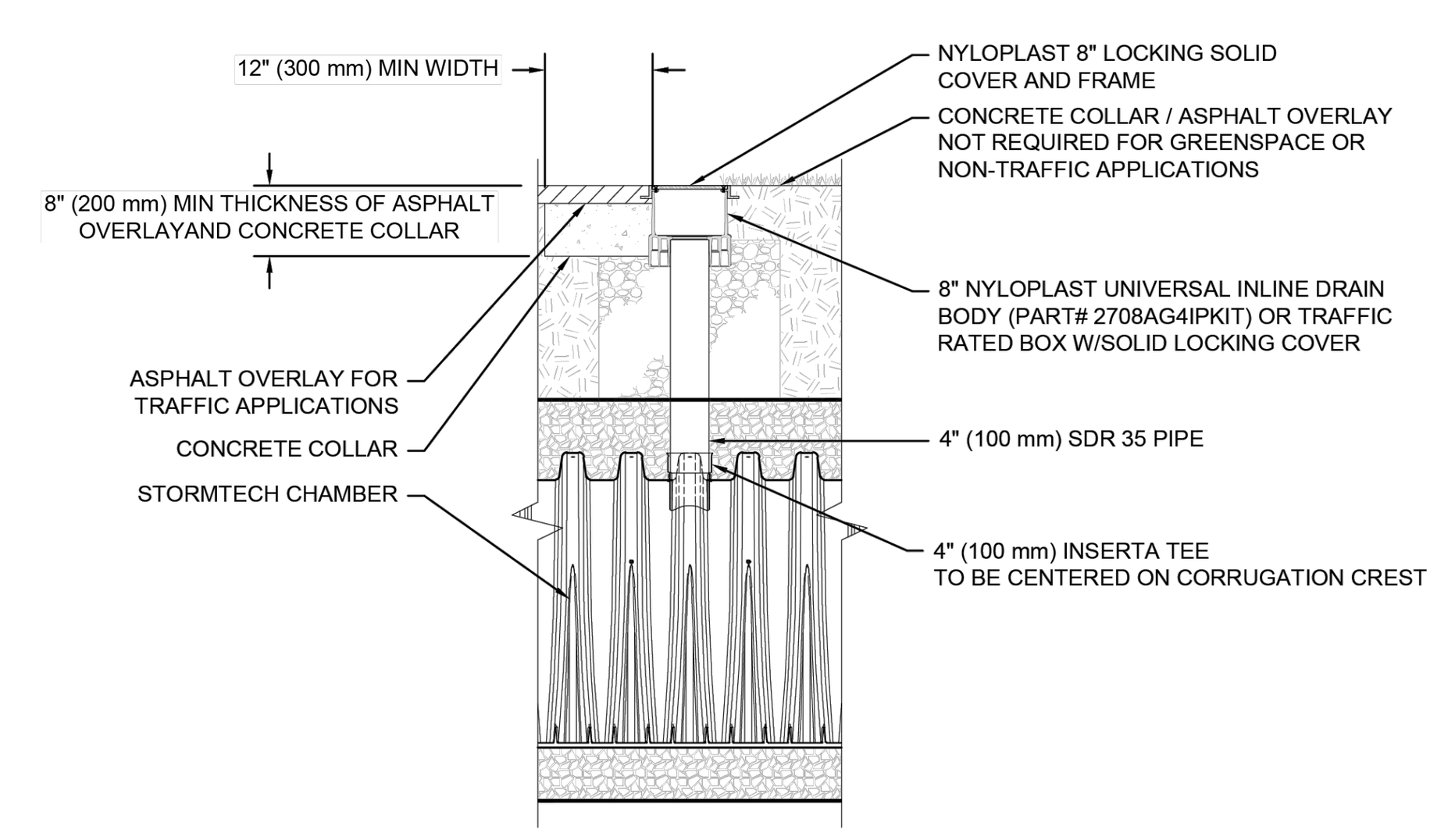
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
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1	6/4/25	AJC	AJC	PRELIMINARY PLAN
0	9/1/24	AJC	AJC	SKETCH PLAN

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JOB #: 240949.CIV
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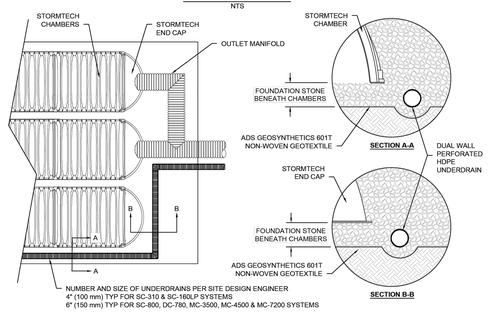
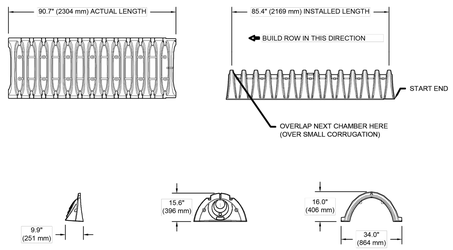


SC-310 TECHNICAL SPECIFICATION
NTS

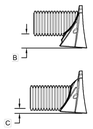


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	34.0" X 16.0" X 85.4"	(864 mm X 406 mm X 2169 mm)
CHAMBER STORAGE	14.7 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	29.3 CUBIC FEET	(0.83 m³)
WEIGHT	35.0 lbs.	(16.8 kg)

*ASSUMES 6" (152 mm) ABOVE, BELOW, AND 3" (75 mm) BETWEEN CHAMBERS

PART #	STUB	B	C
SC310EPE06TPC	6" (150 mm)	5.8" (147 mm)	---
SC310EPE06BPC		---	0.5" (13 mm)
SC310EPE08TPC	8" (200 mm)	3.5" (89 mm)	---
SC310EPE08BPC		---	0.6" (15 mm)
SC310EPE10TPC	10" (250 mm)	1.4" (36 mm)	---
SC310EPE10BPC		---	0.7" (18 mm)
SC310ECEZ*	12" (300 mm)	---	0.9" (23 mm)



ALL STUBS, EXCEPT FOR THE SC310ECEZ ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC310ECEZ THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL; PRE-CORED END CAPS END WITH "PC"

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NYLOPLAST DRAIN BASIN
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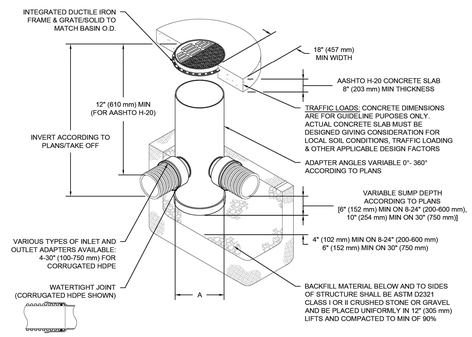

NOTES
1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

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6 OF 6

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SITE REVISIONS - FINAL PLAN
FINAL PLAN
PRELIMINARY PLAN
SKETCH PLAN
REVISION DESCRIPTION

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HOLY CROSS TO INSTALL (2) 4" & (2) 6" CONDUITS CONNECTING NEW VAULT TO EXISTING (CONTRACTOR TO COORD W/ HOLY CROSS)

PROTECT EXISTING SNOWMAKING LINE (CONTRACTOR TO VERIFY SIZE, DEPTH AND LOCATION PRIOR TO CONSTRUCTION)

HOLY CROSS TO REALIGN EXISTING ELECTRIC (CONTRACTOR TO COORDINATE WITH HOLY CROSS)

FIRE HYDRANT

HOLY CROSS TO REMOVE AND RELOCATE EXISTING ELECTRIC SPLICE VAULT OVER EXISTING CONDUIT (CONTRACTOR TO COORDINATE W/ HOLY CROSS)

EXISTING RAW WATER LIKELY CONTINUES NORTHWEST FROM THIS POINT. LOWER LINE TO MAINTAIN 8' COVER FROM FINISHED GRADE AS NEEDED (CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH AT START OF CONSTRUCTION)

HOLY CROSS TO RETIRE AND ABANDON CONDUITS AND SPLICE VAULT AND REROUTE AROUND NORTH SIDE OF VMF FACILITY (SUMMER 2025; COORD W/ HOLY CROSS)

6" HDPE

REMOVE AND RELOCATE EXISTING FIRE HYDRANT

SHOP EMPLOYEE HOUSING
1ST FLOOR FFE=8889.00' (ARCH 100'-0")
2ND FLOOR FFE=8900.00'

UTIL XING. MAINTAIN 1.5' VERT SEPARATION (TYP)

REMOVE AND RELOCATE EXISTING FIRE HYDRANT

TIE INTO EXIST VMF WTR SVC

WATER MAIN & SERVICES. SEE SHEET C2.4 FOR DESIGN INFO

SANITARY SERVICE. SEE SHEET C2.1 FOR PLAN & PROFILE

PROPOSED SWSD LIFT STATION LAYOUT. DESIGN BY OTHERS

5,800 ESMT EXT AROUND LIFT STATION

FORCE MAIN CONNECTION TO LIFT STATION (BY OTHERS)

CONNECT TO SSWR LIFT STATION (BY OTHERS)

FIELD FIT AND CONNECT TO EXIST

HOT TAP AND CONNECT TO EXISTING WATER LINE W/ 6" TEE AND 6" GATE VALVE

RELOCATED FIRE HYDRANT

20.00' FORCEMAIN ESMT

SANITARY FORCEMAIN. SEE SHEET C2.2-C2.3 FOR PLAN & PROFILE

EXISTING COAX CABLE CONNECTION TO TELEPHONE PEDESTAL

ADJUST EXISTING APPURTENANCES TO FINISHED GRADE (TYP)

DIVIDE ROAD (60' ROW)

PINON DRIVE (50' ROW)

COMBINED UTIL ESMT (TYP)

CONTRACTOR TO PROTECT ALL EXIST UTILITIES IN DIVIDE WAY FROM ROAD STA 5+60, EASTWARD

DIVIDE WAY (60' ROW)

6" HDPE

BEGIN RAW WATER LOWERING. MAINTAIN 8' COVER FROM FINISHED GRADE

EXISTING TELEPHONE AND COAX LINES TO BE LOWERED WITH PROPOSED ROAD GRADING CONTRACTOR TO COORDINATE WITH PROVIDER

RELOCATED FIRE HYDRANT

NEW FIBER AND/OR COAX LINES TO BE INSTALLED WITH PROPOSED ROAD GRADING. CONTRACTOR TO COORDINATE WITH PROVIDER.

APPROX LOCATION OF 12" RAW WATER LINE TO BE REROUTED AND LOWERED. (CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH AT START OF CONSTRUCTION)

EXISTING RAW WATER LIKELY CONTINUES NORTH WITHIN THE ROAD (POTHOLED LOCATION) RATHER THAN WEST (SURVEYED LOCATION) FROM THIS POINT. (CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH AT START OF CONSTRUCTION)

RAW WTR REROUTE AND LOWERING. SEE SHEET C2.5 FOR PLAN & PROFILE

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.

30 0 30 60
SCALE IN FEET

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1	6/4/25	AJC/MJS	PRELIMINARY PLAN
0	9/1/24	AJC	SKETCH PLAN

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OVERALL UTILITY PLAN

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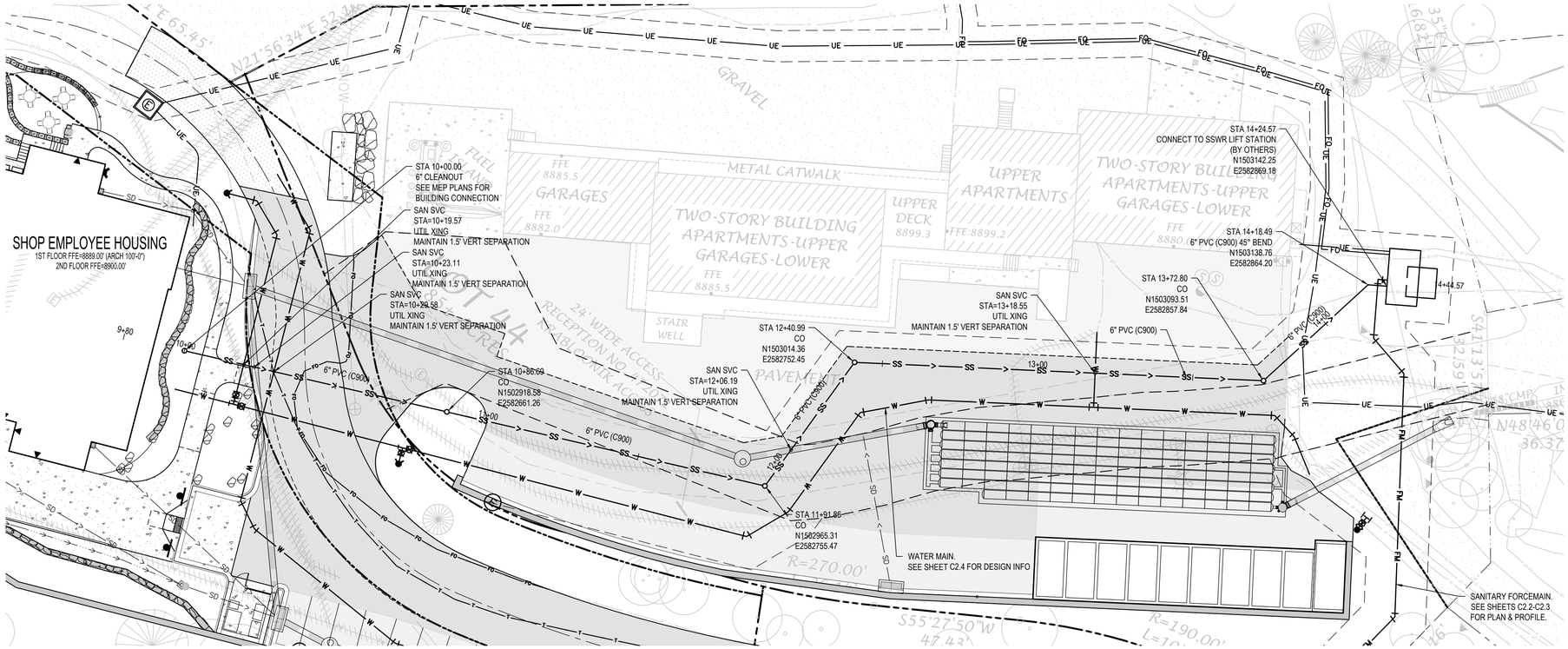
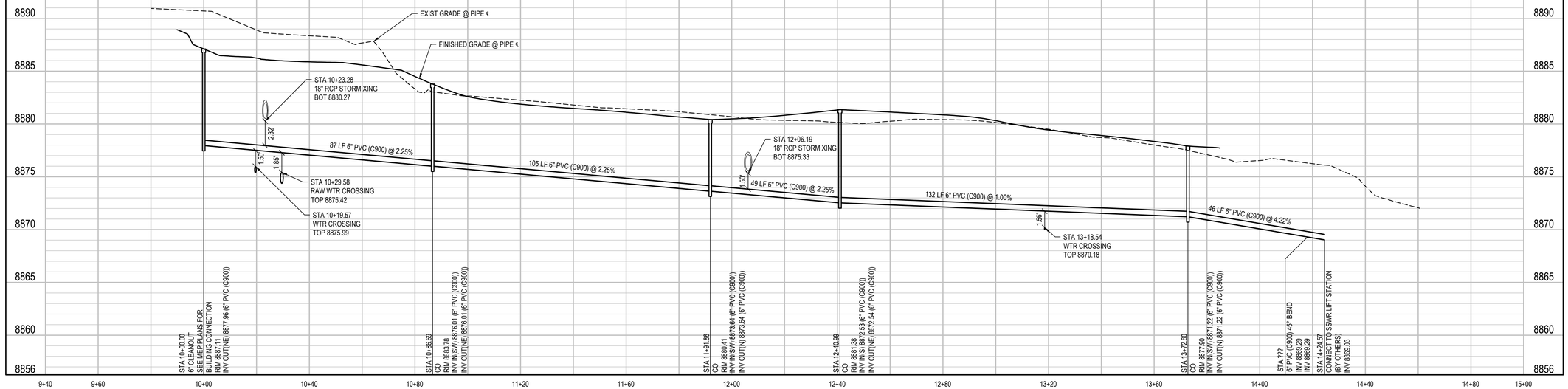


SAN SVC PLAN

SCALE: 1" = 20'

SCALE IN FEET



SAN SVC PROFILE

SCALE: 1"=30' HORIZ
1"=8' VERT

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
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SANITARY SERVICE PLAN AND PROFILE

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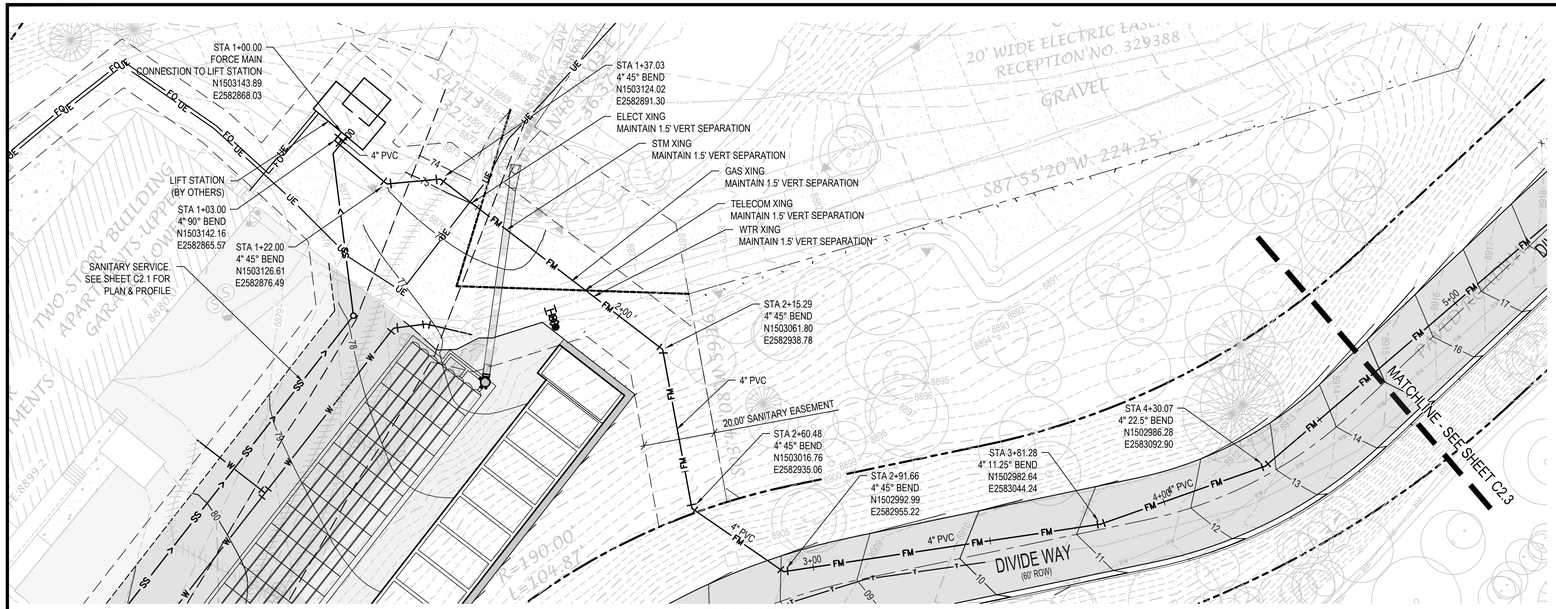
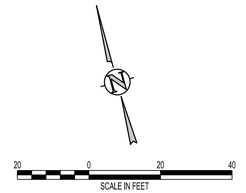
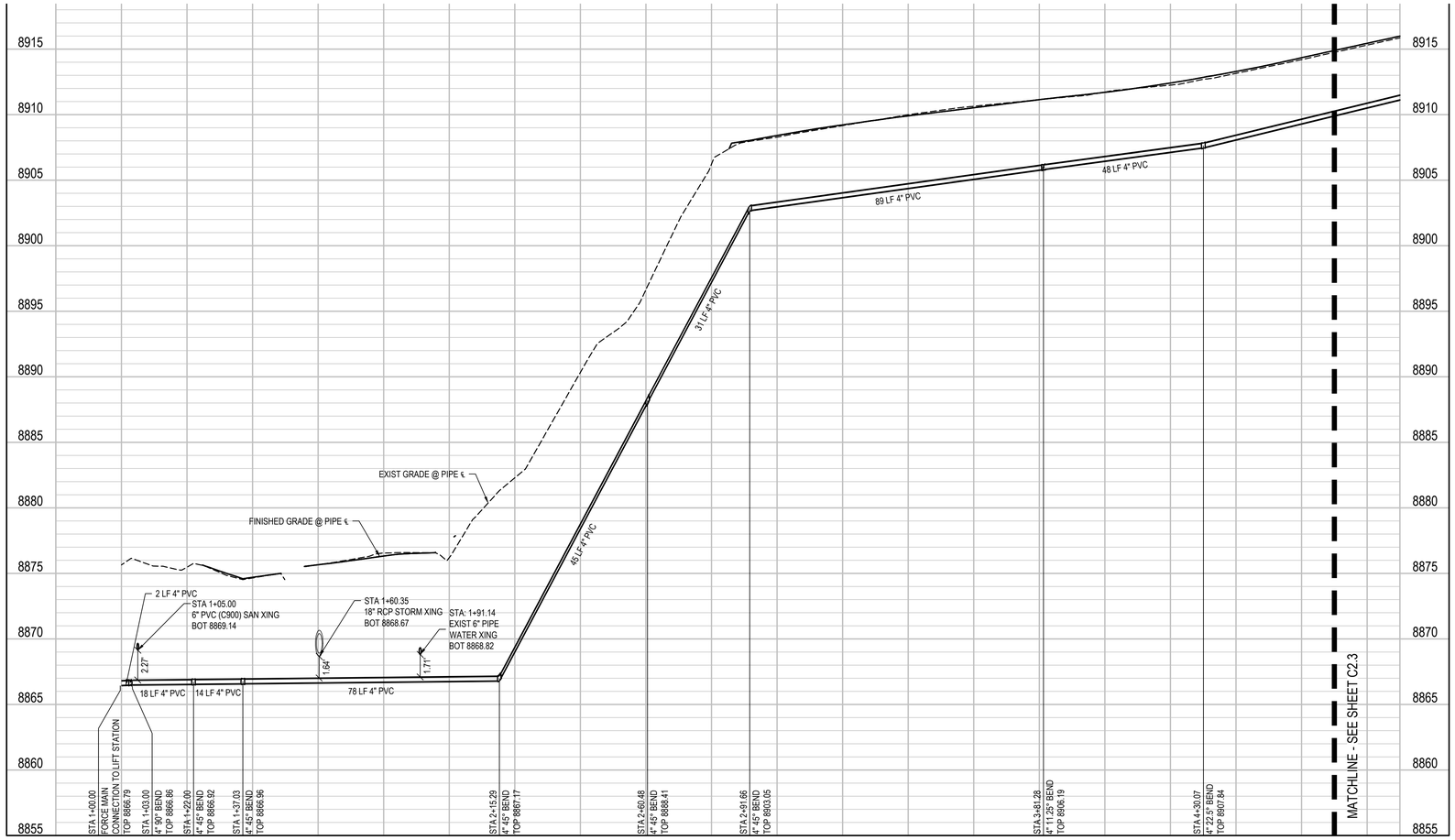


SAN FORCEMAIN PLAN

SCALE: 1" = 20'





SAN FORCEMAIN PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
5. THE SANITARY FORCE MAIN DETAILED ON THIS SHEET IS FOR HORIZONTAL AND VERTICAL ALIGNMENT ONLY. SIZE AND MATERIAL OF PIPING TO BE DETAILED BY THE LIFT STATION ENGINEER.

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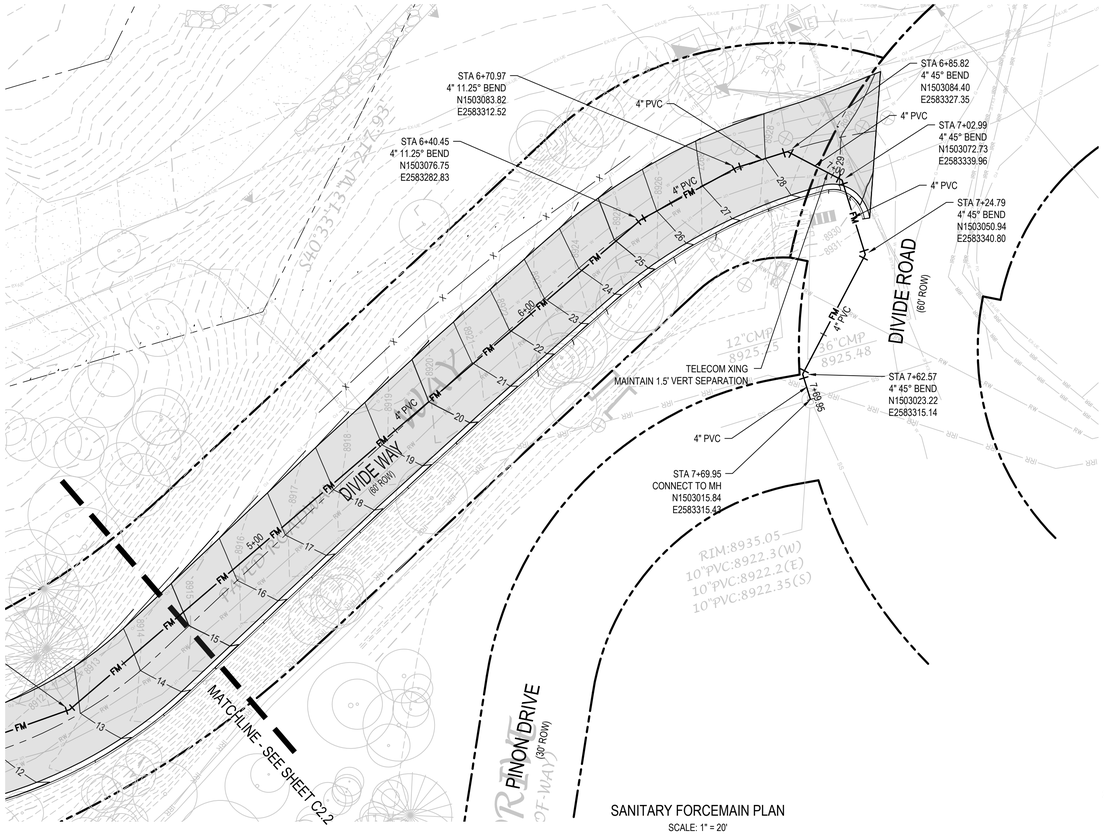
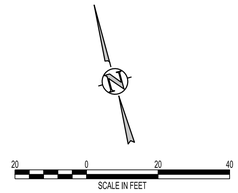


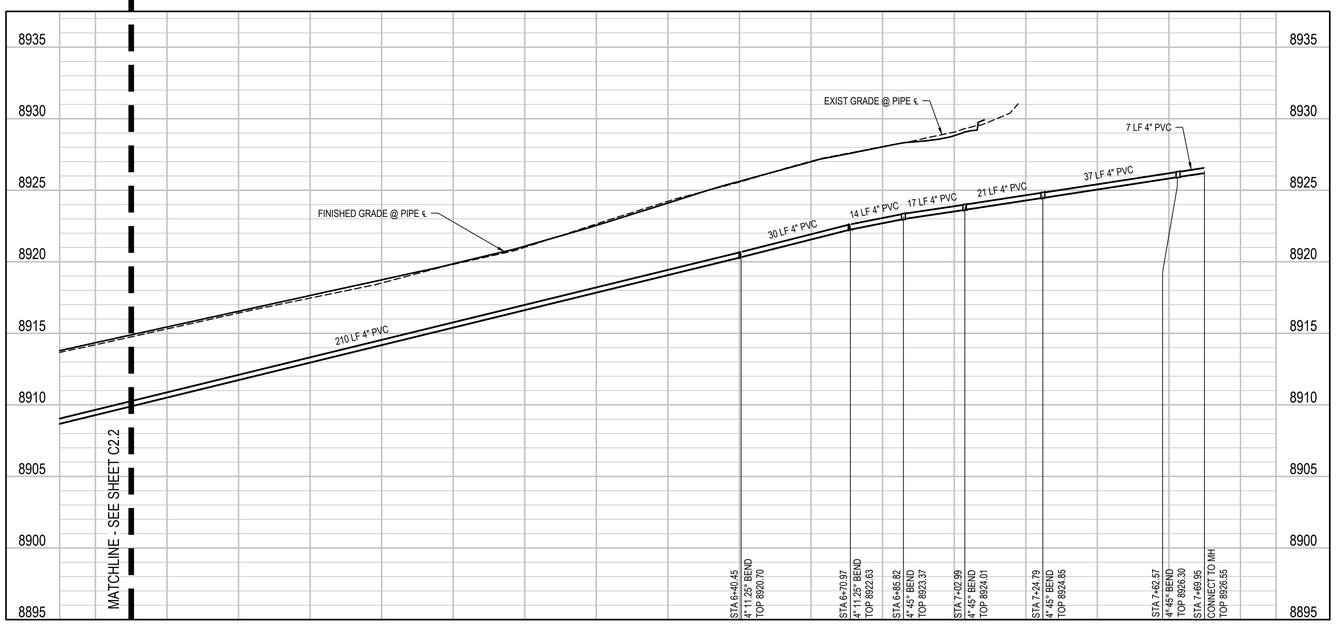
SANITARY FORCEMAIN PLAN

SCALE: 1" = 20'



UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.
5. THE SANITARY FORCE MAIN DETAILED ON THIS SHEET IS FOR HORIZONTAL AND VERTICAL ALIGNMENT ONLY. SIZE AND MATERIAL OF PIPING TO BE DETAILED BY THE LIFT STATION ENGINEER.



SAN FORCEMAIN PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

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NO.	DATE	DES'D	REVISION DESCRIPTION
3	7/31/26	AJC	AJC/KAM	SITE REVISIONS - FINAL PLAN
2	2/10/26	AJC	AJC/MJS	FINAL PLAN
1	6/4/25	AJC	AJC	PRELIMINARY PLAN
0	9/1/24	AJC	AJC	SKETCH PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE/MJS
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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SANITARY FORCEMAIN PLAN AND PROFILE

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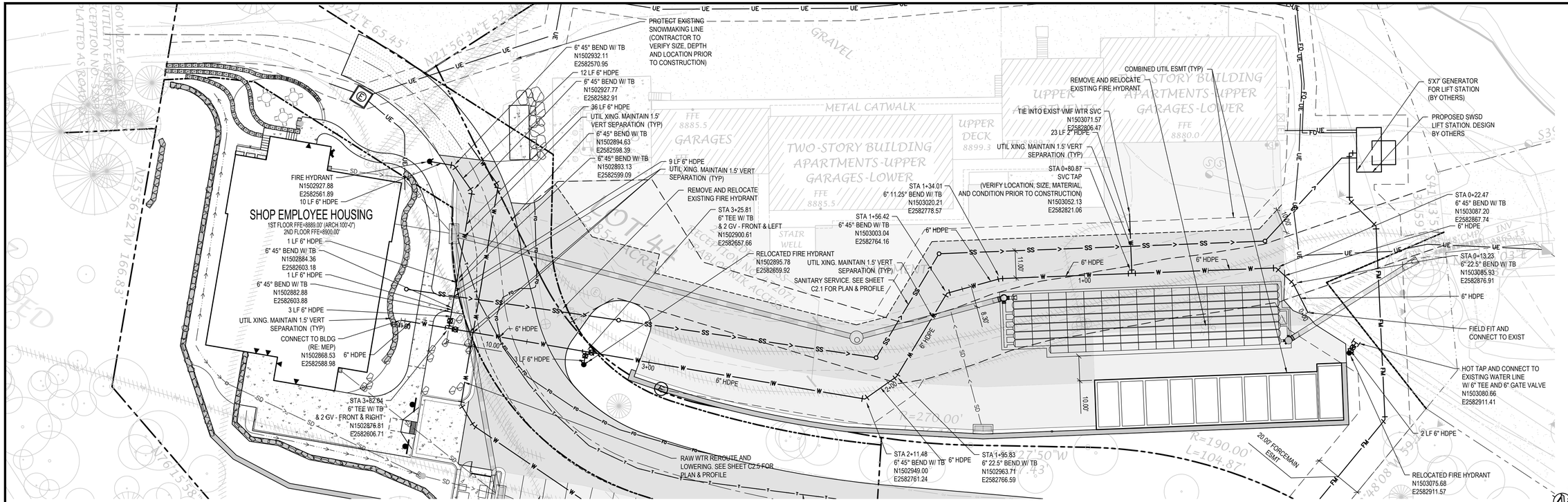
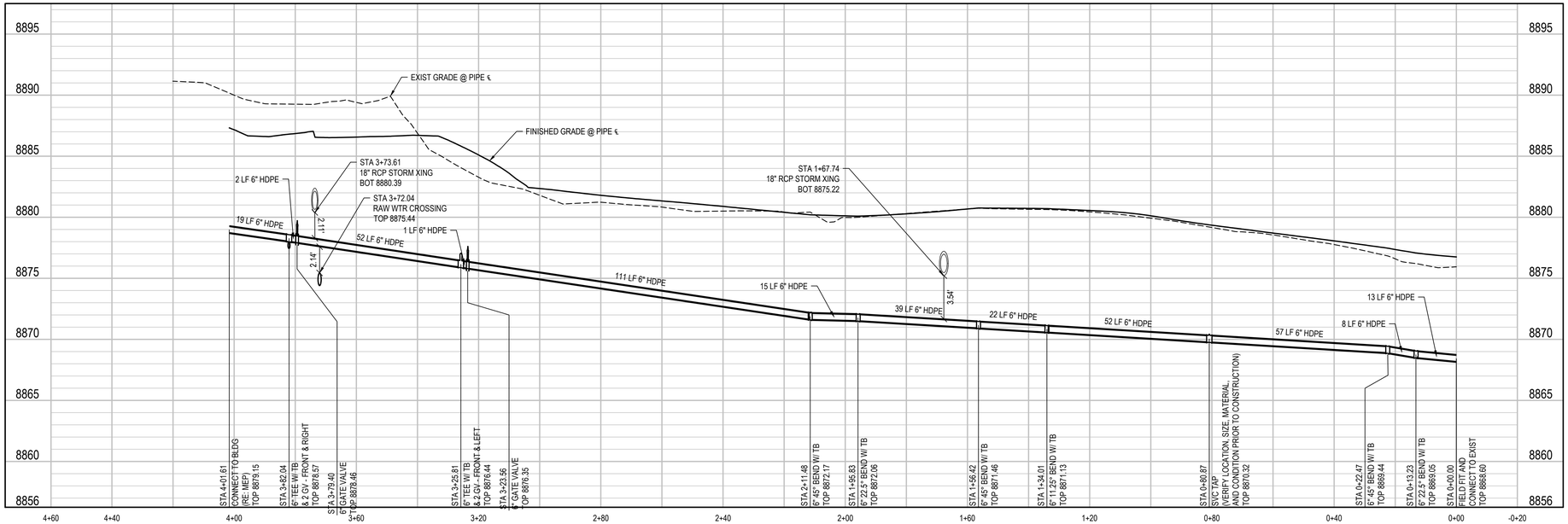


WTR MAIN PROFILE
SCALE: 1" = 20'



WTR MAIN PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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WATER PLAN AND PROFILE

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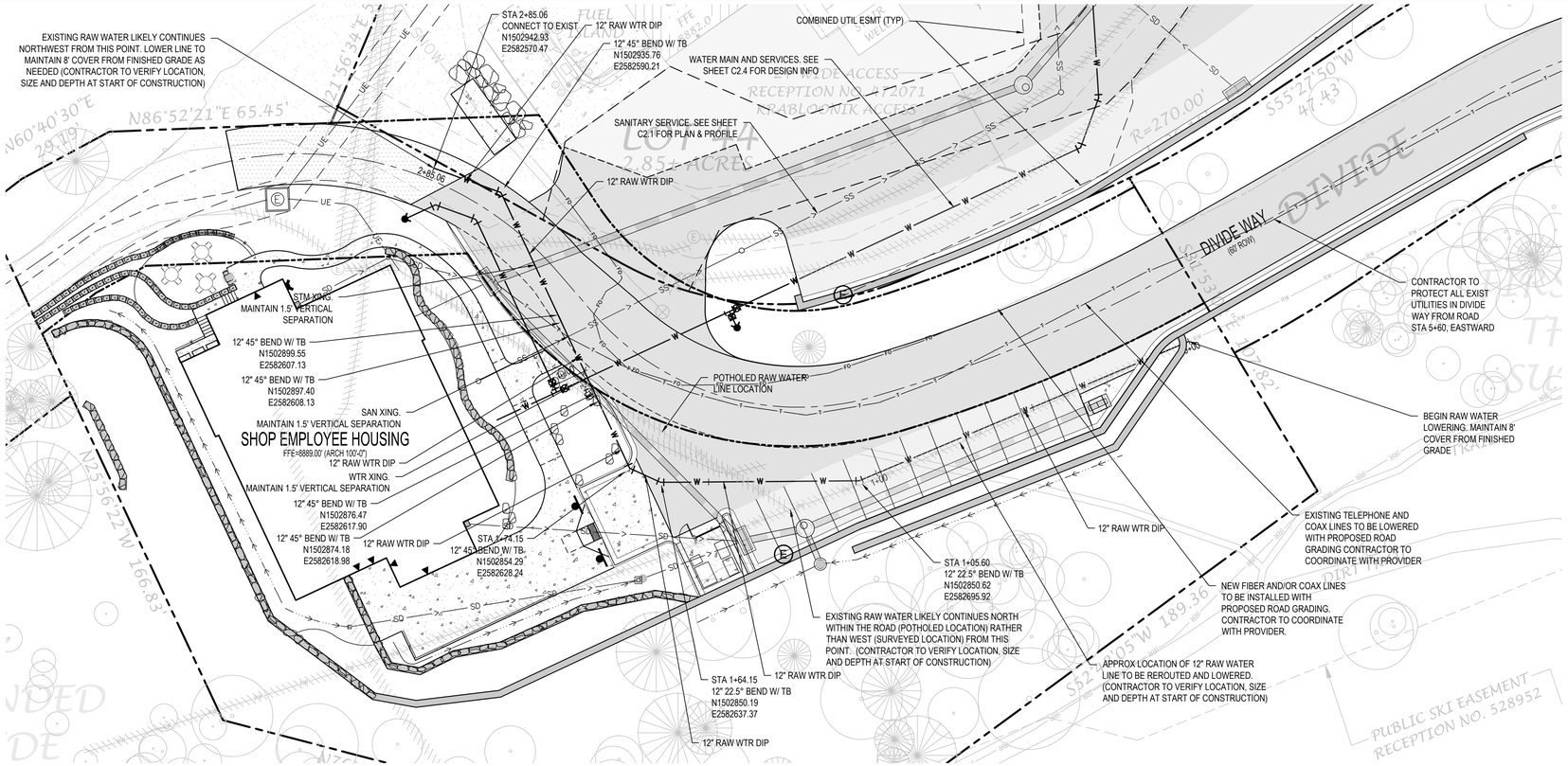

RAW WTR PLAN

SCALE: 1" = 20'

UTILITY NOTES:

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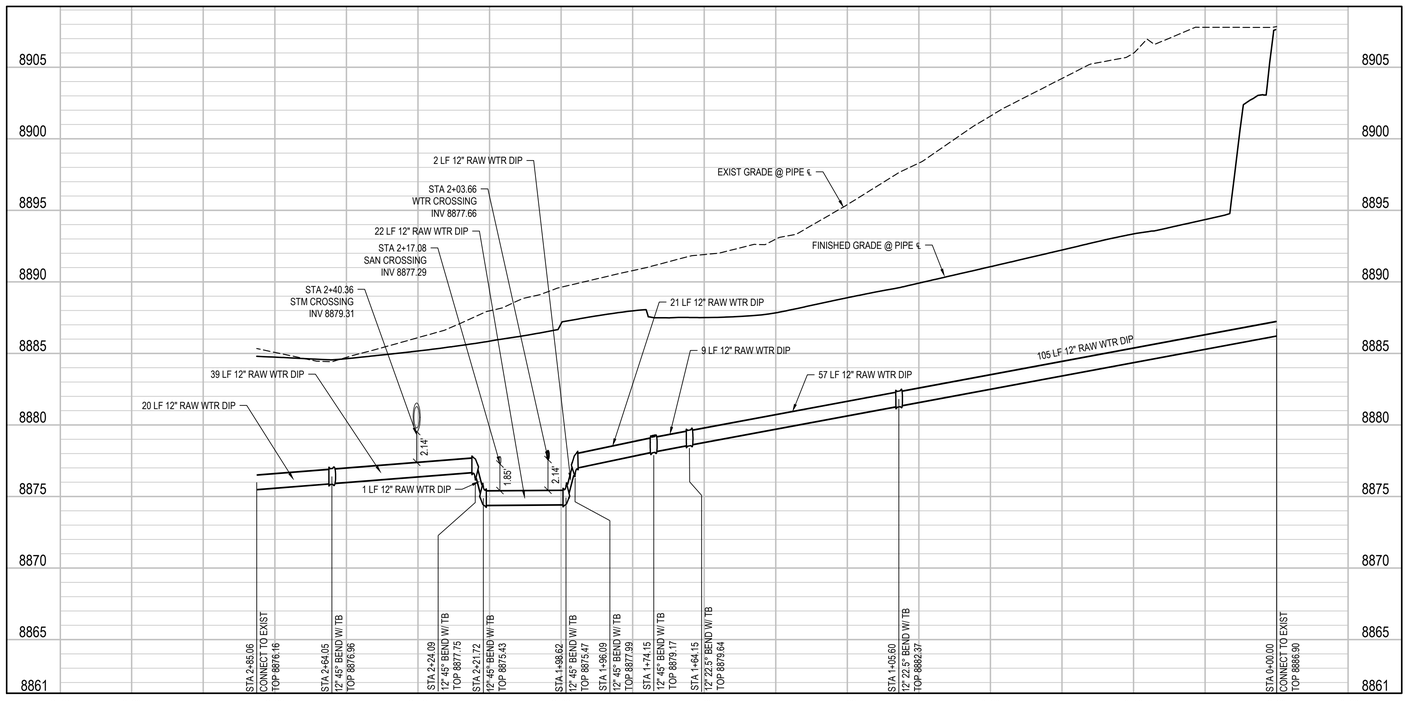

RAW WTR PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

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RAW WATER PLAN AND PROFILE

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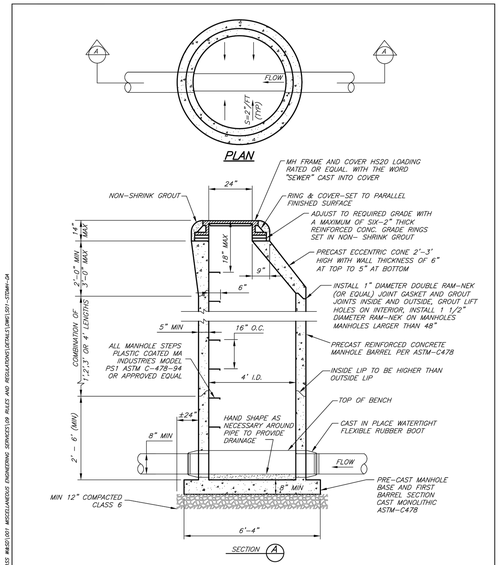


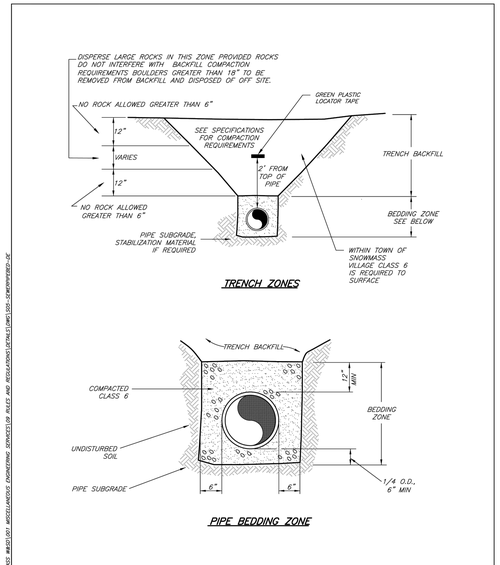
STANDARD MANHOLE

GENERAL NOTES:

1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST CI-318 SPECIFICATIONS
2. USE 5' I.D. WHEN PIPE SIZE 15"- 24".
3. SET ECCENTRIC MANHOLE RIM SECTION SO THAT THE RIM IS AWAY FROM THE EDGE OF ASPHALT AS MUCH AS POSSIBLE.

DETAIL "S01"

Prepared By: SGM SNOWMASS WATER & SAN. DISTRICT Date: 10/03/13 By: FBLACKWELDER

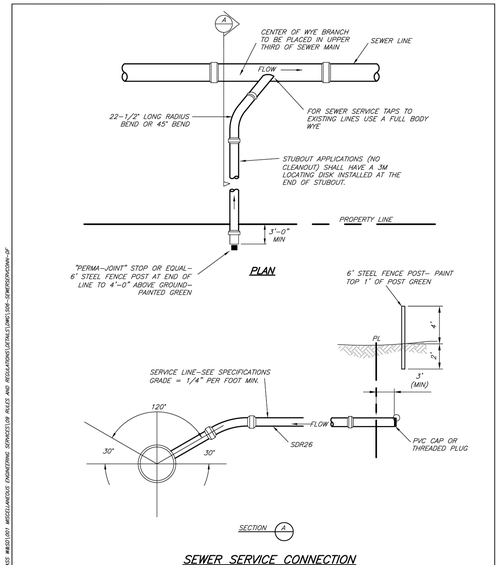


SEWER PIPE BEDDING

NOTE: 3/4 SCREENED ROCK IN WET AREAS IN PLACE OF CLASS 6 ONLY APPROVED AS NEEDED

DETAIL "S05"

Prepared By: SGM SNOWMASS WATER & SAN. DISTRICT Date: 10/03/13 By: FBLACKWELDER



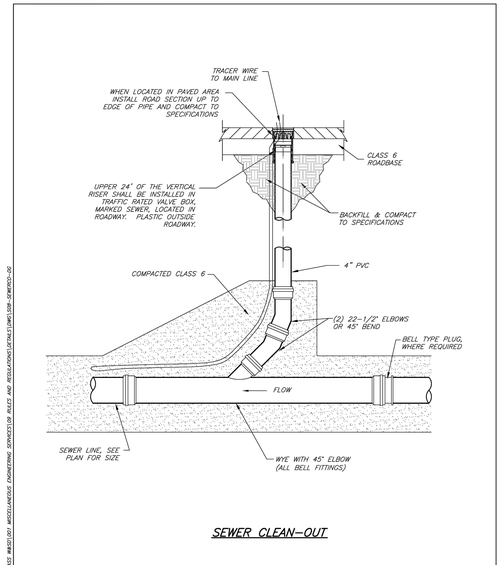
SEWER SERVICE CONNECTION

NOTES:

1. MINIMUM SEPARATION BETWEEN TAPS SHALL BE 18"
2. BACKFILL UNDER WYE TO BE CLASS 6 AGGREGATE BASE COURSE. 95% COMPACTION DENSITY PER ASTM D-698.

DETAIL "S06"

Prepared By: SGM SNOWMASS WATER & SAN. DISTRICT Date: 10/03/13 By: FBLACKWELDER



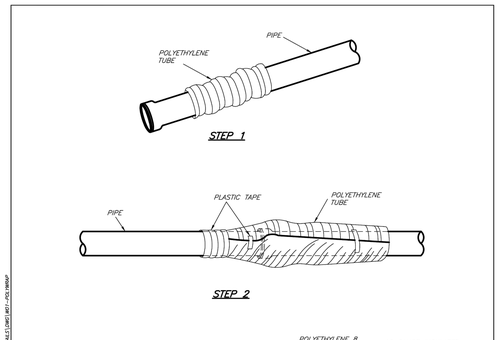
SEWER CLEAN-OUT

NOTES:

1. FOR SKIWAY APPLICATIONS WHERE MANHOLE AND RINGS ARE USED TO COVER CLEANOUT, 3M LOCATING DISK SHALL ALSO BE INSTALLED 1' TO 2' BELOW MANHOLE.
2. MUST BE TRAFFIC RATED IF INSTALLED IN TRAFFIC AREAS.

DETAIL "S08"

Prepared By: SGM SNOWMASS WATER & SAN. DISTRICT Date: 10/03/13 By: FBLACKWELDER



POLYETHYLENE WRAP

FIELD INSTALLATION — POLYETHYLENE WRAP
WHERE SPECIFICALLY REQUIRED FOR SOIL APPLICATIONS

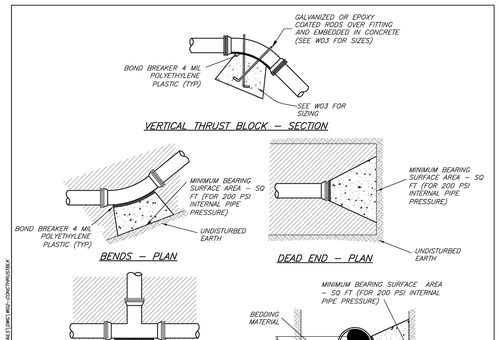
STEP 1 – PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO PLACE

STEP 2 – PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE.

STEP 3 – OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

DETAIL "W01"

Prepared By: SGM SNOWMASS WATER & SAN. DISTRICT Date: 10/03/13 By: FBLACKWELDER



MINIMUM BEARING SURFACE (SF) FOR 200 PSI AND LESS

SIZE OF PIPE	BENDS 11-1/4°	22-1/2°	45°	90°	TEE OR DEAD END
6"	1.3	2.5	5.0	9.0	6.4
8"	1.3	2.5	5.0	9.0	6.4
10"	1.9	3.8	7.4	13.7	9.7
12"	2.7	5.4	10.5	19.3	13.7
16"	4.7	9.3	9.1	33.6	23.8
20"	7.2	14.3	28.0	51.8	36.6

MINIMUM BEARING SURFACE (SF) FOR 250 PSI AND LESS

SIZE OF PIPE	BENDS 11-1/4°	22-1/2°	45°	90°	TEE OR DEAD END
6"	1.6	3.1	6.2	11.4	8.0
8"	1.6	3.1	6.2	11.4	8.0
10"	2.4	4.7	9.25	17.1	12.0
12"	3.4	6.7	13.1	24.2	17.1
16"	5.8	11.6	22.7	42.0	29.7
20"	9.0	17.9	35.0	64.8	45.8

CONCRETE THRUST BLOCKS

NOTES:

1. FOR 200 PSI INTERNAL PRESSURE, INCLUDING WATER HAMMER
2. MEGALUG RESTRAINTS MAY BE USED IN CONJUNCTION WITH THRUST BLOCKS WITH PRIOR APPROVAL FROM THE DISTRICT
3. MINIMUM AREA REQUIRED WILL BE THAT OF AN 8-INCH MAIN
4. ALL THRUST BLOCKS SHALL BE FORMED. THE MINIMUM THICKNESS FORM MATERIAL SHALL BE 3/8" PLYWOOD
5. BEARING AREA BASED ON SOIL BEARING PRESSURE OF 2000 LB/SF
6. CONCRETE SHALL HAVE A 28 DAY COMPRESSION STRENGTH OF 3000 PSI

DETAIL "W02"

Prepared By: SGM SNOWMASS WATER & SAN. DISTRICT Date: 10/03/13 By: FBLACKWELDER

VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL DOWNWARD BENDS)

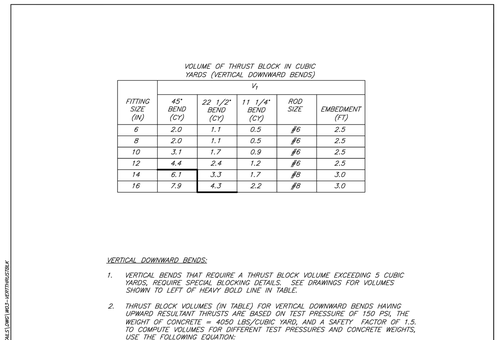
FITTING SIZE (IN)	V_1 45° BEND (CY)	22 1/2° BEND (CY)	11 1/4° BEND (CY)	ROD SIZE	EMBEDMENT (FT)
6	2.0	1.1	0.5	#6	2.5
8	2.0	1.1	0.5	#6	2.5
10	3.1	1.7	0.9	#6	2.5
12	4.4	2.4	1.2	#6	2.5
14	6.1	3.3	1.7	#8	3.0
16	7.9	4.3	2.2	#8	3.0

VERTICAL DOWNWARD BENDS:

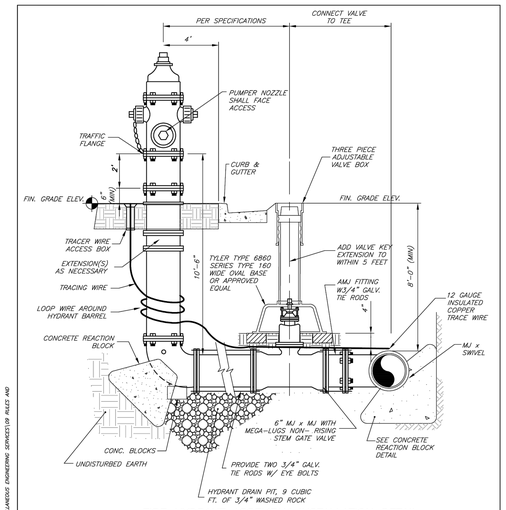
1. VERTICAL BENDS THAT REQUIRE A THRUST BLOCK VOLUME EXCEEDING 5 CUBIC YARDS, REQUIRE SPECIAL BLOCKING DETAILS. SEE DRAWINGS FOR VOLUMES SHOWN TO LEFT OF HEAVY BOLD LINE IN TABLE.
2. THRUST BLOCK VOLUMES (IN TABLE) FOR VERTICAL DOWNWARD BENDS HAVING UPWARD RESULTANT THRUSTS ARE BASED ON TEST PRESSURE OF 150 PSI, THE WEIGHT OF CONCRETE = 4050 LBS/CUBIC YARD, AND A SAFETY FACTOR OF 1.5. TO COMPUTE VOLUMES FOR DIFFERENT TEST PRESSURES AND CONCRETE WEIGHTS, USE THE FOLLOWING EQUATION:

   VOLUME = (TEST PRESSURE / 150) X (4050 / CONCRETE WEIGHT) X (TABLE VALUE)

3. VOLUME OF THRUST BLOCK IN CUBIC YARDS FOR VALVES SHALL BE THE SAME VOLUME USED FOR 11 1/4 BENDS.



DETAIL "W03"



FIRE HYDRANT ASSEMBLY INSTALLATION DETAIL

NOTES:

1) ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED MECHANICAL JOINTS.
2) HYDRANT, VALVE AND FITTINGS TO BE 250 P.S.I. RATED.
3) POLYETHYLENE WRAP SHALL COVER D.I.P. ASSEMBLY FROM HYDRANT BASE TO WATER MAIN. DO NOT BLOCK WEEP HOLE.
4) ALL HYDRANT LEAD PIPING TO BE 6" CLASS 250 D.I.P. UNLESS OTHERWISE NOTED
5) CENTERLINE OF HYDRANT TO BE 4'-0" FROM BACK OF CURB UNLESS OTHERWISE NOTED.
6) INSTALL VALVE STEM EXTENSION AS NEEDED TO INSURE THE DISTANCE FROM VALVE BOX LID TO TOP OF NUT SHALL NOT EXCEED 5'-0"

DETAIL "W05"

Prepared By: SGM SNOWMASS WATER & SAN. DISTRICT Date: 10/03/13 By: FBLACKWELDER

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UTILITY DETAILS

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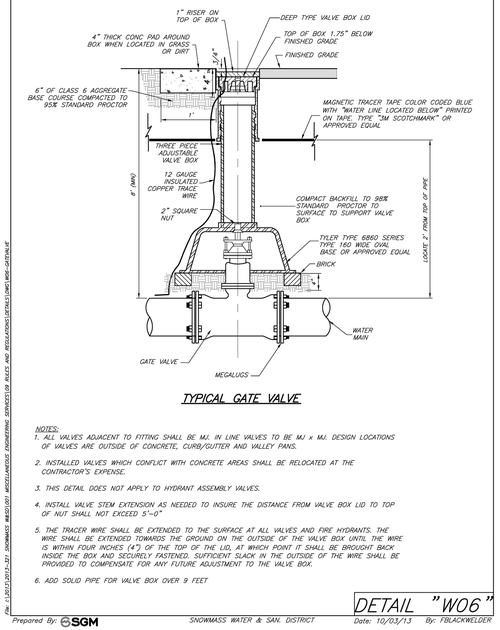

TYPICAL GATE VALVE

NOTES:
1. ALL VALVES ADJACENT TO FITTING SHALL BE MJ. IN LINE VALVES TO BE MJ x MJ. DESIGN LOCATIONS OF VALVES ARE OUTSIDE OF CONCRETE, CURB/GUTTER AND VALLEY PANS.
2. INSTALLED VALVES WHICH CONFLICT WITH CONCRETE AREAS SHALL BE RELOCATED AT THE CONTRACTOR'S EXPENSE.
3. THIS DETAIL DOES NOT APPLY TO HYDRANT ASSEMBLY VALVES.
4. INSTALL VALVE STEM EXTENSION AS NEEDED TO INSURE THE DISTANCE FROM VALVE BOX LID TO TOP OF NUT SHALL NOT EXCEED 5'-0"
5. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT ALL VALVES AND FIRE HYDRANTS. THE WIRE SHALL BE EXTENDED TOWARDS THE GROUND ON THE OUTSIDE OF THE VALVE BOX UNTIL THE WIRE IS WITHIN FOUR INCHES (4") OF THE TOP OF THE LID, AT WHICH POINT IT SHALL BE BROUGHT BACK INSIDE THE BOX AND SECURELY FASTENED. SUFFICIENT SLACK IN THE OUTSIDE OF THE WIRE SHALL BE PROVIDED TO COMPENSATE FOR ANY FUTURE ADJUSTMENT TO THE VALVE BOX.
6. ADD SOLID PIPE FOR VALVE BOX OVER 9 FEET

DETAIL "W06"

Prepared By: SGM SNOWMASS WATER & SAN. DISTRICT Date: 10/03/13 By: FBLACKWELDER

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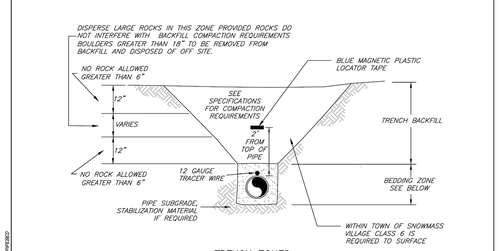
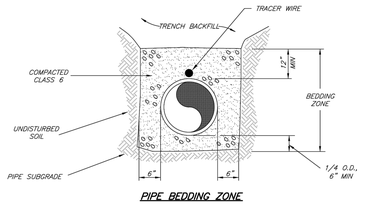


TRENCH ZONES



PIPE BEDDING ZONE

NOTE: 3/4 SCREENED ROCK IN WET AREAS IN PLACE OF CLASS 6 ONLY APPROVED AS NEEDED

WATER PIPE BEDDING

DETAIL "W08"

Prepared By: SGM SNOWMASS WATER & SAN. DISTRICT Date: 10/03/13 By: FBLACKWELDER

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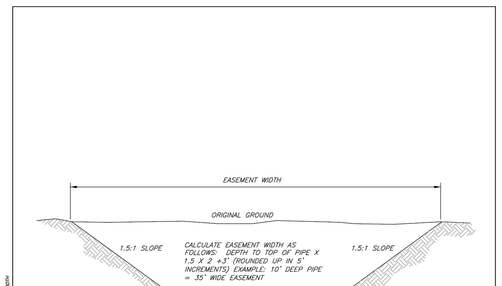

MINIMUM EASEMENT WIDTH

EASEMENT WIDTH

GENERAL NOTES:
1. MINIMUM EASEMENT WIDTH OF 20 FEET FOR 1 LINE
2. MINIMUM EASEMENT WIDTH OF 30 FEET FOR 2 LINES
3. NO PERMANENT IMPROVEMENTS SHALL BE INSTALLED WITHIN EASEMENT AREA SUCH AS LANDSCAPING, CONCRETE, ETC.

DETAIL "W10"

Prepared By: SGM SNOWMASS WATER & SAN. DISTRICT Date: 10/03/13 By: FBLACKWELDER

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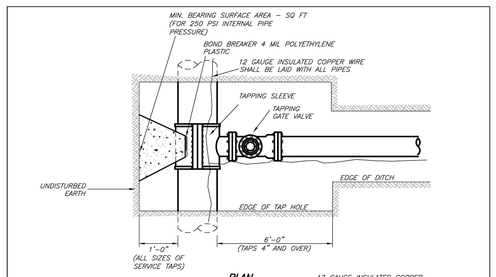
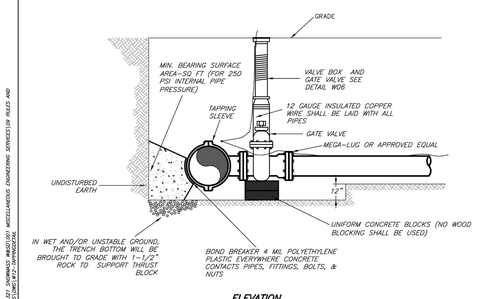


PLAN

12 GAUGE INSULATED COPPER WIRE SHALL BE LAID WITH ALL PIPES



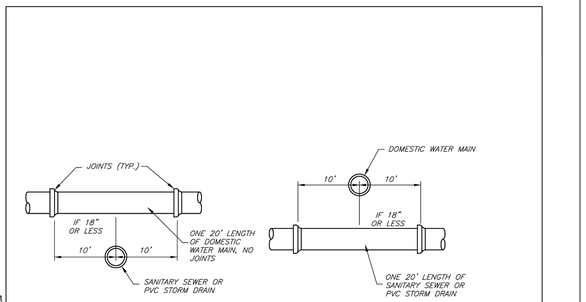
ELEVATION

TAPPING DETAIL

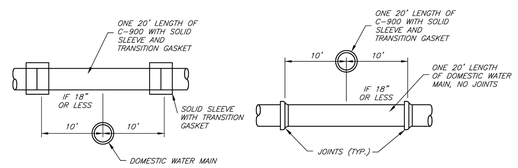
DETAIL "W12"

Prepared By: SGM SNOWMASS WATER & SAN. DISTRICT Date: 10/03/13 By: FBLACKWELDER

File: I:\2013\13-321 SNOWMASS #8301\001 MISCELLANEOUS ENGINEERING SERVICES\09 RULES AND REGULATIONS\DETAILS\DWG\W12-TAPPINGSTRAP



WATER MAIN ABOVE



WATER MAIN BELOW

WATER/SEWER CROSSING

DETAIL "W13"

Prepared By: SGM SNOWMASS WATER & SAN. DISTRICT Date: 10/03/13 By: FBLACKWELDER

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NO.	DATE	DES'D	REVISION DESCRIPTION
3	7/31/26	AJC	SITE REVISIONS - FINAL PLAN
2	2/10/26	AJC	FINAL PLAN
1	6/4/25	AJC	PRELIMINARY PLAN
0	9/1/24	AJC	SKETCH PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY: AJC/RMM
DRAWN BY: AJC/CCE/MJS
CHECKED BY: JLS
JOB #: 240949.CIV
DATE: 06/04/2025

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UTILITY DETAILS

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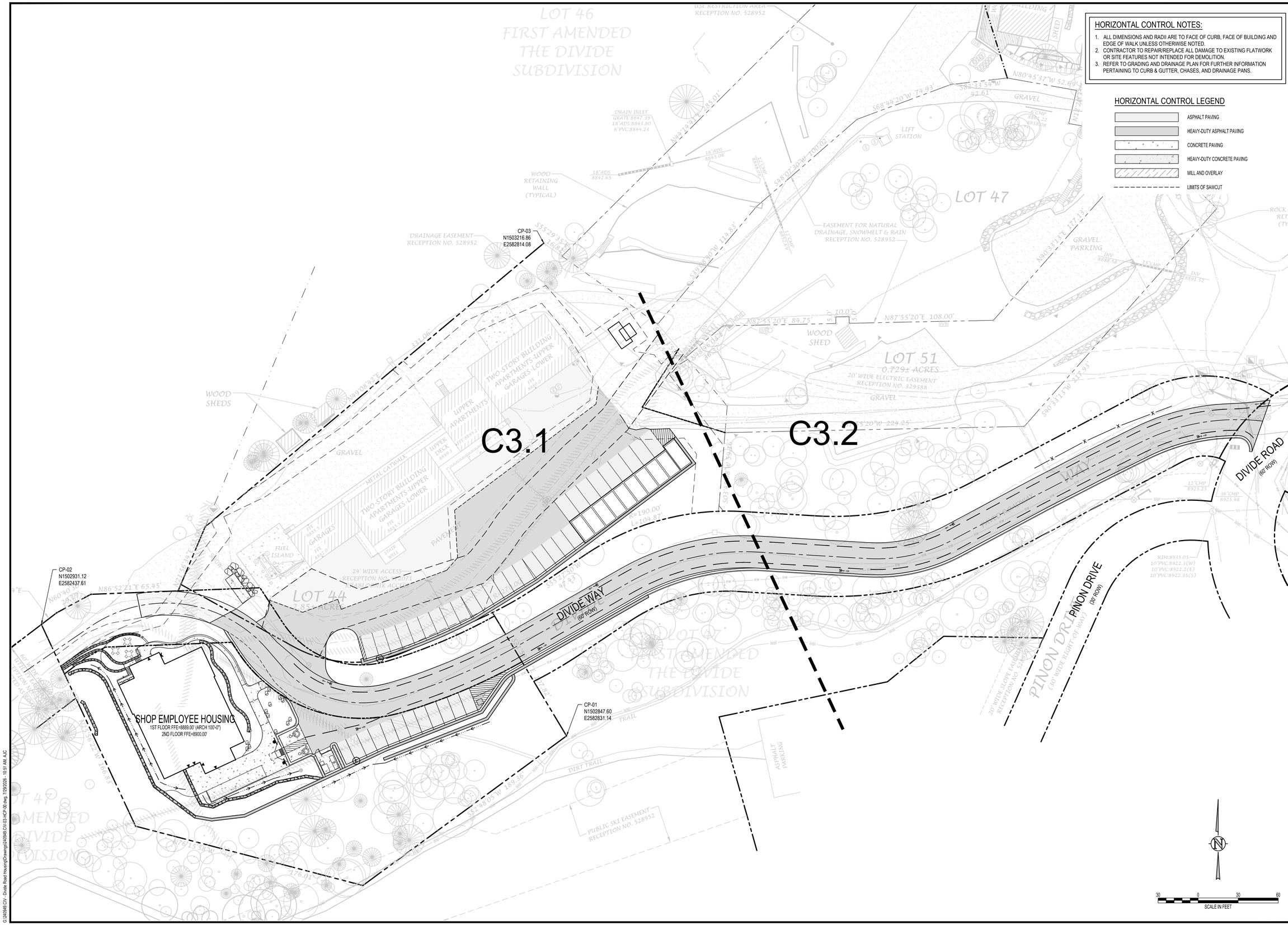

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

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3	7/31/26	AJC	AJC/KAM	SITE REVISIONS - FINAL PLAN
2	2/10/26	AJC	AJC/MJS	FINAL PLAN
1	6/4/25	AJC	AJC	PRELIMINARY PLAN
0	9/1/24	AJC	AJC	SKETCH PLAN

PRELIMINARY NOT FOR CONSTRUCTION

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CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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OVERALL HORIZONTAL CONTROL PLAN

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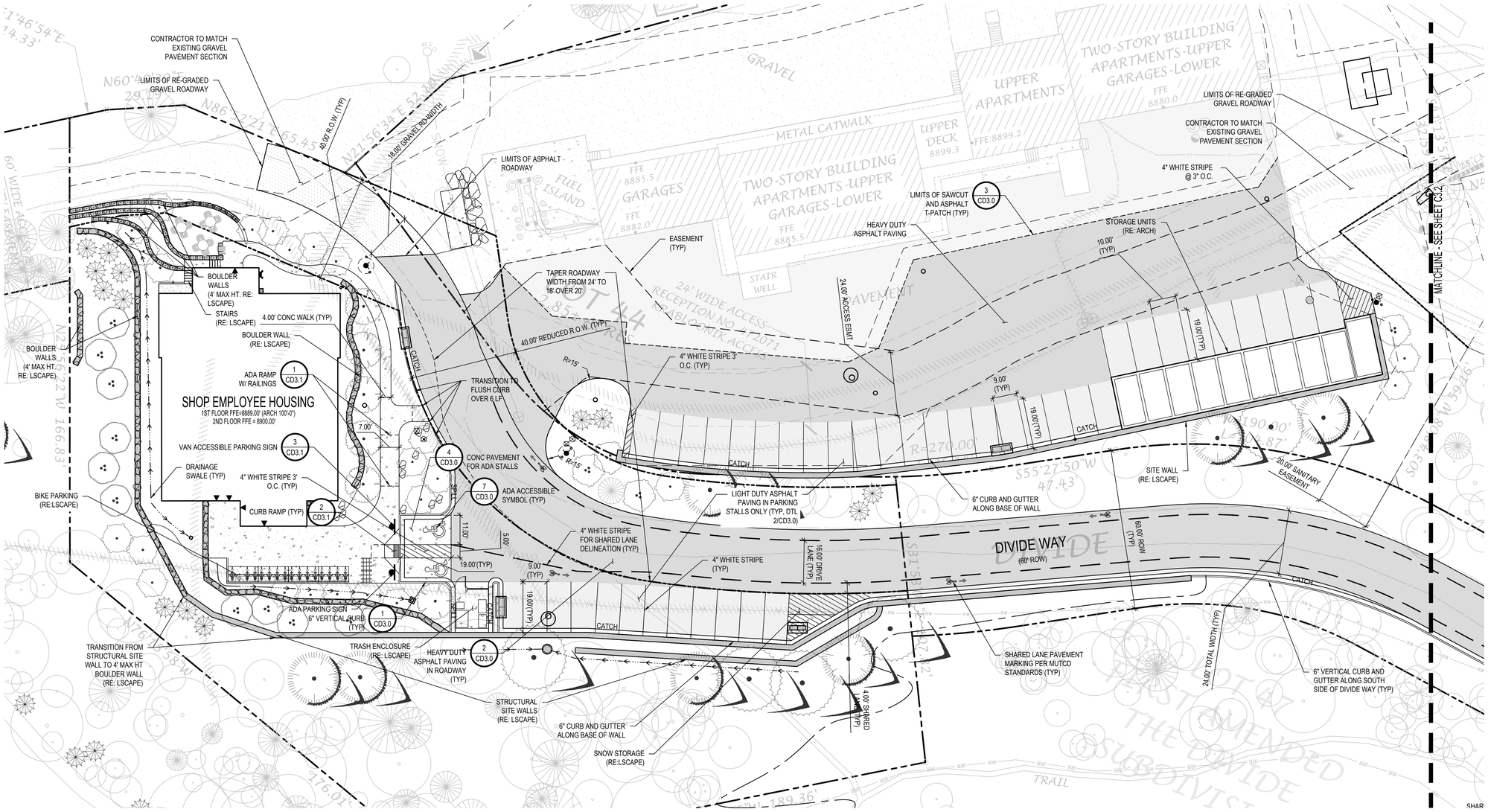
HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT



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NO.	DATE	DES'D
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1	6/4/25	AJC
0	9/1/24	AJC

SITE REVISIONS - FINAL PLAN
FINAL PLAN
PRELIMINARY PLAN
SKETCH PLAN
REVISION DESCRIPTION

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DETAILED HORIZONTAL CONTROL PLAN

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Page 348
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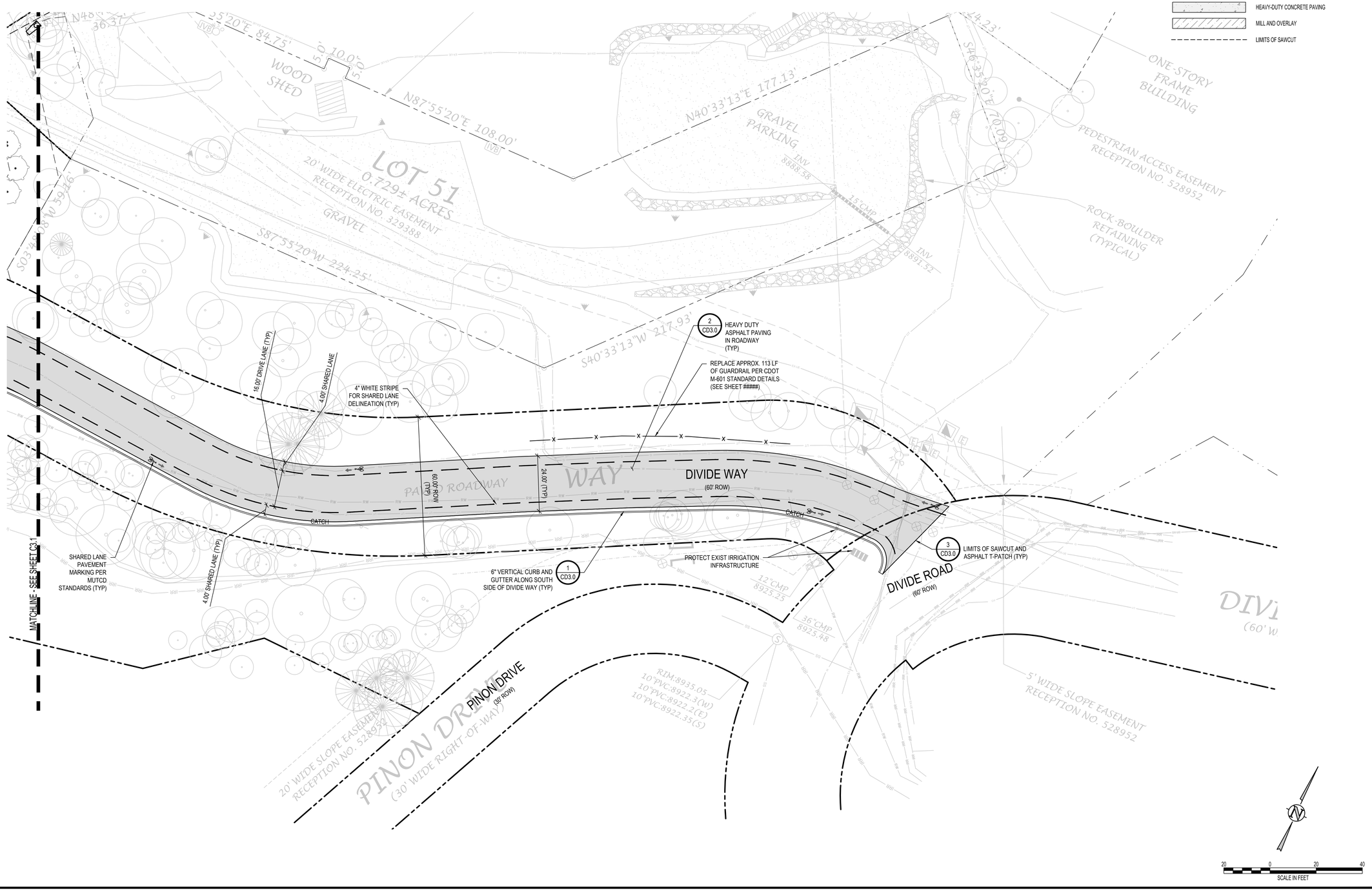
HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT



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DETAILED HORIZONTAL CONTROL PLAN

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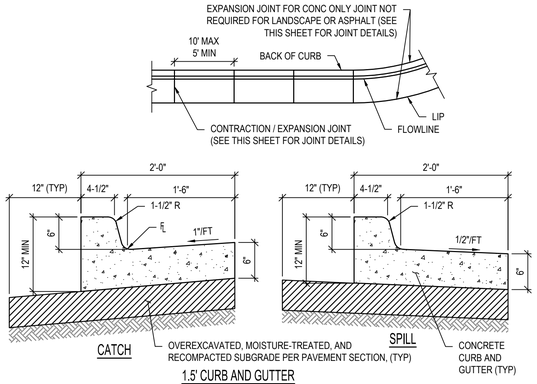
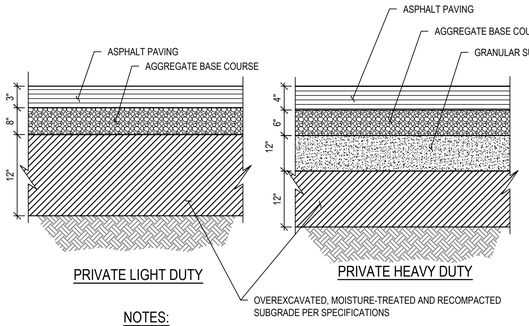


NOTES:

1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

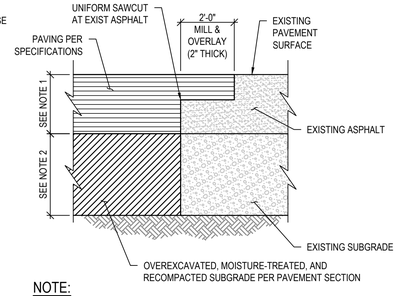
PRIVATE CURB AND GUTTER DETAIL — NTS — 1 / C3.1



NOTES:

1. USE HEAVY DUTY ASPHALT SECTION FOR AREAS SUBJECTED TO COMBINED AUTOMOBILE AND OCCASIONAL TRUCK TRAFFIC.
2. USE LIGHT DUTY ASPHALT SECTION FOR AREA SUBJECTED TO AUTOMOBILE TRAFFIC ONLY.

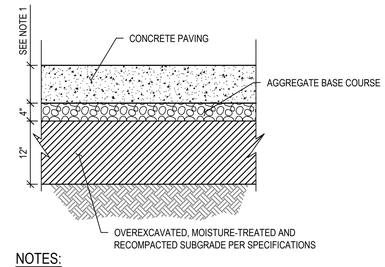
COMPOSITE ASPHALT PAVEMENT SECTION DETAIL — NTS — 2 / C3.1



NOTE:

1. MATCH EXISTING DEPTH +1"
2. MATCH EXIST SUBGRADE DEPTH UNLESS OTHERWISE SPECIFIED
3. APPLY TACKIFIER AT SAWCUT AND MILL PRIOR TO PAVING.

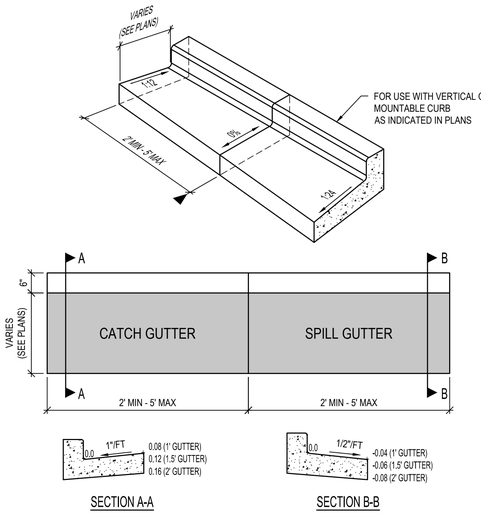
ASPHALT "T" PATCH DETAIL — NTS — 3 / C3.1



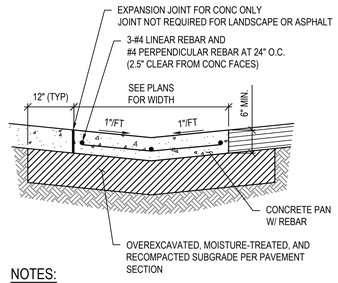
NOTES:

1. CONCRETE THICKNESS:
   6" FOR DRIVES AND WALKS
   8" FOR TRASH PADS AND LOADING AREAS
2. SEE CONTRACTION JOINT AND EXPANSION JOINT DETAILS.
3. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

CONCRETE PAVEMENT SECTION DETAIL — NTS — 4 / C3.1



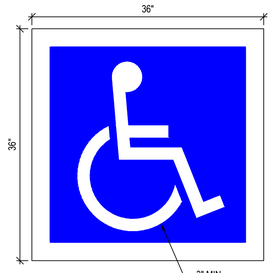
GUTTER CATCH SPILL TRANSITION DETAIL — NTS — 5 / C3.1



NOTES:

1. THIS PAN IS INTENDED FOR USE AT DRIVE AREAS.
2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
3. SEE CONTRACTION AND EXPANSION JOINT DETAILS.
4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.
5. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS

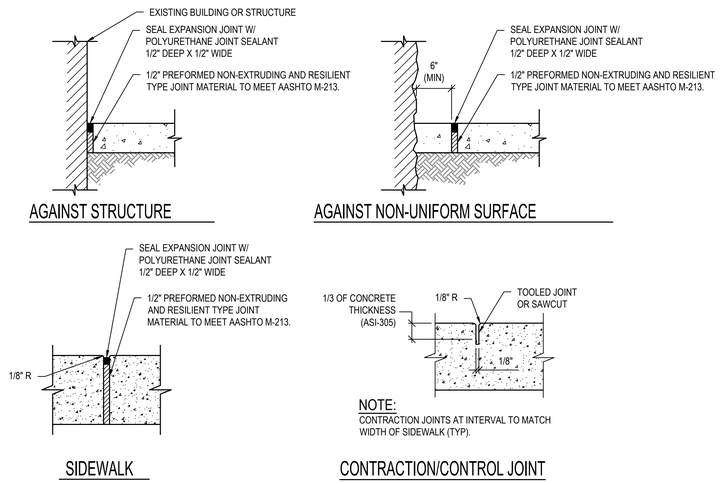
REINFORCED CONCRETE PAN DETAIL — NTS — 6 / C3.1



NOTES:

1. PAINT PER SPECIFICATIONS.
2. APPLY WITH STENCIL FOR "MODIFIED INTERNATIONAL SYMBOL OF ACCESS" OR APPROVED SUBSTITUTION.

ACCESSIBLE SYMBOL DETAIL — NTS — 7 / C3.1



NOTE:
CONTRACTION JOINTS AT INTERVAL TO MATCH WIDTH OF SIDEWALK (TYP).

NOTES:

1. CURB EXPANSION JOINTS EVERY 100' MAX AND WHEREVER SIDEWALK ABUTS EXISTING & PROPOSED CONCRETE STRUCTURES (TYP) - SEE PLAN
2. REMOVE PLASTIC FORMING MATERIAL ("ZIP STRIPS") FROM PREFORMED JOINT MATERIAL PRIOR TO PLACING SEALANT

CONCRETE JOINT DETAIL — NTS — 8 / -

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0	9/1/24	AJC	SKETCH PLAN

PRELIMINARY NOT FOR CONSTRUCTION

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DRAWN BY: AJC/CCE/MJS
CHECKED BY: JLS
JOB #: 240949.CIV
DATE: 06/04/2025

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SITE DETAILS

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09/15/2026

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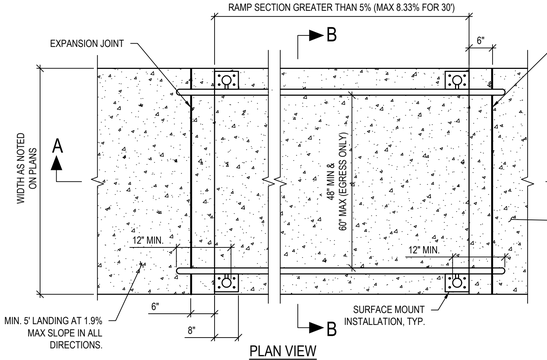
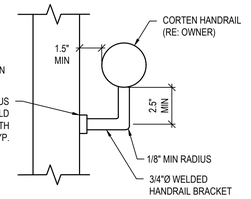
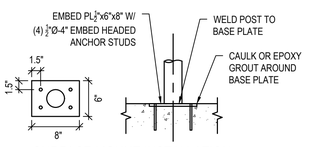


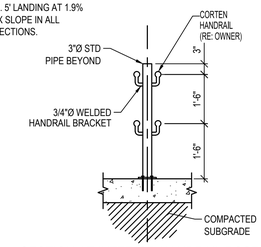
PLAN VIEW



STANDARD HANDRAIL DETAIL

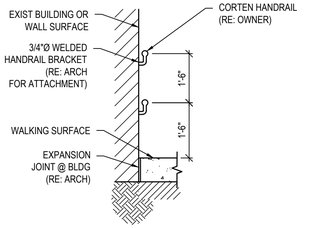


SURFACE MOUNT INSTALLATION

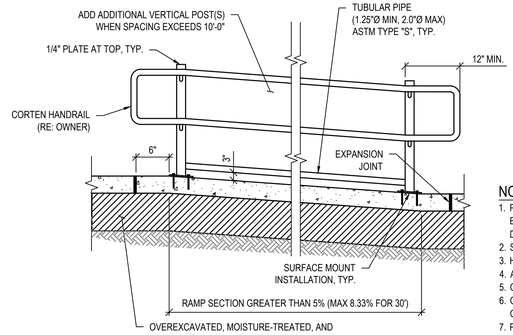


SECTION AT INTERIOR HANDRAIL POST

NOTE:
FOR EGRESS STAIRS, AN INTERIOR HANDRAIL MUST BE PROVIDED EVERY 60" (CLEAR SPACING)



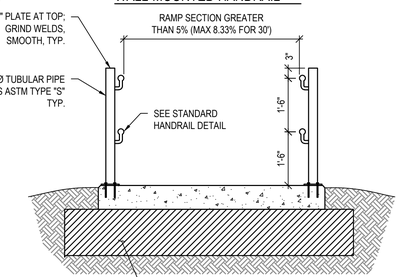
WALL-MOUNTED HANDRAIL



SECTION A-A - RAMP

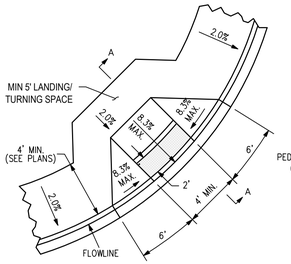
NOTES:

1. PROVIDE FINAL DESIGN AND LAYOUT DETAILS TO OWNER, ARCH AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION (INCLUDING DIMENSIONS, REBAR, RAILING, COLORS, ETC.).
2. SEE PLANS FOR SLOPES, WIDTHS, AND OTHER LAYOUT INFORMATION.
3. HANDRAILS AND ACCESSORIES TO BE GALVANIZED STEEL.
4. ALL HARDWARE SHALL BE GALVANIZED STEEL.
5. CONCRETE SHALL BE 4,500 PSI. (AT 28 DAYS)
6. COMPACT SUBGRADE TO 95% STANDARD PROCTOR MOISTURE CONDITION PER SPECIFICATIONS.
7. PROVIDE A 5' x 5' MIN. LANDING AT 1.9% IN ALL DIRECTIONS AT TOP AND BOTTOM OF STAIRS.
8. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS



SECTION B-B - RAMP

ADA RAMP AND RAILING DETAIL
NTS
1 C3.1



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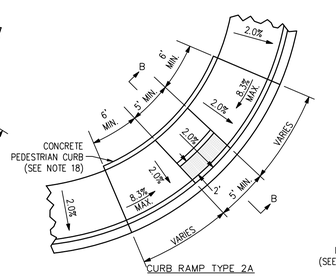
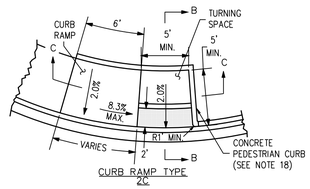
SEE NOTE 9.



CURB RAMP TYPE 2A
SEE NOTE 9.



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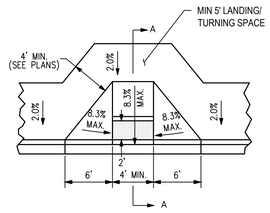

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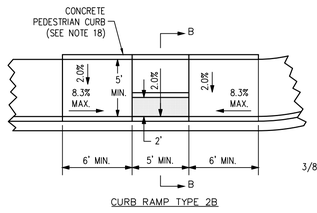

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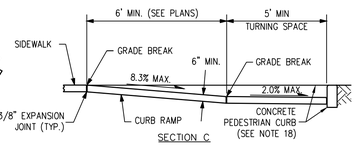

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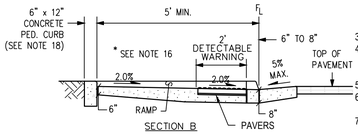

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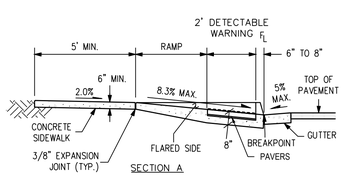
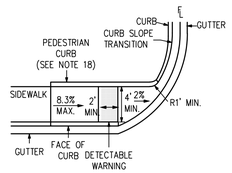


SECTION A



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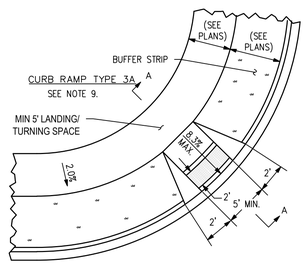
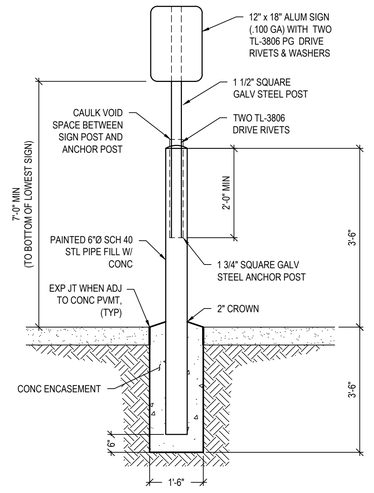


CURB RAMP DETAIL
NTS
2 C3.1

NOTES:

1. ALL DETECTABLE WARNING SURFACES SHALL BE INSTALLED AT SIDEWALK TO STREET TRANSITIONS.THEY SHALL HAVE A TRUNCATED DOME SURFACE. THE DOMES SHALL BE IN A SQUARE GRID PATTERN AND ALIGNED WITH PEDESTRIAN TRAFFIC. THE DETECTABLE WARNINGS SHALL BE CONTRASTING COLOR TO THE SURROUNDING SIDEWALK.
2. ALL DETECTABLE WARNING SURFACES SHALL START A MINIMUM OF 6 INCHES FROM THE FLOWLINE OF THE CURB AND NOT BE MORE THAN A MAXIMUM OF 8 INCHES FROM ANY POINT ON THE FLOWLINE OF THE CURB, WITH EXCEPTION FOR TYPES 1B MODIFIED AND 3B MODIFIED CURB RAMPS AS THIS DIMENSION MAY BE GREATER THAN 8 INCHES ON ONE SIDE OF THE RADIUS.
3. THE RAMP SLOPE AND DETECTABLE WARNING SURFACE SHALL BE 8.3% OR FLATTER.
4. RAMP SLOPE MAY NOT EXCEED 8.3%, CROSS SLOPE MAY NOT EXCEED 2.0%. MAXIMUM SLOPES MAY NOT BE EXCEEDED REGARDLESS OF TOLERANCES, EXCEEDING THE MAXIMUM SLOPE WILL NOT BE ACCEPTED. ADJUST ALL DIMENSIONS PER PLAN.
5. THE MINIMUM WIDTH FOR SIDEWALK IS 4 FEET.
6. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED IN THE CURB RAMP OR TURNING SPACE AREAS.
7. CONSTRUCTION OF THE CONCRETE PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP.
8. IF THE PLACEMENT OF THE PEDESTRIAN PUSH BUTTON ASSEMBLY ON A TRAFFIC SIGNAL MAST POLE WILL NOT BE WITHIN EASY REACH (10 INCHES OR LESS AND UNOBSTRUCTED) OF ALL PEDESTRIANS (IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT), THEN A SEPARATE PEDESTRIAN PUSH BUTTON POST ASSEMBLY (PPBPA) SHALL BE INSTALLED WITHIN ADA REACH RANGES. THE PPBPA SHALL MEET THE PROVISIONS FOUND IN "SECTION 4E.08 THROUGH 4E.13 - PEDESTRIAN DETECTORS" OF THE 2009 MUTCD MANUAL WITH REVISIONS 1 AND 2.
9. DIAGONAL CURB RAMPS (ON THE APEX) ARE NOT PREFERRED IN NEW CONSTRUCTION. A SINGLE DIAGONAL CURB RAMP (ON THE APEX) WILL ONLY BE PERMITTED DURING RECONSTRUCTION OR ALTERATION WHERE PHYSICAL OR SITE CONSTRAINTS PREVENT TWO CURB RAMPS FROM BEING INSTALLED. THE ENGINEER SHALL PROVIDE APPROVED JUSTIFICATION DOCUMENTATION (CDOT CURB RAMP DESIGN VARIANCE REQUEST FORM) FOR CDOT PROJECTS. ALL CURB RAMPS INSTALLED ON THE APEX MUST MEET THE STANDARDS AS DEFINED IN M-608-1.
10. CURB RAMPS (EXCLUDING FLARED SIDES OR BLENDED TRANSITIONS) SHALL BE WHOLLY CONTAINED WITHIN THE WIDTH OF THE CROSSWALK AND/OR THE PEDESTRIAN STREET CROSSING THEY SERVE.
11. ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0" - 1/8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND GUTTER PAN SHALL BE FLUSH.
12. THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
13. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, THE RAMP LENGTH SHALL NOT EXCEED 15 FEET. ADJUST THE RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.
14. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
15. FLARED SIDE SLOPES MAY EXCEED 10% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE OR THE ADJACENT CIRCULATION PATH IS BLOCKED.
16. THE STANDARD TURNING SPACE IS 5 FEET BY 5 FEET.
17. CURB RAMP TYPE 1B, 2B, AND 3B MAY BE USED IN MID-BLOCK.
18. THE PEDESTRIAN CURB IS REQUIRED UNLESS OTHERWISE SPECIFIED
19. FOR FULL DETAIL INCLUDING BAR LIST AND DIMENSION TABLE, SEE CDOT DETAIL M-604-1 SHEETS 1 THROUGH 10.
20. REFER TO PLANS, DETAILS AND SPECIFICATIONS FOR FLATWORK INFORMATION, SUBGRADE PREPARATION, WALK WIDTHS, CONCRETE THICKNESS, ETC.
21. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

SIGN OPTIONS



SIGN W/ BOLLARD DETAIL
NTS
3 C3.1



NOTES:

1. SIGNS SHALL CONFORM TO MUTCD STANDARDS FOR MATERIAL AND PLACEMENT, SEE DETAIL S-614-2.
2. CLASS 1 SIGNS SHALL BE A MIN. OF 0.080 GAUGE ALUM. (12"-36") AND 0.100 GAUGE ALUM (36" OR LARGER).
3. SIGNS MAY REQUIRE SPECIAL PLACEMENT OR ROTATION. COORDINATE WITH ENGINEER.
4. STL PIPE SHALL BE PAINTED PER SPECIFICATIONS

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NO.	DATE	DES'D	REVISION DESCRIPTION
3	7/31/26	AJC	SITE REVISIONS - FINAL PLAN
2	2/10/26	AJC	FINAL PLAN
1	6/4/25	AJC	PRELIMINARY PLAN
0	9/1/24	AJC	SKETCH PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE/MJS
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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SITE DETAILS

SHEET NO.
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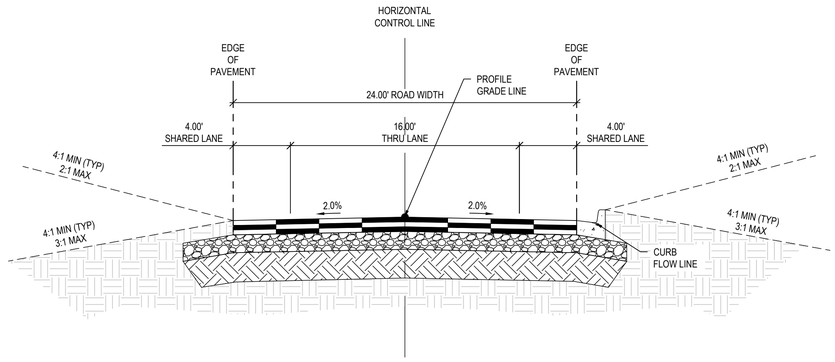
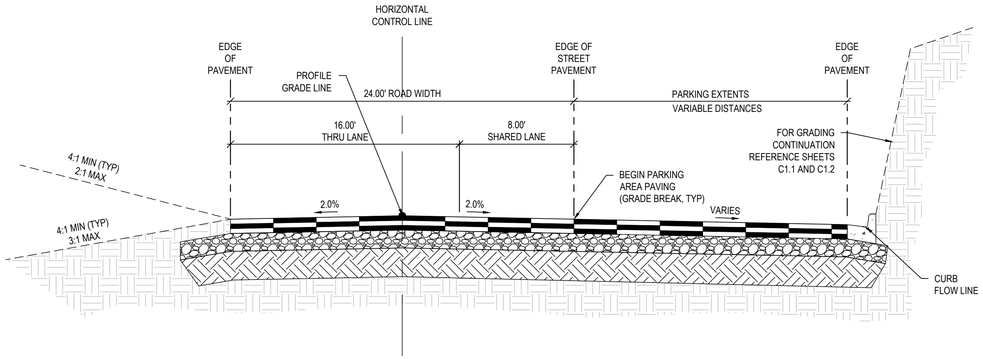


24' ROAD WIDTH SECTION VIEW

1:5



24' ROAD WIDTH (W/ PARKING) SECTION VIEW

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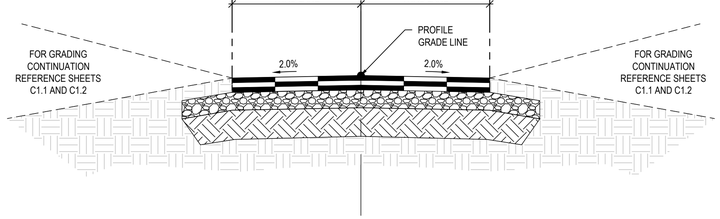

18' ROAD WIDTH SECTION VIEW

1:5

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ROADWAY SECTIONS

SHEET NO.

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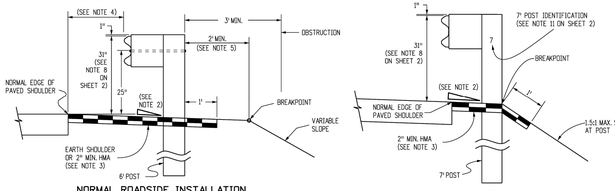
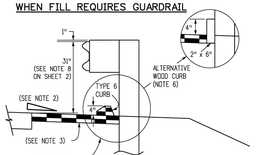


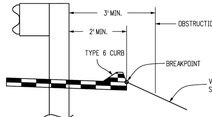
NORMAL ROADSIDE INSTALLATION
WHEN FILL REQUIRES GUARDRAIL

RESTRICTIVE ROADSIDE INSTALLATION
WITH 7 FOOT GUARDRAIL POSTS

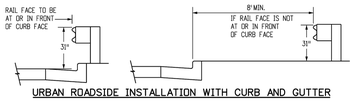


OPTION A

ROADSIDE INSTALLATION
WITH EROSION CONTROL CURB



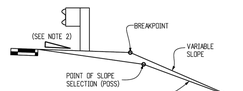
OPTION B (PREFERRED)



URBAN ROADSIDE INSTALLATION WITH CURB AND GUTTER

LOCATION	SPACING
ALL LOCATIONS EXCEPT BRIDGE RAIL LOCATIONS	6'-3"
BRIDGE OR STRUCTURE APPROACH	SEE SHEETS 11 & 19

NORMAL CENTER-TO-CENTER POST SPACING



EMBANKMENT WITH GUARDRAIL

NOTE: THE CATCHPOINT REMAINS THE SAME AS THAT FOR "NORMAL" FILL SLOPE. FOR THE WIDER "2" DISTANCES, THE VARIABLE SLOPE MAY "CATCH" AT THE POSS.)

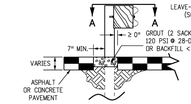
GENERAL NOTES (CONTINUE ON SHEET 2)

1. TOLERANCE FOR TOP OF GUARDRAIL BEAM IS ±1 IN.
2. RATE OF SLOPE DEPENDS ON GUARDRAIL LOCATION:
   A. FOR GUARDRAIL FACE 2 FT. OR LESS FROM THE NORMAL EDGE OF PAVED SHOULDER, CONTINUE THE RATE OF SLOPE OF THE NORMAL PAVED SHOULDER TO THE BREAKPOINT.
   B. FOR GUARDRAIL FACE MORE THAN 2 FT. FROM THE NORMAL EDGE OF THE PAVED SHOULDER, THE SLOPE SHALL BE 1:1 OR FLATTER.
3. WHEN SPECIFIED ON THE PLANS, EXTEND A 2 IN. MINIMUM THICKNESS PAVED SURFACE TO 1 FT. BEHIND THE GUARDRAIL POSTS OR TO THE EROSION CONTROL CURB AS SHOWN ON PLANS. ASPHALT CUTTING & PATCHING OR OTHER APPROVED METHOD SHALL BE USED TO MINIMIZE DAMAGE TO ALL PAVED SURFACES UNDER GUARDRAIL INSTALLATIONS. ALL REPAIRS TO THE PAVED AREA WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE WORK. A MINIMUM 3 IN. THICK FIBER REINFORCED CONCRETE PAVEMENT MAY ALSO BE USED FOR PAVING BENEATH THE GUARDRAIL. INSTALL THE POST IN A 3½ IN. OVERSIZED FORMED HOLE FOR GUARDRAIL RUNS AND TERMINALS AS DIRECTED. PAYMENT FOR THIS PAVED SURFACE WILL BE MADE UNDER A PAVEMENT OR CONCRETE PAY ITEM WITH QUANTITIES SHOWN ON THE PLANS.
4. THE MINIMUM GUARDRAIL OFFSET FROM PAVED SHOULDER EDGE SHALL BE:
   0 FT. FOR SHOULDERS 8 FT. OR WIDER
   2 FT. FOR SHOULDERS 6 FT. OR LESS

   THE GUARDRAIL OFFSET FROM PAVED INSIDE SHOULDER EDGE OF A DIVIDED HIGHWAY SHALL BE;
   0 FT. MINIMUM FOR SHOULDERS 6 FT. OR WIDER
   2 FT. DESIRABLE FOR 4 FT. SHOULDERS

   THE ABOVE 2 FT. GUARDRAIL TO SHOULDER OFFSET IS DESIRABLE BUT NOT REQUIRED FOR:
   A. FOR AN EXISTING HIGHWAY WITH A DESIGN SPEED LESS THAN 50 MPH, THE MINIMUM OFFSET IS 4 FT. FROM THE TRAVELED WAY.
   B. FOR A ONE-WAY ONE-LANE RAMP, AND WHERE ONE OR MORE OF THE FOLLOWING ARE TRUE:
      (1) THE NON-OFFSET GUARDRAIL BEGINS AT LEAST 100 FT. BEYOND RAMP NOSE.
      (2) THE NON-OFFSET GUARDRAIL IS NOT LOCATED ON THE RAMP EXIT OR ENTRANCE CURVE CONNECTION TO THE MAJOR HIGHWAY.
      (3) THE RAMP SHOULDERS ARE 4 FT. OR WIDER.

   USE OF GREATER THAN MINIMUM OFFSET DIMENSIONS IS ENCOURAGED TO MEET THE DESIRABLE GOAL OF PLACING THE GUARDRAIL AS FAR AS POSSIBLE FROM THE TRAVEL WAY, EVEN FOR SHORT DISTANCES, WHILE PROVIDING A SMOOTH CHANGE IN GUARDRAIL ALIGNMENT.
5. IF 2 FT. CANNOT BE PROVIDED BETWEEN THE BACK OF THE GUARDRAIL POST AND THE BREAKPOINT, USE 7 FT. GUARDRAIL POSTS. REFER TO THE "RESTRICTIVE ROADSIDE INSTALLATION" DETAIL.
6. WHEN SPECIFIED ON THE PLANS, INSTALL A 4 IN. HIGH TYPE 6 CURB WITH 1'7S FACE AT OR BEHIND THE RAIL FACE. AS AN ALTERNATIVE WHEN SPECIFIED ON THE PLANS, INSTALL A 2 IN. x 6 IN. TREATED (AASHTO M 133) WOOD CURB. FASTEN WITH A 4 IN. LAG BOLT AND WASHER AT EACH WOOD POST, OR WITH A ⅜ IN. DIA. BOLT WITH WASHER AND NUT AT EACH STEEL POST. IF THE 2 IN. x 6 IN. WOOD CURB IS SPECIFIED, IT WILL BE INCLUDED IN THE COST OF THE GUARDRAIL. IF APPROVED BY THE ENGINEER, A 2 IN. x 4 IN. TREATED WOOD CURB MAY BE SUBSTITUTED FOR THE 2 IN. x 6 IN. CURB AND SET ON TOP OF PAVEMENT SURFACE AND ATTACHED AS DESCRIBED ABOVE. NO SPLICING SHALL BE ALLOWED IN WOOD CURBS. ADJACENT BOARDS SHALL BE BUTTED TOGETHER AND BOLTED AT A POST LOCATION. JOINTS SHALL BE LOCATED AT THE POSTS.



SECTION A-A

LEAVE-OUT AREA FOR GUARDRAIL POSTS LOCATED IN PAVEMENT

NOTE: LEAVE-OUT AREAS SHALL BE PROVIDED FOR ALL GUARDRAIL POSTS LOCATED IN PAVEMENT TO ALLOW THE POSTS TO ROTATE IN THEIR EMBEDMENT SUCH THAT VEHICLE IMPACT LOADS ARE DISTRIBUTED THROUGH THE POST INTO THE EMBEDMENT MATERIAL PRIOR TO THE POSTS BREAKING PREMATURELY.

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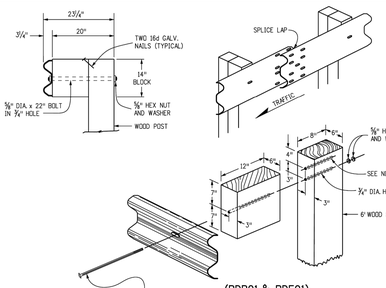
MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES

Issued by the Project Development Branch: July 31, 2019

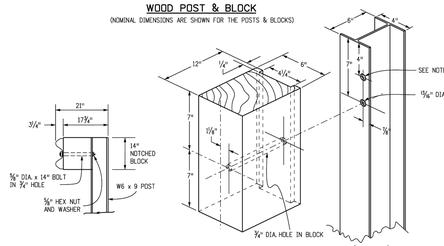
STANDARD PLAN NO. M-606-1
Standard Sheet No. 1 of 19
Project Sheet Number:



(PDB01 & PDE01)

WOOD POST & BLOCK

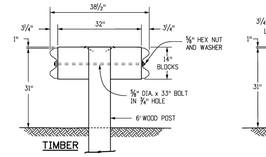
(NOMINAL DIMENSIONS ARE SHOWN FOR THE POSTS & BLOCKS)



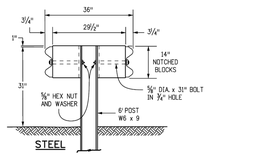
STEEL POST & NOTCHED BLOCK

(PWE01)

(NOMINAL DIMENSIONS ARE SHOWN FOR THE POSTS & BLOCKS)



TIMBER



STEEL

DOUBLE BLOCK AND GUARDRAIL TYPE 3 (DOUBLE) FOR MEDIAN BARRIER

GENERAL NOTES (CONTINUED FROM SHEET 1)

7. SEE SHEETS 7 AND 9 FOR CURB TREATMENTS AT GUARDRAIL TERMINALS.
8. IF THIS DIMENSION WILL BE LESS THAN 28 INCHES, RESET GUARDRAIL HEIGHT TO 28 INCHES OR ABOVE.
9. ALL W-BEAM SPLICES, AND SPLICES OF TERMINAL CONNECTORS TO W-BEAM SHALL BE LAPPED IN THE DIRECTION OF TRAFFIC UNLESS OTHERWISE NOTED IN THE PLANS OR BY THE MANUFACTURER.
10. MATERIAL TYPE AND SHAPE OF POSTS AND BLOCKS SHALL BE THE SAME THROUGHOUT THE PROJECT EXCEPT WHEN SPECIFIC POSTS AND BLOCKS ARE SPECIFIED, i.e. AT END ANCHORAGES AND BOX CULVERTS.
11. WHEN SPECIFIED IN THE CONTRACT, 7 FT. POSTS SHALL BE INSTALLED INSTEAD OF THE STANDARD 6 FT. POSTS. THE 7 FT. POSTS SHALL BE MARKED WITH THE NUMBER 7 TO ENSURE PERMANENT IDENTIFICATION. STEEL POSTS SHALL BE STAMPED PRIOR TO GALVANIZING. THE NUMBER 7 SHALL BE A MINIMUM 2 IN. TALL AND LOCATED AS SHOWN ON THE ELEVATION VIEW ON SHEET 1.
12. THE STANDARD 3 IN. X 1¾ IN. X ¾ IN. RECTANGULAR WASHER USED UNDER POST BOLT HEADS IN THE PAST MAY REMAIN IN EXISTING INSTALLATIONS BUT SHALL NOT BE USED IN NEW CONSTRUCTION, REPAIRS, OR RESETTING OF RAIL, EXCEPT WHEN SPECIFICALLY IDENTIFIED ON THE STANDARD PLAN.
13. STANDARD GALVANIZED ROUND STEEL WASHERS SHALL BE USED UNDER ALL NUTS IN CONTACT WITH WOOD POSTS.
14. AN ADDITIONAL HOLE SHALL BE PROVIDED IN THE POSTS TO FACILITATE FUTURE RAISING OF THE RAIL ELEMENTS AND BLOCKS FOR OVERLAYS. POSTS PROVIDED MAY ALSO HAVE ADDITIONAL HOLES (UP TO 4 PER FLANGE) FOR MEDIAN GUARDRAIL APPLICATION.
15. RETROREFLECTOR TABS SHALL BE INSTALLED AT 25 FT. INTERVALS (SEE SHEETS 6 AND 8 FOR EXCEPTIONS). RETROREFLECTOR TABS WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK. THE TABS SHALL BE INSTALLED ON SPLICE BOLTS, NOT ON POST BOLTS AND SHALL BE MOUNTED SO THE BOLT SLOT FACES AWAY FROM TRAFFIC, AND THE RETROREFLECTOR SURFACE FACES THE APPROACHING TRAFFIC FOR ONE-WAY ROADS. FOR TWO-WAY ROADS, BOTH SIDES OF THE TABS SHALL BE RETROREFLECTIVE, SO THAT DELINEATION IS PROVIDED FOR BOTH DIRECTIONS OF TRAVEL. THE RETROREFLECTIVE SHEETING COLOR SHALL MATCH THE COLOR OF THE ADJACENT TRAVEL WAY EDGE LINE. SEE THE RETROREFLECTOR TAB DETAIL ON SHEET 3.
16. AT THE TIME OF INSTALLATION, WOOD POSTS OR BLOCKS WITH SEASONING CHECKS GREATER THAN ¼ IN. SHALL NOT BE USED WHEN THE CHECK EXTENDS THE FULL LENGTH OF THE PIECE.
17. WOOD BLOCKS SHALL BE CUT FROM THE SAME CROSS-SECTION, SPECIES, AND GRADE, AND SHALL RECEIVE THE SAME PRESERVATIVE TREATMENT AS THE POSTS WHEN WOOD POSTS ARE USED.
18. REFERENCES SUCH AS @@POBO1", @@PDE01", AND @@PWE01" IN THIS STANDARD PLAN SPECIFY HARDWARE DETAILS FROM @@A GUIDE TO STANDARDIZED HIGHWAY BARRIER HARDWARE" PREPARED BY THE AASHTO-AGC-ARTBA JOINT COOPERATIVE COMMITTEE.
19. RAIL BLOCKS MANUFACTURED FROM SYNTHETIC MATERIAL WILL BE ACCEPTED AS ALTERNATIVES TO WOOD BLOCKS FOR USE WITH STEEL POSTS PROVIDED THAT THE BLOCKS HAVE RECEIVED FHWA APPROVAL.
20. WOOD POSTS SHALL BE MADE OF TIMBER WITH AN EXTREME FIBER STRESS IN BENDING OF 1200 PSI STRESS GRADING AND POST DIMENSIONS SHALL CONFORM WITH THE RULES OF THE WEST COAST INSPECTION BUREAU, OR THE SOUTHERN PINE BUREAU, OR THE WESTERN WOOD PRODUCTS ASSOCIATION. TIMBER FOR POSTS SHALL BE EITHER ROUGH SAWN (UNPLANED) OR S4S (SURFACED FOUR SIDES) WITH NOMINAL DIMENSIONS INDICATED. ONLY ONE TYPE OF SURFACE FINISH SHALL BE USED FOR POSTS AND BLOCKS IN ANY ONE CONTINUOUS LENGTH OF GUARDRAIL.
21. GULAM POSTS AND BLOCKS WILL BE ACCEPTED AS ALTERNATIVES PROVIDED THAT THE SUPPLIED MATERIALS HAVE RECEIVED FHWA APPROVAL AND ARE CERTIFIED AS IDENTICAL TO THE SPECIMENS USED FOR TESTING AND APPROVAL.
22. PRESSURE TREATMENT OF POSTS AND BLOCKS SHALL CONFORM TO AASHTO M 133 EXCEPT THAT BLOCKS NEED NOT BE INCISED. PRESERVATION ASSAY RETENTION REPORTS SHALL BE SUBMITTED TO THE ENGINEER. THE CONTRACTOR SHALL CERTIFY THAT THE SPECIES AND GRADE MEET THE REQUIREMENTS OF THE CONTRACT.
23. W-BEAM AND THREE-BEAM GUARDRAIL POSTS SHALL BE MANUFACTURED USING AASHTO M 270 (ASTM A 709) GRADE 36 STEEL UNLESS CORROSION RESISTANT STEEL IS REQUIRED, IN WHICH CASE THE POST SHALL BE MANUFACTURED FROM AASHTO M 270 (ASTM A 709) GRADE 50W STEEL. THE DIMENSIONS OF THE CROSS-SECTION SHALL CONFORM TO A W6 X 9 SECTION AS DEFINED IN AASHTO M 160 (ASTM A 6). W6 X 8.5 WIDE FLANGE STEEL POSTS ARE AN ACCEPTABLE ALTERNATIVE TO THE W6 X 9.
24. AFTER THE SECTION IS CUT AND ALL HOLES ARE DRILLED OR PUNCHED THE COMPONENT SHALL BE ZINC-COATED CONFORMING TO AASHTO M 111 (ASTM A 123) UNLESS CORROSION-RESISTANT STEEL IS USED. WHEN CORROSION-RESISTANT STEEL IS USED THE PORTION OF THE POST TO BE EMBEDDED IN SOIL SHALL BE ZINC-COATED CONFORMING TO AASHTO M 111 (ASTM A 123) AND THE PORTION ABOVE THE SOIL SHALL NOT BE ZINC-COATED, PAINTED OR OTHERWISE TREATED.
25. FIELD MODIFICATION TO RAIL ELEMENTS IS ALLOWED PER MANUFACTURER'S RECOMMENDATION, OR WITH THE APPROVAL OF THE STANDARDS AND SPECIFICATIONS UNIT. POSTS SHALL NOT BE MODIFIED. COMPONENTS ON WHICH THE SPELTER COATING HAS BEEN DAMAGED SHALL BE EITHER REGALVANIZED OR RECOATED IN CONFORMANCE WITH AASHTO M 36, OR PAINTED WITH ONE FULL BRUSH COAT OF ZINC RICH PAINT CONFORMING TO MILITARY SPECIFICATION DOD-P-21035A.

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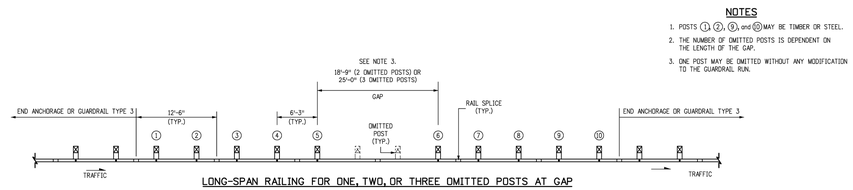
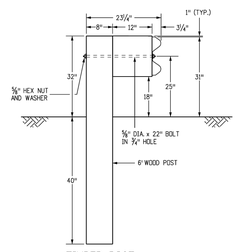
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-606-1
Standard Sheet No. 2 of 19
Project Sheet Number:

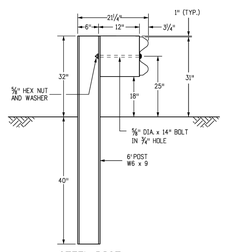


LONG-SPAN RAILING FOR ONE, TWO, OR THREE OMITTED POSTS AT GAP



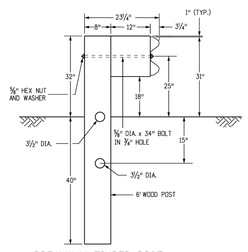
TIMBER POST

POSTS ①-②-⑨-⑩ (SEE NOTE 1)



STEEL POST

POSTS ①-②-⑨-⑩ (SEE NOTE 1)



BREAKAWAY TIMBER POST

POSTS ③ - ⑧

Computer File Information		Sheet Revisions	
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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

MIDWEST GUARDRAIL SYSTEM (MGS) TYPE 3 W-BEAM 31 INCHES

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-606-1
Standard Sheet No. 18 of 19
Project Sheet Number:

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NO.	DATE	DES'D	DWN
3	7/31/26	AJC	AJC/KAM
2	2/10/26	AJC	AJC/MJS
1	6/4/25	AJC	AJC
0	9/1/24	AJC	AJC

REVISION DESCRIPTION
SKETCH PLAN
PRELIMINARY PLAN
FINAL PLAN
SITE REVISIONS - FINAL PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY: AJC/RMM
DRAWN BY: AJC/CCE/MJS
CHECKED BY: JLS
JOB #: 240949.CIV
DATE: 06/04/2025
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CDOT GUARDRAIL DETAILS

SHEET NO.
CD3.3

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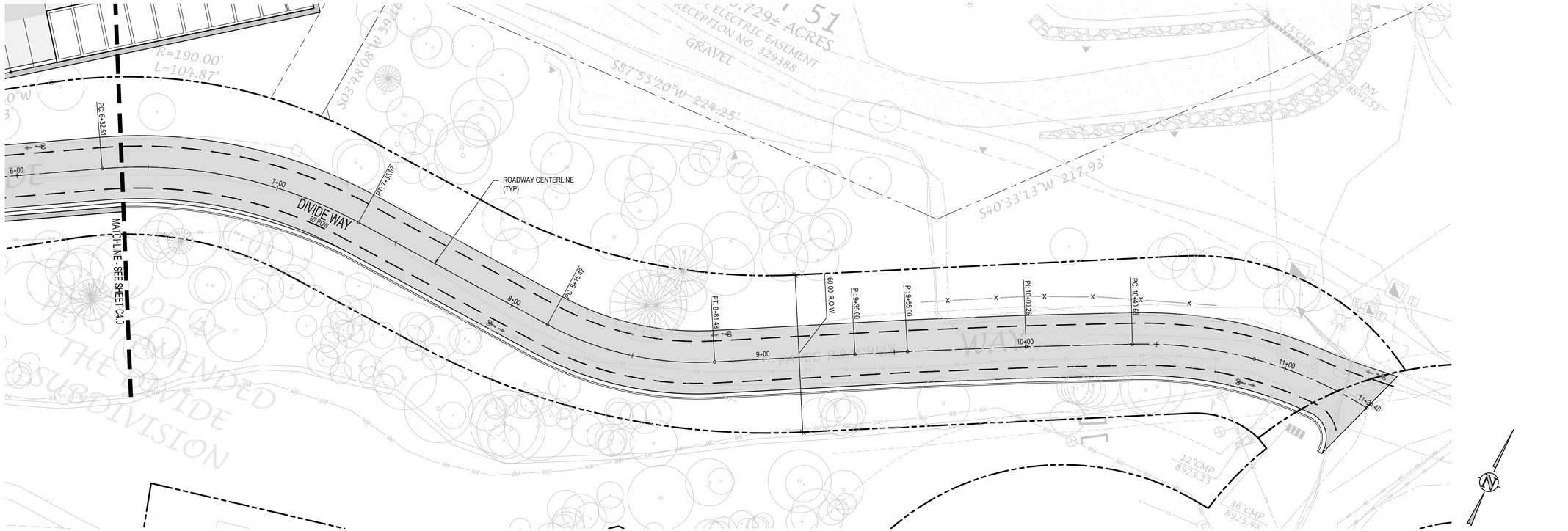
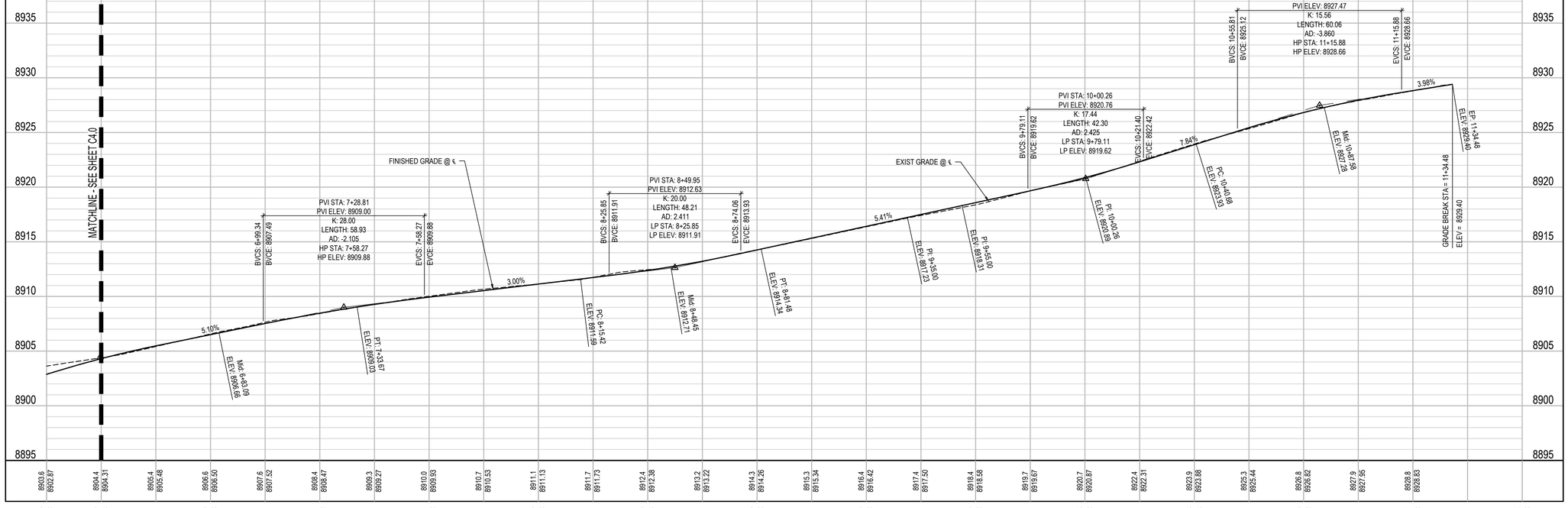


DIVIDE WAY PLAN

SCALE: 1" = 20'



DIVIDE WAY PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

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3	7/31/26	AJC/KAM	SITE REVISIONS - FINAL PLAN
2	2/10/26	AJC	FINAL PLAN
1	6/4/25	AJC/MJS	
0	9/1/24	AJC	PRELIMINARY PLAN
		AJC	SKETCH PLAN

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JOB #:	240949.CIV
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DIVIDE WAY PLAN AND PROFILE

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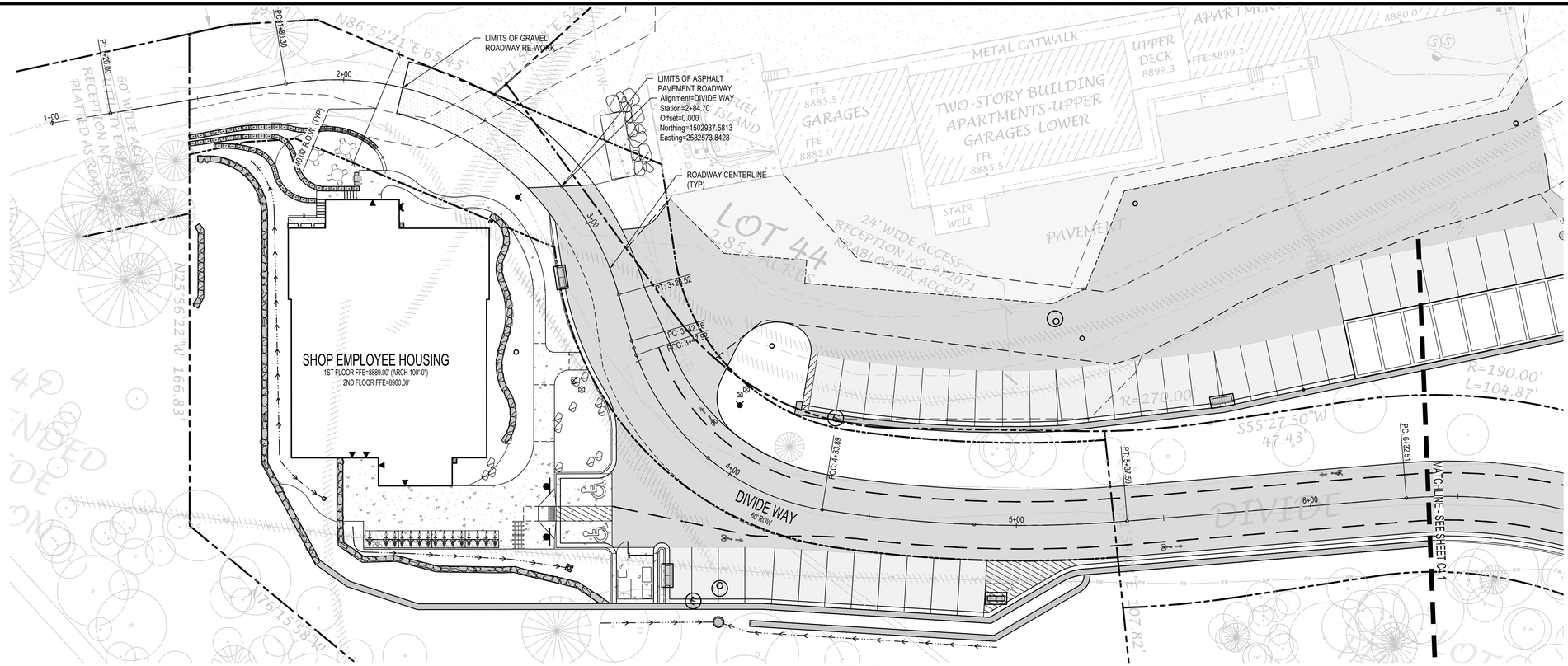
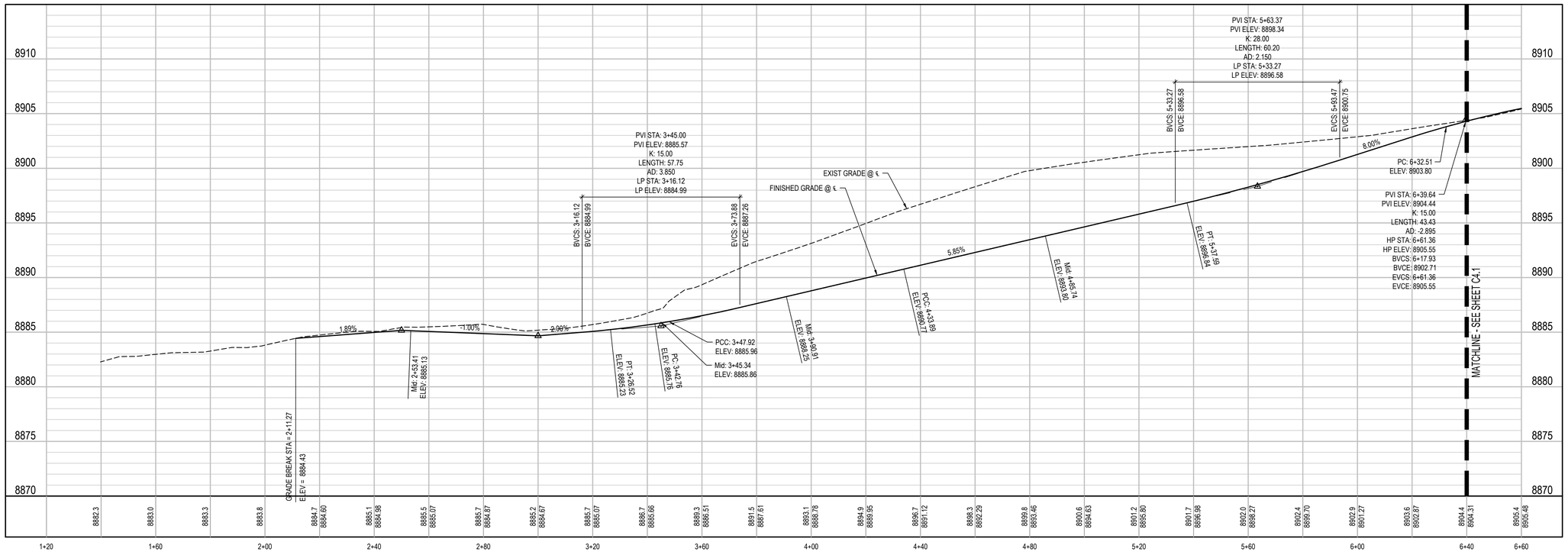


DIVIDE WAY PLAN

SCALE: 1" = 20'



DIVIDE WAY PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

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NO.	DATE	DES'D	REVISION DESCRIPTION
0	9/1/24	AJC	SKETCH PLAN
1	6/4/25	AJC	PRELIMINARY PLAN
2	2/10/26	AJC/MJS	FINAL PLAN
3	7/31/26	AJC/KAM	SITE REVISIONS - FINAL PLAN

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CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	06/04/2025

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DIVIDE WAY PLAN AND PROFILE

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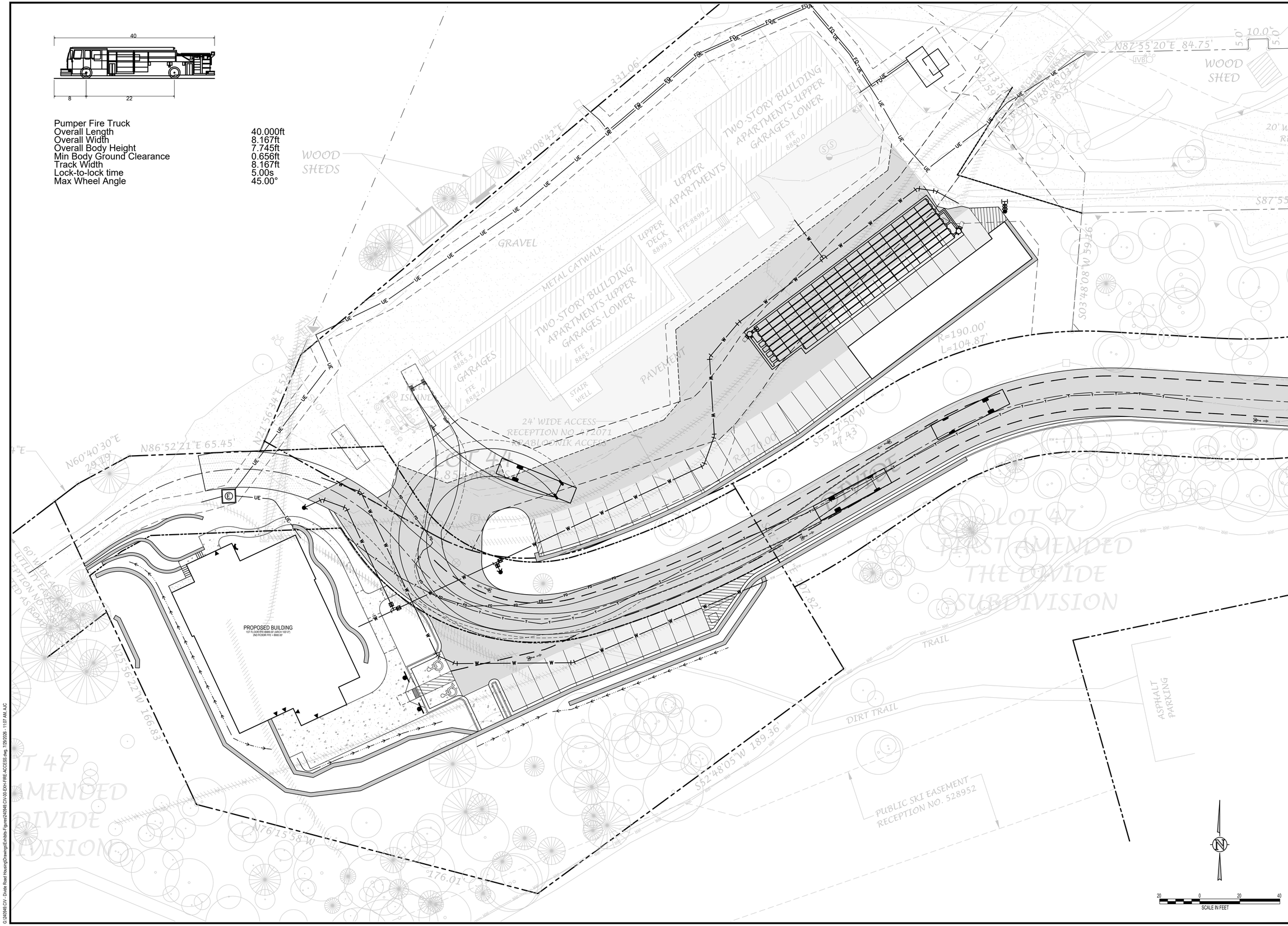

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION
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0	9/1/24	AJC	AJC	SKETCH PLAN

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JOB #: 240949.CIV
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FIRE TRUCK & SEMI TRUCK ACCESS EXHIBIT

SHEET NO.
FIG 5

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APPENDIX A

LIGHTING SHEETS

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GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE AND FUNCTIONING LIGHTING SYSTEM.
2. THE GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR(S), AND LOW VOLTAGE CONTRACTOR(S) SHALL REFER TO THE LIGHTING PLANS, SCHEDULES, AND DETAILS HEREIN, INCLUDING ANY ATTACHED LIGHTING SPECIFICATIONS AND PRODUCT CUTSHEETS FOR ADDITIONAL INFORMATION.
3. THE CONTRACTOR SHALL LAY OUT ALL LIGHT FIXTURE LOCATIONS AND TRANSFORMER LOCATIONS PRIOR TO INSTALLATION FOR APPROVAL BY ALPENGLOW LIGHTING DESIGN, INC., ARCHITECT, INTERIOR DESIGNER, ENGINEER(S), AND OWNER.
4. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, LAWS, AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
5. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL., ETL, GSA OR ANOTHER RECOGNIZED TESTING LAB.
6. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE ELECTRICAL WORK.
7. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO GOVERNMENTAL AGENCIES AND UTILITY COMPANIES ANY SHOP DRAWINGS AS REQUIRED BY THESE AGENCIES FOR THEIR APPROVAL.
8. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, OWNER, AND LIGHTING DESIGNER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
9. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, AND THOROUGHLY BECOME FAMILIAR WITH THE BUILDING AND STANDARDS AND LOCAL CONDITIONS RELATING TO THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT.
10. ALL MATERIALS, AND EQUIPMENT SHALL BE ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED, AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
11. ALL CUTTING, DRILLING, AND PATCHING OF MASONRY, STEEL OR IRON WORK BELONGING TO THE BUILDING MUST BE DONE BY THIS CONTRACTOR IN ORDER THAT HIS WORK MAY BE PROPERLY INSTALLED, BUT UNDER NO CONDITIONS MAY STRUCTURAL WORK BE CUT, EXCEPT AT THE DIRECTION OF THE ARCHITECT, ENGINEER, OR THEIR REPRESENTATIVE.
12. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW UNLESS SPECIFICALLY INDICATED AS EXISTING TO BE REUSED.
13. EXCEPT AS NOTED OTHERWISE, ALL WORK REQUIRED FOR THE INSTALLATION AS SHOWN ON DRAWINGS INCLUDING LABOR, EQUIPMENT, AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH THE BUILDING STANDARDS.
14. COMMERCIAL APPLICATIONS: THE CONTRACTOR MAY PROVIDE COMPLETE METAL RACEWAY SYSTEMS AND ENCLOSURES FOR ALL WIRING THROUGHOUT THE EXTENT OF THE REQUIRED SYSTEM. RESIDENTIAL APPLICATIONS MAY USE NON METALLIC WIRE (ROMEX).
15. MC CABLE MAY BE USED FOR ALL BRANCH CIRCUITING. MC CABLE SHALL NOT ENTER INTO PANELBOARDS. ELECTRICAL CONTRACTOR SHALL UTILIZE EMT OUT OF THE PANELBOARD INTO A FULL BOX, GUTTER, OR SIMILAR DEVICE, AND THEN RUN MC CABLE FOR THE REMAINDER OF BRANCH CIRCUITING RUN. MINIMUM RACEWAY SIZE SHALL BE 1/2" UNLESS OTHERWISE INDICATED. MC CABLE MAY ONLY BE USED IN CONCEALED LOCATIONS.
16. FLEXIBLE CONDUIT CONNECTIONS TO RECESSED LIGHTING FIXTURES SHALL BE MADE WITH FLEXIBLE STEEL CONDUIT, ⅜" MINIMUM.
17. ALL NEW CIRCUITS SHALL HAVE A GROUND WIRE INSTALLED.
18. ALL WIRE NOT INSTALLED IN CONDUIT AND IN THE CEILING SHALL BE PLENUM RATED.
19. REMOTE POWER SUPPLIES AND TRANSFORMERS SHALL BE CONCEALED IN ATTICS, CRAWL SPACES, OR SIMILAR ACCESSIBLE LOCATIONS. MAXIMUM WIRE RUN TO THE END OF THE FIXTURE SHALL NOT EXCEED 75 FEET.
20. IN SUSPENDED CEILINGS, SUPPORT CONDUIT AND JUNCTION BOXES DIRECTLY FROM THE STRUCTURAL SLAB, DECK, OR FRAMING PROVIDED FOR THAT PURPOSE. LIGHTING BRANCH CIRCUIT CONDUITS SHALL NOT BE CLIPPED TO THE CEILING SUPPORT WIRES OR SPLINE UNLESS THE CEILING HAS BEEN SPECIFICALLY DESIGNED FOR THAT PURPOSE.
21. SHOULD ACTUAL FIELD CONDITIONS REQUIRE INDICATED CIRCUIT DESIGNATIONS TO VARY, INDICATE THE CIRCUIT NUMBER USED ON THE AS-BUILT DRAWINGS.
22. ALL FACE PLATE AND DEVICE COLORS SHALL BE APPROVED BY ARCHITECT, INTERIOR DESIGNER, AND OWNER.
23. ALL BATTERY BACKUP EMERGENCY LIGHTING AND EXIT LIGHTS SHALL BE WIRED AHEAD OF ANY LOCAL SWITCHING, UNLESS OTHERWISE NOTED.
24. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHTING FIXTURES.
25. THE CONTRACTOR IS TO REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ALL FIRE-RATED PENETRATION INSTALLATION REQUIREMENTS.
26. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO INSTALLING ANY FIXTURES WITHIN A FIRE RATED CEILING OR WALL. FIRE RATING MUST BE MAINTAINED FOR THIS TYPE OF INSTALLATION WITH DRYWALL TENTING OR LISTED FIREBOX ASSEMBLY.
27. BIDS SHALL HAVE LINE-ITEM PRICING. BIDS WHICH SHOW LOT PRICING FOR LIGHTING FIXTURES AND/OR LIGHTING CONTROLS SHALL BE REJECTED WITHOUT CONSIDERATION. BIDDER SHALL HAVE FIVE (5) BUSINESS DAYS TO RESUBMIT LINE-ITEM PRICING. AFTER FIVE (5) BUSINESS DAYS, BID SHALL BE CONSIDERED TO BE NULL AND VOID AND WILL BE REJECTED. BIDDERS WARRANT THEIR COMPLIANCE WITH THE ROBINSON-PATMAN AND CLAYTON ACTS.
28. SUBMIT PRODUCT DATA DESCRIBING FIXTURES, LAMPS, BALLASTS, AND EMERGENCY LIGHTING UNITS WITHIN 30 DAYS OF DIRECTION TO PROCEED FROM THE OWNER. ALL NOTATIONS SHALL BE .PDF FORMAT OR LASER PRINTED. ARRANGE PRODUCT DATA FOR FIXTURES IN ORDER OF FIXTURE DESIGNATION. AFTER 30 DAYS, A MINIMUM OF EIGHT HOURS OF PROFESSIONAL TIME TO CONSIDER ANY SUBMITTAL SHALL BE PAID FOR BY THE CONTRACTOR. SUCH PAYMENT DOES NOT GUARANTEE APPROVAL. COSTS INCURRED TO THE PROJECT DUE TO PROBLEMS ARISING FROM LATE SUBMITTALS ARE TO BE PAID BY THE CONTRACTOR. TWO (2) RESUBMITTALS SHALL BE ALLOWED PER PROJECT. AFTER TWO (2) RESUBMITTALS, A MINIMUM OF EIGHT HOURS OF PROFESSIONAL TIME TO CONSIDER ANY RESUBMITTALS SHALL BE PAID FOR BY THE CONTRACTOR. SUCH PAYMENT DOES NOT GUARANTEE APPROVAL. COSTS INCURRED TO THE PROJECT DUE TO PROBLEMS ARISING FROM MULTIPLE RESUBMITTALS ARE TO BE PAID FOR BY THE CONTRACTOR.
29. THE EXPRESSION "..OR AS APPROVED" OR "..OR APPROVED EQUAL" OR "..OR EQUAL" MEANS THAT COMPETING PRODUCTS OF A SIMILAR NATURE ARE THOUGHT TO EXIST. THE CONTRACTOR IS ENCOURAGED TO PROPOSE SUBSTITUTION REQUESTS OF SUCH EQUIVALENT PRODUCTS AS LONG AS THE PRODUCT CONFORMS TO ALL PARTS OF THIS SPECIFICATION. WHERE THE ABOVE NOTED EXPRESSIONS ARE OMITTED OR EXPRESSION SUCH AS "NO SUBSTITUTIONS" APPEARS THE CONTRACTOR SHALL PROVIDE ONLY THE PRODUCT INDICATED.
30. SUBSTITUTION REQUESTS AND VALUE ENGINEERING RECOMMENDATIONS FROM THE CONTRACTOR WILL BE CONSIDERED IF SUBMITTED WITHIN 30 DAYS OF DIRECTION TO PROCEED FROM THE OWNER. EACH LUMINAIRE SUBSTITUTION REQUEST SHALL INDICATE THE ESTIMATED OR POTENTIAL SAVINGS TO THE OWNER FOR THAT LUMINAIRE FROM THE SPECIFIED DESIGN. THE PROFESSIONAL TIME TO CONSIDER ANY SUBSTITUTION REQUEST OR V.E. REQUEST SHALL BE PAID FOR BY THE CONTRACTOR, AT A MINIMUM OF EIGHT HOURS. SUCH PAYMENT DOES NOT GUARANTEE APPROVAL. AFTER 30 DAYS, A MINIMUM OF EIGHT HOURS OF PROFESSIONAL TIME TO CONSIDER ANY SUCH REQUEST SHALL BE PAID FOR BY THE CONTRACTOR. SUBMITTAL OF ANY SUBSTITUTION REQUEST OR VALUE ENGINEERING RECOMMENDATION SHALL NOT BE CONSTRUED AS APPROVAL IN ANY WAY. THE OWNER, ARCHITECT AND LIGHTING DESIGNER RESERVE THE RIGHT TO REJECT ANY SUBSTITUTION OR VALUE ENGINEERING RECOMMENDATION WITHOUT EXPLANATION.
31. CONTRACTOR MAY BE REQUIRED TO PROVIDE TABLE TOP SAMPLES AND/OR A FAIR MOCKUP OF SPECIFIED FIXTURE AND PROPOSED ALTERNATE. THIS REQUIREMENT SHALL BE EXERCISED AT THE OPTION OF OWNER, ARCHITECT, OR LIGHTING DESIGNER. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS INCURRED BY SUBSTITUTION REQUEST SAMPLE AND/OR MOCKUP PRODUCTION AND REVIEW INCLUDING PROFESSIONAL TIME AND TRAVEL EXPENSES.
32. SUBSTITUTIONS OR VALUE ENGINEERING RECOMMENDATIONS SHALL ACCOMMODATE THE IMPACT ON OTHER SPECIFIED SYSTEMS OR PRODUCTS, SUCH AS BALLASTS, DRIVERS, AND DIMMING SYSTEMS. THE LIGHTING SYSTEMS ARE DESIGNED AS COMPLETE AND IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ANY IMPACTS OF ANY CHANGE RECOMMENDED. CONTRACTOR SHALL SUBMIT PRODUCTS WHICH RESULT IN A FULLY FUNCTIONING LIGHTING SYSTEM WHICH OPERATES AS ORIGINALLY DESIGNED.
33. SUBSTITUTION REQUESTS AND VALUE ENGINEERING RECOMMENDATIONS SHALL BE DESCRIBED ON CSI STANDARD FORMS AND SHALL INCLUDE PRODUCT CUTSHEET. PRODUCTS SUBMITTED WITHOUT PROPER CSI FORMS SHALL NOT BE APPROVED.
34. WHEN REQUESTING A SUBSTITUTION, CONTRACTOR SHALL PROVIDE UNIT AND EXTENDED PRICING FOR SPECIFIED LIGHT FIXTURE, UNIT AND EXTENDED PRICING FOR PROPOSED ALTERNATE, AND UNIT AND EXTENDED DELTA SAVINGS TO OWNER TO BE REALIZED BY USING PROPOSED ALTERNATE. CONTRACTOR SHALL PROVIDE UNIT PRICING FOR EACH FIXTURE TYPE SPECIFIED TO PROVIDE BASELINE COMPARISON FOR SUBSTITUTION REQUEST. CONTRACTOR SHALL GUARANTEE PRICING ON ALL FIXTURE TYPES FOR WHICH A SUBSTITUTION REQUEST HAS BEEN GRANTED. THIS PRICE GUARANTEE SHALL BE PER UNIT AND SHALL BE MAINTAINED THROUGH THE END OF CONSTRUCTION REGARDLESS OF QUANTITY PURCHASED. LIGHTING FIXTURE SUBSTITUTION REQUESTS FOR PRODUCTS USED AS EGRESS OR EMERGENCY LIGHTING SYSTEMS OR EXTERIOR SITE AND ROADWAY LIGHTING SHALL INCLUDE LIGHTING CALCULATION DATA DEMONSTRATING COMPLIANCE WITH RELEVANT CODES AND ORDINANCES. PROVIDE HARDCOPY CALCULATIONS AND DATAFILE IN DIALUX (.evo) FORMAT. SUBSTITUTION REQUESTS WITHOUT SUCH DATA WILL BE REJECTED WITHOUT CONSIDERATION. VE REVIEW TIME SHALL BE PAID FOR BY THE CONTRACTOR.
35. EQUIPMENT DELIVERY LEAD-TIME SHALL NOT BE HELD AS A VALID REASON FOR REQUESTING FIXTURE SUBSTITUTION UNLESS FIXTURE LEAD-TIME FROM SPECIFIED MANUFACTURER IS IN EXCESS OF 14 WEEKS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE NECESSARY EQUIPMENT LEAD TIMES, DELIVER SUBMITTALS FOR REVIEW IN A TIMELY FASHION, AND PLACE ORDERS ACCORDINGLY TO ENSURE TIMELY DELIVERY.
36. CONTRACTOR SHALL ADJUST AIMABLE LUMINARIES AS DIRECTED BY LIGHTING DESIGNER. CONTRACTOR SHALL PROVIDE MANPOWER AND EQUIPMENT, INCLUDING LADDERS, LIFTS, TOOLS, ETC., AND ALLOW FOR THIS ACTIVITY TO OCCUR DURING PREMIUM NIGHT AND/OR WEEKEND TIME. CONTRACTOR SHALL INCLUDE A MINIMUM OF 20 HOURS IN HIS BID FOR THIS EFFORT.
37. THE GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR(S), AND LOW VOLTAGE CONTRACTOR(S) SHALL ASK QUESTIONS VIA TELEPHONE, EMAIL, OR WRITTEN CORRESPONDENCE PRIOR TO MAKING A COMPLETE MESS OF THINGS. CONTRACTORS WHO FAIL TO ASK QUESTIONS SHALL BE FED TO THE RAVENOUS BUGBLATTER BEAST OF TRAAL.
38. THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL BIDDERS AND SUBCONTRACTORS HAVE READ THE PRECEDING THIRTY-EIGHT NOTES BY SUBMITTING A SCAN OR PHOTOGRAPH OF THIS NOTE, SIGNED BY THE BIDDER(S). BIDDERS WHO FAIL TO SUBMIT THIS NOTE SHALL HAVE THEIR BIDS REJECTED WITHOUT CONSIDERATION.
39. THE GENERAL CONTRACTOR SHALL PROVIDE A MINIMUM OF TWELVE (12) PERFORATED PASTRY UNITS AND COFFEE AT ALL CONSTRUCTION MEETINGS. DECAFFEINATED COFFEE SHALL BE REJECTED WITHOUT CONSIDERATION. THE CONTRACTOR SHALL PROTECT THE CONSTRUCTION DOCUMENTS FROM DIRECT CONTACT WITH THE PERFORATED PASTRY UNITS.

POWER DEVICES

SYMBOL	DESCRIPTION
	SIMPLEX RECEPTACLE - WALL, CEILING, ON ALT.
	DUPLEX RECEPTACLE - WALL, CEILING, ON ALT.
	DOUBLE DUPLEX RECEPTACLE - WALL, CLG, ON ALT.
AB	RECEPTACLE TYPE SHOWN -WALL -ABOVE COUNTER BACKSPLASH. SEE ARCHITECTURAL DRAWINGS.
"ON ALT."	SHADED RECEPTACLES NOTED "ON ALT." ABOVE ARE CONNECTED TO ALTERNATE POWER SOURCE (EMERG., STANDBY, UPS, ETC.) PER CIRCUITING INDICATED
	DUPLEX RECEPTACLE - WALL - HALF SWITCHED
	COMBINATION SWITCH/DUPLEX RECEPTACLE
GFCI	DUPLEX RECEPTACLE - WALL - WITH INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER
WP	RECEPT. TYPE SHOWN W/ WEATHERPROOF COVER
+42"	RECEPT. TYPE SHOWN AT SPECIAL HEIGHT
	CLOCK HANGER RECEPTACLE
	MOTORIZED SHADE. VERIFY MOTOR LOCATIONS WITH SHADE VENDOR AND INSTALLER.
	FLUSH FLOOR BOX DEVICE - DEVICE TYPE PER SYMBOLS ABOVE
	PEDESTAL FLOOR DEVICE - DEVICE TYPE PER SYMBOLS ABOVE
	IN RAISED FLOOR - SEE ARCH DWGS; WITH MULTI-SERVICE FLOOR BOX CAST IN CONC. OR RECEPTACLES & SIGNAL OUTLETS AS NOTED.
J	JUNCTION BOX PROVIDE BLANK COVER U.N.O.

LIGHTING

SYMBOL	DESCRIPTION
	RECESSED LENSED TROFFER (SIZE/SHAPE VARIES)
	RECESSED PARABOLIC TROFFER (SIZE/SHAPE VARIES)
	SURFACE LENSED LUMINAIRE (SIZE/SHAPE VARIES)
	SURFACE PARABOLIC TROFFER (SIZE/SHAPE VARIES)
	SHADING OF ANY LUMINAIRE INDICATES CONNECTION TO ALTERNATE POWER SOURCE (EMERGENCY, UPS, STANDBY, ETC.) PER CIRCUITING INDICATED
	SUSPENDED LINEAR PENDANT (SIZE/SHAPE VARIES)
	NON LINEAR PENDANT (SIZE, SHAPE VARIES)
	DOWNLIGHT OR POINT SOURCE - SURFACE, RECESSED CEILING MTD.
	DIRECTIONAL OR WALLWASH - SURFACE, RECESSED CEILING MTD.
	RECESSED BATH FAN OR FAN/LIGHT
	SURFACE OR PENDANT CEILING FAN - PROVIDE APPROPRIATE BRACED JUNCTION BOX
	LINEAR LOW VOLTAGE COVE OR UNDERCABINET
	TRACK OR LOW VOLTAGE LIGHTING WITH HEADS
	STRIPLIGHT
	STRIPLIGHT WITH REFLECTOR OR LENS
	SCONCE, "FOOT" INDICATES WALL MOUNTING. VERIFY HEIGHT WITH ARCHITECT, INTERIOR DESIGNER.
	WALL MOUNTED LINEAR (SIZES VARY)
	RECESSED STEPLIGHT
	BATTERY POWER EMERGENCY UNIT EQUIPMENT (SEE LUMINARE SCHEDULE FOR QUANTITY OF HEADS) - WALL, CEILING MOUNTED.
	ILLUMINATED EXIT SIGN, SHADED QUADRANT INDICATES FACES, ARROWS AS SHOWN
	FLOOR OR GRADE MOUNTED BOLLARD
	FLUSH GRADE POINT SOURCE
	POLE MOUNTED LUMINAIRE- SINGLE OR DUAL HEAD ARROW INDICATES OPTICAL ORIENTATION
	POLE TOP MOUNTED LUMINAIRE

L# 1071

D# 1071 1071DC

X# 1071

LUMINAIRE MARKING CONVENTIONS:
LETTER DESIGNATION FOLLOWED BY SEQUENTIAL NUMBER

L# = LED
D# = DECORATIVE
S# = SITE SPECIFIC
X# = EXIT SIGN
E# = EMERGENCY SPECIFIC

CIRCUITING CONVENTION:
107# = ARCHITECTURAL ROOM NUMBER
###1 = SEQUENTIAL CIRCUIT IN ROOM.
####DC = 0-10VDC CONTROL CIRCUIT

SWITCHING & CONTROLS

SYMBOL	DESCRIPTION
S_a	SINGLE POLE SWITCH (SUPERSCRIPT DENOTES SIMILARLY MARKED LUMINAIRES CONTROLLED TOGETHER. NO SUBSCRIPT INDICATES SWITCH TO CONTROL ALL LIGHTING WITHIN ROOM, U.O.N.).
S^2	TWO POLE SWITCH
S^3	THREE WAY SWITCH
S^4	FOUR WAY SWITCH
S^K	KEY OPERATED SWITCH
D	DIMMER SWITCH. NUMBER INDICATES WATTAGE RATING. IF NOT SHOWN THEN EQUAL TO LOAD.
S_{JAMB}	JAMB SWITCH
S^{TS}	TIMER SWITCH
S^{XP}	EXPLOSION PROOF SWITCH
S^{WP}	WEATHERPROOF SWITCH
S^{FAN}	LINE VOLTAGE, VARIABLE SPEED FAN CONTROL LOCATE ADJACENT TO ADJACENT TO LIGHT SWITCHES.
$S_{\#}$	MULTI-BUTTON LIGHTING CONTROL SWITCH INDIVIDUAL SWITCH CONFIGURATION VARIES.
PC	PHOTOCELL
TC	TIME CLOCK
OS	OCCUPANCY SENSOR - WALL MOUNTED
OS	360 DEGREE OCCUPANCY SENSOR - CEILING MTD.
OS	180 DEGREE OCCUPANCY SENSOR - CEILING MTD.
OS	CORRIDOR/AISLE OCCUPANCY SENSOR - CEILING MOUNTED
S^b OS^a	OCCUPANCY SENSOR & SWITCH GANGED UNDER A COMMON COVER PLATE. OCCUPANY SENSOR TO CONTROL ALL LIGHT FIXTURES IN ROOM WITH 1/2 LIGHT REDUCTION CONTROLLED BY SWITCH, DESIGNATED BY LETTER.
LCP #	LIGHTING CONTROL PANEL AND ASSOCIATED COMPONENTS. PROVIDE 120V OR 277V CONTROL POWER AS REQUIRED OR AS INDICATED.
T	REMOTE MOUNTED LINE TO LOW-VOLTAGE FUSED TRANSFORMER OR POWER SUPPLY. CONCEAL FROM VIEW.

LIGHTING REFERENCES

1. IESNA HANDBOOK 9TH EDITION, 2010
2. NATIONAL ELECTRIC CODE VERSION 2023
3. IECC 2021
4.

LIGHTING SHEET INDEX

LIGHT-000 LIGHTING LEGEND
LIGHT-100 LIGHTING PLAN
LIGHT-200 LIGHTING SECTION AT UNIT
LIGHT-300 LIGHTING SECTIONS AT STAIR 2
LIGHT-400 LIGHTING PLANS

original issue date:
5/14/25
revision dates:

SNOWMASS EMPLOYEE HOUSING
1001 DIVIDE ROAD
SNOWMASS VILLAGE, CO 81615

ALPENGLOW LIGHTING DESIGN, INC.
4941 county road 113, carbondale, colorado 81623
(970) 948-2637 aaron@alpenglowinc.com

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LIGHTING LEGEND

LIGHT-000

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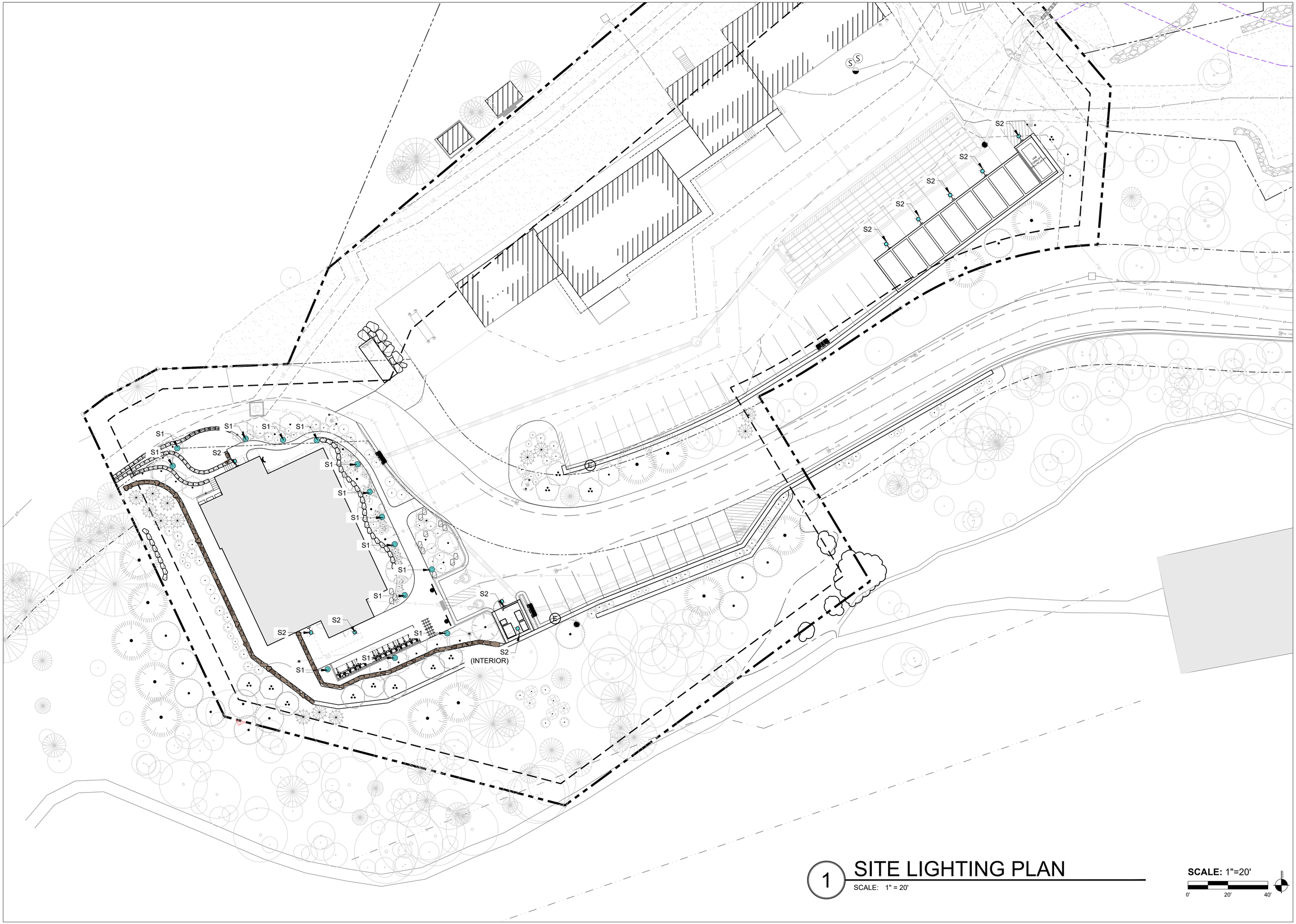

1 SITE LIGHTING PLAN

SCALE: 1" = 20'

SCALE: 1"=20'

0' 20' 40'

original issue date:
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revision dates:

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SITE LIGHTING

LIGHT-100

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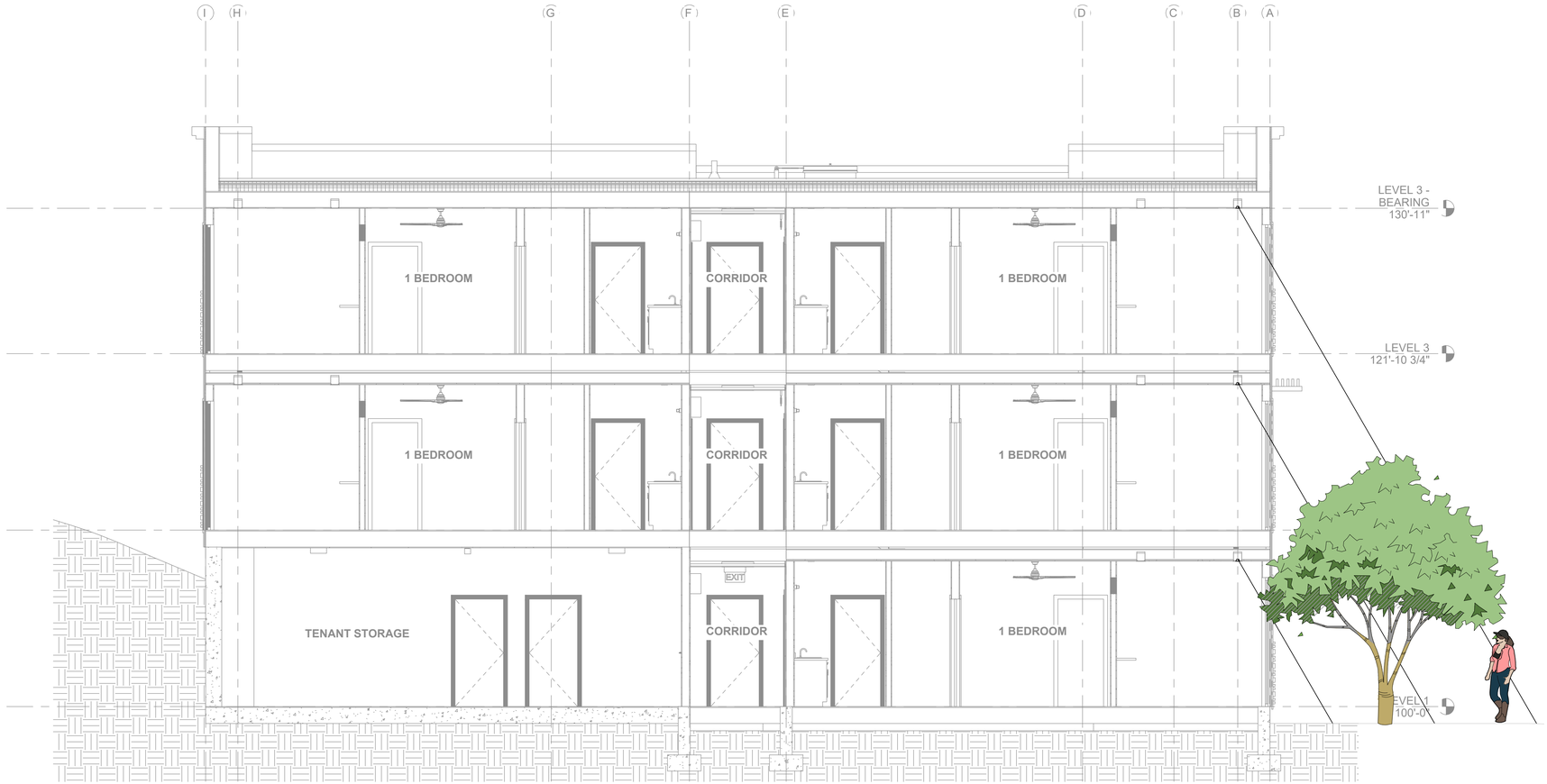

1 BUILDING SECTION THROUGH ONE BEDROOM

SCALE: 1/4" = 1'-0"

0 10' 20' 40'

original issue date:
5/14/25
revision dates:

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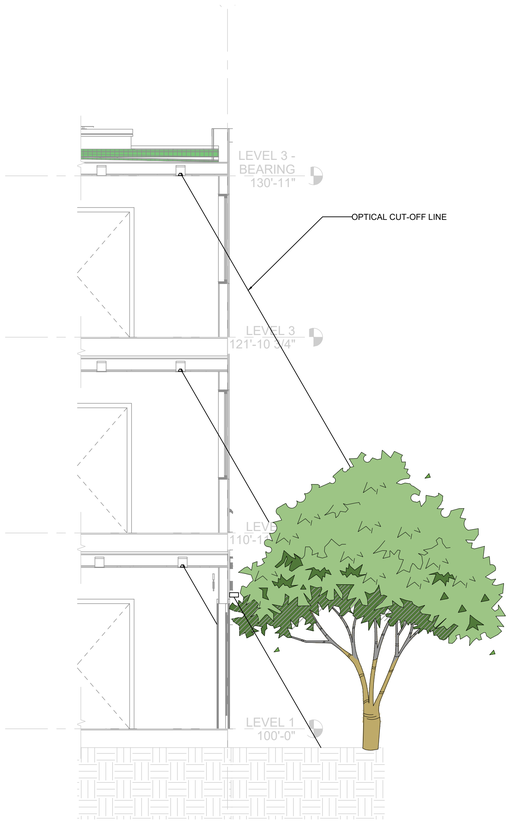
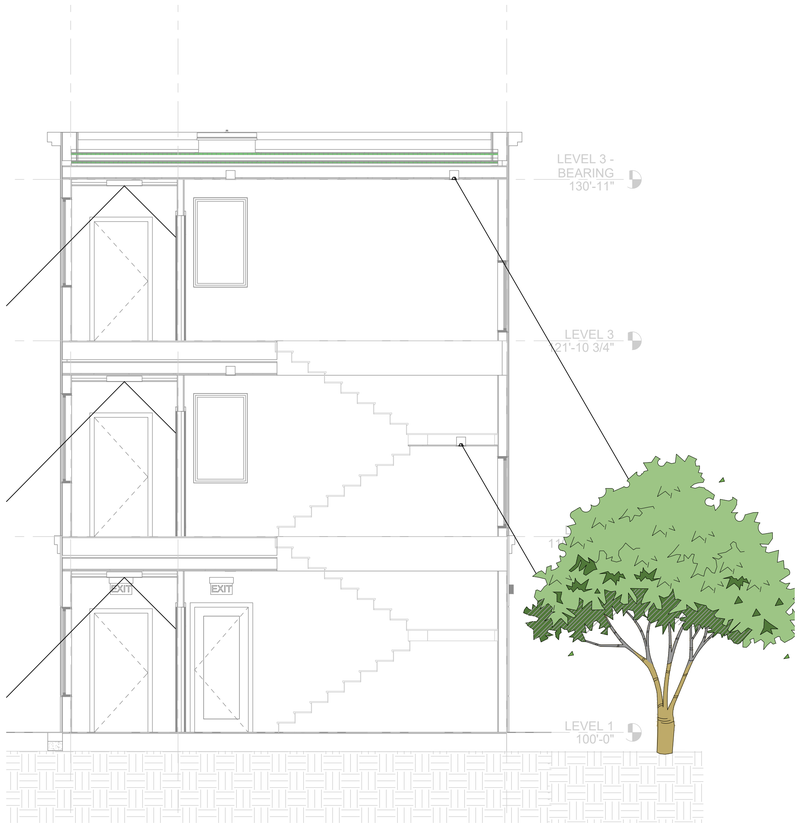


1 NORTH SIDE STAIR 2 AT EGRESS

SCALE: 1/4" = 1'-0"

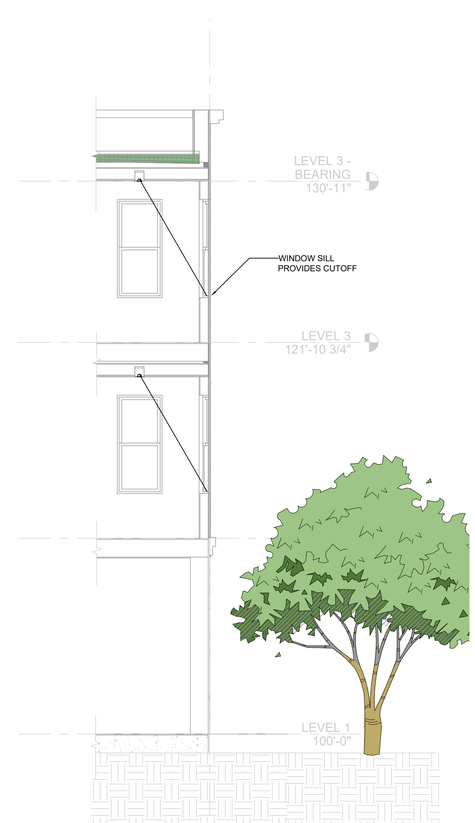
0 10' 20' 40'



2 STAIR 2 LONGITUDINAL SECTION

SCALE: 1/4" = 1'-0"

0 10' 20' 40'



3 NORTH SIDE STUDIO

SCALE: 1/4" = 1'-0"

0 10' 20' 40'

original issue date:
5/14/25
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APPENDIX A

EXISTING SURVEY SHEETS

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EXISTING CONDITIONS SURVEY

LOTS 44, 45 & 51 AND PORTION OF LOT 47
THE FIRST AMENDED PLAT OF THE DIVIDE SUBDIVISION
SECTION 2, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PM
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO

N

0 20' 40' 80'

SCALE: 1" = 40'

LEGEND

- CLEAN-OUT
- SEPTIC LID
- CATV PEDESTAL
- TELEPHONE PEDESTAL
- GAS VALVE
- GAS METER
- GAS MARKER
- GAS TANK LID
- FIRE HYDRANT
- WATER SPIGOT
- WATER VALVE BOX
- IRRIGATION CONTROL BOX
- WATER MANHOLE
- ELECTRIC VAULT
- ELECTRICAL TRANSFORMER
- ELECTRIC PEDESTAL
- LANDSCAPE LIGHT
- ELECTRICAL METER
- ELECTRICAL SERVICE BOX
- IRRIGATION LINE
- WATER LINE
- SEWER LINE
- TELEPHONE LINE
- FIBER OPTIC LINE
- GAS LINE
- ELECTRIC LINE
- SNOW MAKING LINE
- WIRE FENCE
- WOOD FENCE

SLOPE LEGEND

- 0% to 15%
- 15% TO 30%
- 30% TO 45%
- 45% & GREATER

LOT 46 FIRST AMENDED THE DIVIDE SUBDIVISION

LOT 47 FIRST AMENDED THE DIVIDE SUBDIVISION

LOT 42 FIRST AMENDED THE DIVIDE SUBDIVISION

LOT 44 2.85± ACRES

LOT 45 1.798± ACRES

LOT 47

LOT 51 0.729± ACRES

SITE BENCH MARK
AP2-TRACT 50 & AP1-TRACT 53
FOUND 2-1/2" GLO BRASS CAP
ELEVATION: 8865.97

DIVIDE ROAD (60' WIDE RIGHT-OF-WAY)

PINON DRIVE (60' WIDE RIGHT-OF-WAY)

PAVED ROADWAY

GRAVEL

GRAVEL PARKING

ASPHALT PARKING

DIRT TRAIL

TRAIL

ONE-STORY FRAME BUILDING

TWO-STORY FRAME BUILDING

WOOD DECK

SHED

FLAGSTONE

WOOD SHEDS

TWO-STORY BUILDING APARTMENTS-UPPER GARAGES-LOWER

UPPER APARTMENTS

METAL CATWALK

FUEL ISLAND

LIFT STATION

WOOD RETAINING WALL (TYPICAL)

ROCK-BOULDER RETAINING (TYPICAL)

OLD WOOD STEPS & WATER SPIGOT

USE RESTRICTION AREA RECEPTION NO. 528952

DRAINAGE EASEMENT RECEPTION NO. 528952

EASEMENT FOR NATURAL DRAINAGE, SNOWMELT & RAIN RECEPTION NO. 528952

24' WIDE ACCESS RECEPTION NO. 472071 KRABLOONIK ACCESS

50' WIDE ACCESS & UTILITY EASEMENT RECEPTION NO. 278952 PLOTTED AS ROAD D

PEDESTRIAN ACCESS EASEMENT RECEPTION NO. 528952

5' WIDE SLOPE EASEMENT RECEPTION NO. 528952

20' WIDE SLOPE EASEMENT RECEPTION NO. 528952

PUBLIC SKI EASEMENT RECEPTION NO. 528952

S89°45'37"E 153.98'

N50°47'56"E 213.68'

N80°45'27"W 52.69'

S82°13'58"W 42.61'

S68°48'20"W 74.93'

N33°19'21"E 265.01'

S53°08'30"W 71.07'

S39°08'08"W 113.83'

S55°29'55"E 446.90'

S39°45'36"E 22.35'

N49°08'32"E 531.06'

N87°55'20"E 89.75'

N87°55'20"E 108.00'

S87°55'20"W 224.25'

S40°33'13"W 217.93'

S09°00'29"W 253.72'

N80°47'42"W 124.23'

S46°35'20"E 70.09'

N30°33'13"E 177.15'

S76°48'05"W 789.38'

N76°35'56"W 176.01'

N42°36'22"W 166.85'

N51°46'54"E 14.33'

N60°40'30"E 29.19'

N86°52'21"E 65.95'

N21°56'39"E 62.98'

R=190.00' L=104.87'

R=270.00' L=86.14'

S55°27'50"W 47.83'

S32°15'50"W 207.82'

RIM:8935.05
10"PVC:8922.1(W)
10"PVC:8922.2(E)
10"PVC:8922.35(S)

12"CMP 8923.25

36"CMP 8923.48

6"CMP 8861.22 8858.06

15"CMP 8887.58

INV 8891.32

INV 8888.58

8913.22 ABOVE GROUND

NOTES:

1. DATE OF FIELD SURVEY: JUNE 25, 26, 27, 2024 AND JULY 3, 2024.
2. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
3. THIS EXISTING CONDITIONS SURVEY IS BASED ON THE DIVIDE SUBDIVISION, THE FIRST AMENDED PLAT OF LOTS 42, 45 AND 47 OF THE DIVIDE SUBDIVISION RECORDED SEPTEMBER 26, 2006 IN PLAT BOOK 81 AT PAGE 45 MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
4. THIS EXISTING CONDITIONS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TRUE NORTH COLORADO, LLC, FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH COLORADO, LLC. RELIED UPON TITLE COMMITMENT NO. Q62015073-2 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: FEBRUARY 24, 2023.
5. ELEVATIONS SHOWN HEREON ARE BASED ON FIELD GPS OBSERVATIONS AND ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
6. CONTOUR INTERVAL EQUALS 1-FOOT.
7. UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BY ROARING FORK UTILITY LOCATORS LLC. AND ARE FOR PLANNING PURPOSES ONLY. PLEASE CALL COLORADO 811 PRIOR TO ANY DIGGING OR EARTHWORK CONSTRUCTION FOR UTILITY VERIFICATION.

REVISED: MAY 5, 2025: ADDITIONAL TREE LOCATIONS, TRAIL LOCATIONS AND SLOPES ANALYSIS.

SURVEYOR'S STATEMENT

I, RODNEY P. KISER, DO HEREBY STATE THAT THIS EXISTING CONDITIONS SURVEY WAS PREPARED BY TRUE NORTH COLORADO, LLC. FOR ASPEN SKIING COMPANY, LLC AND THE TOWN OF SNOWMASS VILLAGE THAT SAID SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE.

RODNEY P. KISER
LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38215
TRUE NORTH COLORADO, LLC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TRUE NORTH COLORADO
A LAND SURVEYING AND MAPPING COMPANY

ASPEN SKIING COMPANY, LLC & TOWN OF SNOWMASS VILLAGE EXISTING CONDITIONS SURVEY
COUNTY OF PITKIN - STATE OF COLORADO

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR RODNEY P. KISER 38215

TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
P.O. BOX 614 - 386 MAIN STREET UNIT 3
NEW CASTLE, COLORADO 81647
(970) 984-0474
www.truenorthcolorado.com

PROJECT NO: 2024-190	DRAWN	SHEET
	RPK	1 OF 3
DATE:JULY 26, 2024	SURVEYED	
	GBL-DJB	

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APPENDIX A

CONSTRUCTION MANAGEMENT PLAN

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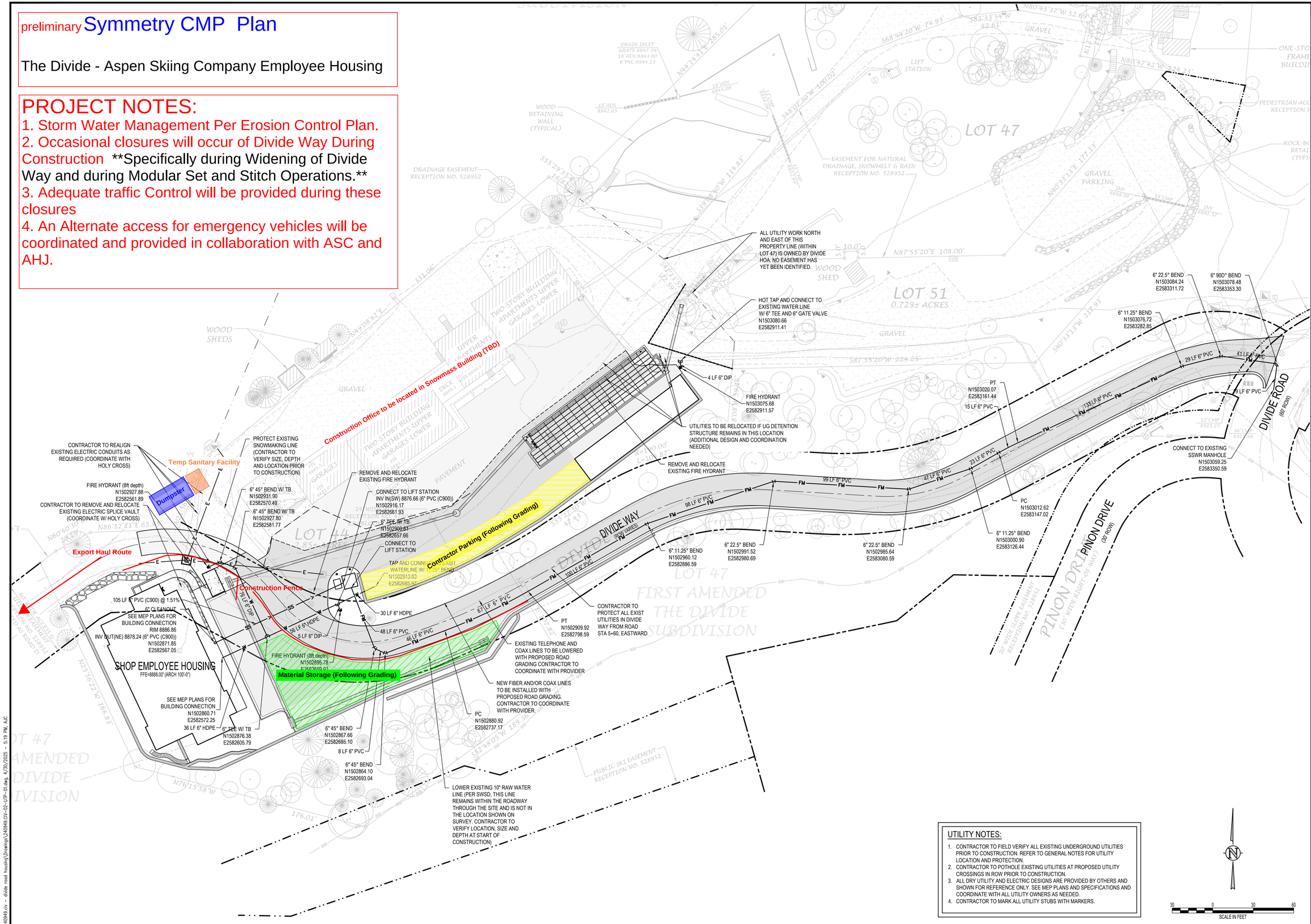
preliminary **Symmetry CMP Plan**

The Divide - Aspen Skiing Company Employee Housing

PROJECT NOTES:

1. Storm Water Management Per Erosion Control Plan.
2. Occasional closures will occur of Divide Way During Construction **Specifically during Widening of Divide Way and during Modular Set and Stitch Operations.**
3. Adequate traffic Control will be provided during these closures
4. An Alternate access for emergency vehicles will be coordinated and provided in collaboration with ASC and AHJ.



UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.

30 0 30 60
SCALE IN FEET

CONSULTING ENGINEERS
JVA, Inc. 817 Colorado Ave., Suite 301
Glenwood Springs, CO Zip 81601
970.404.3100
www.jvajva.com
Boulder • Fort Collins • Winter Park
Glenwood Springs • Denver

NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	04/30/2025

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SNOWMASS OPS EMPLOYEE HOUSING
1001 DIVIDE RD
SNOWMASS VILLAGE, CO 81615

OVERALL UTILITY PLAN

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Erosion Control Plan

The Divide - Aspen Skiing Company Employee Housing

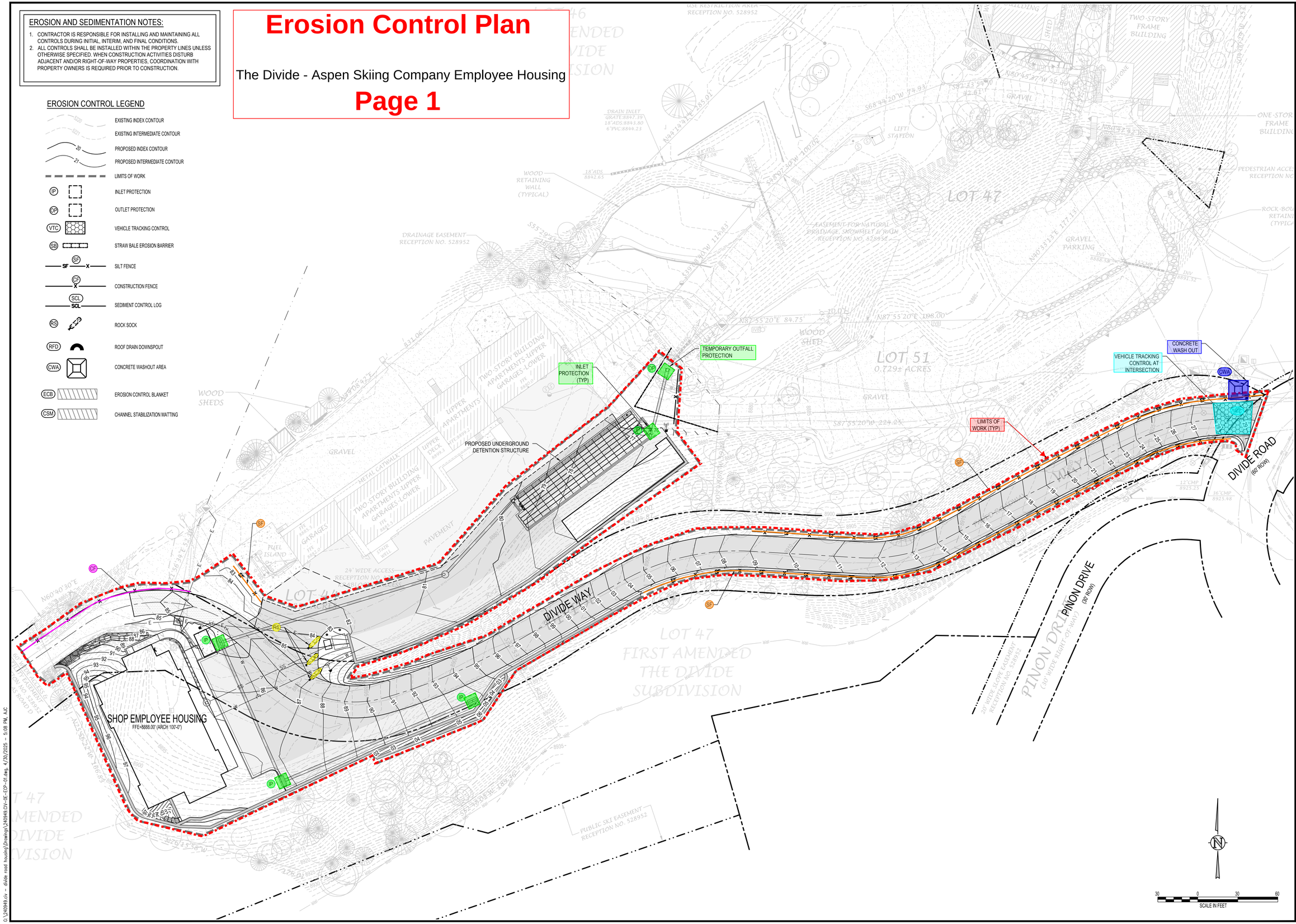
Page 1

EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.

EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- LIMITS OF WORK
- (IP) INLET PROTECTION
- (OP) OUTLET PROTECTION
- (VTC) VEHICLE TRACKING CONTROL
- (SB) STRAW BALE EROSION BARRIER
- (SF) SILT FENCE
- (CF) CONSTRUCTION FENCE
- (SCL) SEDIMENT CONTROL LOG
- (RS) ROCK SOCK
- (RFD) ROOF DRAIN DOWNSPOUT
- (CWA) CONCRETE WASHOUT AREA
- (ECB) EROSION CONTROL BLANKET
- (CSM) CHANNEL STABILIZATION MATTING



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Glenwood Springs ● Denver

NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	04/30/2025

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EROSION CONTROL PLAN

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STORMWATER MANAGEMENT PLAN (SWMP)

THIS STORMWATER MANAGEMENT PLAN IS TO BE RETAINED AND MAINTAINED ONSITE INCLUDING FINAL LANDSCAPING PLANS AND ANY OTHER EROSION CONTROL DOCUMENTATION. A SWMP ADMINISTRATOR WILL BE DESIGNATED BY THE CONTRACTOR AND IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THIS SWMP. THE SWMP ADMINISTRATOR IS THE CONTACT FOR ALL SWMP-RELATED ISSUES AND IS RESPONSIBLE FOR ITS ACCURACY, COMPLETENESS, AND IMPLEMENTATION. THE FOLLOWING HAS BEEN DESIGNATED AS THE SWMP ADMINISTRATOR FOR THIS PROJECT:

NAME: ______________________________

CONTACT INFO: ______________________________

____

THE SITE IS LOCATED AT ACROSS FROM 1001 DIVIDE ROAD, AND AT APPROXIMATELY 39°N 12' 17" LATITUDE, 106°W 58' 23" LONGITUDE. THE PROPOSED PROJECT CONSISTS OF UTILITY SERVICE CONNECTIONS, BUILDING CONSTRUCTION, PAVING OF SIDEWALKS, PARKING LOTS, ENTRANCE DRIVES, ROADWAY IMPROVEMENTS AND UTILITY INFRASTRUCTURE CONSTRUCTION IN THE TOWN OF SNOWMASS VILLAGE. THE TOTAL SITE AREA IS APPROXIMATELY 3.65 ACRES WITH AT TOTAL DISTURBANCE OF 1.62 ACRES. NO AREAS GREATER THAN 40 ACRES SHALL BE DISTURBED AT ANY GIVEN TIME. NO CONSTRUCTION ACTIVITIES SHALL OCCUR OFFSITE OR OUTSIDE OF THE CONSTRUCTION LIMITS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE SEQUENCE OF CONSTRUCTION STARTS IS AS FOLLOWS:

PHASE	ESTIMATED	ACTUAL
CONSTRUCTION START	MONTH YEAR	__________
ROAD AND OVERLOT GRADING	MONTH YEAR	__________
UTILITY CONSTRUCTION	MONTH YEAR	__________
BUILDING CONSTRUCTION	MONTH YEAR	__________
PAVING	MONTH YEAR	__________
SITE RESTORATION	MONTH YEAR	__________

THE EXISTING SITE CONSISTS OF PARTLY DEVELOPED LAND AND PARTLY NATIVE GRASSLAND AND VEGETATION AND IS APPROXIMATELY 49% COVERED WITH VEGETATIVE GROUND COVER. THE ESTIMATED HISTORIC AND DEVELOPED RUNOFF COEFFICIENTS ARE 0.71 AND 0.82, RESPECTIVELY.

OFFSITE RUNOFF FLOWS ONTO THE PROPERTY EITHER DOWN THE EXISTING DIVIDE WAY ALIGNMENT FLOWING SOUTHWEST FROM THE DIVIDE ROAD INTERSECTION OR FLOWS DOWN THE HILL SOUTH OF THE PROPOSED WORK AREA. ONSITE FLOWS CURRENTLY FLOW TOWARDS A LOW POINT AT THE EAST END OF THE EXISTING VMF FACILITY PARKING LOT AND RUNOFF GETS PIPED OFF SITE TO THE NORTHEAST. ONSITE DETENTION IS PROVIDED AT AN EXISTING POND OT THE NORTHEAST OF THE VMF FACILITY. STORMWATER IS DISCHARGED FROM THIS SITE TO ____ (____ CREEK/RIVER, REGIONAL DETENTION POND, ____" PUBLIC STORM SYSTEM THAT ULTIMATELY OUTFALLS TO ____.) A DRAINAGE REPORT FOR THIS DEVELOPMENT HAS BEEN SUBMITTED TO THE ENGINEER OF THE TOWN OF SNOWMASS VILLAGE.

OTHER POTENTIAL POLLUTION SOURCES SUCH AS VEHICLE FUELING AND LOADING/ UNLOADING AREAS ARE LOCATED TO THE NORTHEAST OF THE PROPOSED HOUSING COMPLEX AT THE VMF FACILITY. NON-STORMWATER COMPONENTS OF THE DISCHARGE, DO NOT EXIST ON SITE.

BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT
NON STRUCTURAL BMPS WILL BE IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE. THE UTILIZATION OF NON STRUCTURAL BMPS WILL BE AN ONGOING PROCESS DIRECTED AT PREVENTING EROSION. THE NON STRUCTURAL BMPS WILL RECEIVE CONTINUOUS EMPHASIS THROUGHOUT CONSTRUCTION BECAUSE THEY AVERT PROBLEMS BEFORE THEY OCCUR AND REDUCE THE NEED FOR STRUCTURAL BMPS. NON STRUCTURAL BMPS WILL CONSIST PRIMARILY OF PRESERVATION OF EXISTING MATURE VEGETATION AND TREES, PLANNING AND SCHEDULING CONSTRUCTION ACTIVITIES AIMED AT ACHIEVING THE GOAL OF MINIMIZING EROSION. FURTHERMORE, CONSTRUCTION PERSONNEL WILL BE INSTRUCTED AND SUPERVISED IN CONSTRUCTION METHODS CONSISTENT WITH EROSION PREVENTION PRACTICES.

PLANNED STRUCTURAL BMPS FOR EROSION AND SEDIMENT CONTROL ARE SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN. IMPLEMENTING THESE MEASURES SHOULD MINIMIZE NUISANCE SILT AND SEDIMENTATION EXITING THE SITE AND PREVENT CLOGGING EXISTING STORM SEWERS AND STREET GUTTERS.

APPLICATION OF THESE BMPS FOR STORMWATER MANAGEMENT ARE FOR CONSTRUCTION PERIODS AND ARE CONSIDERED TEMPORARY. POST-DEVELOPMENT STORMWATER MANAGEMENT IS PROVIDED THROUGH (VEGETATED LANDSCAPED AREAS, GRASSED SWALES, RIPRAP PROTECTION, STORM COLLECTION SYSTEM, AND THE UTILIZATION OF THE PERMANENT DETENTION AND WATER QUALITY POND, OTHER? __________)

VEHICLE TRACKING CONTROL (VTC):
A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED AT THE DIVIDE WAY/DIVIDE ROAD INTERSECTION. THE CONSTRUCTION ACCESS AND PARKING WILL BE GRADED AND COVERED WITH A CRUSHED STONE BASE COURSE DURING CONSTRUCTION. THE VEHICLE TRACKING CONTROL WILL BE RELOCATED WITH THE CONSTRUCTION ACCESS AS NECESSARY.

SILT FENCING (SF) AND SEDIMENT CONTROL LOGS (SCL):
SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED WITH RESPECT TO PROPOSED DRAINAGE PATTERNS. SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE CONSTRUCTED ALONG THE PORTIONS OF THE (EAST, WEST, SOUTH, NORTH, OTHER? _______) SIDE OF THE PROPERTY AND ALONG ANY DRAINAGE AREAS SUBJECT TO EROSION. THE SILT FENCING AND SEDIMENT CONTROL LOGS SHALL BE INSTALLED AT THE DOWNHILL SIDE OF THE EXISTING SLOPES ACROSS THE SITE AND AT ALL POINT DISCHARGE AREAS WHETHER SHOWN OR NOT, SILT FENCE AND SEDIMENT CONTROL LOGS SHALL BE MAINTAINED AS NEEDED THROUGHOUT THE CONSTRUCTION PROCESS. THE TEMPORARY SILT FENCE AND SEDIMENT CONTROL LOGS WILL REMAIN UNTIL THE STORM SEWER STRUCTURES ARE COMPLETED AND GROUND COVER IS EFFECTIVE.

INLET PROTECTION (IP):
THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. EACH INLET ON THE PROPOSED STORM SEWER SYSTEM WILL HAVE A TEMPORARY INLET SEDIMENT TRAP CONSTRUCTED AROUND IT. IN PAVED AREAS, THIS TRAP CONSISTS OF (WIRE MESH SOCKS, CONCRETE BLOCKS, AND/OR SCREENS, OTHER? ______) TO FILTER THE STORM RUNOFF AND ALLOW ANY SILT TO SETTLE OUT. IN FIELDS OR LANDSCAPED AREAS THIS TRAP CONSISTS OF (WIRE MESH SOCKS, STRAW BALE BARRIERS, OTHER? ______).

STRAW BALE DROP STRUCTURES DAMS (SB):
STRAW BALE BARRIERS WILL BE INSTALLED TO PROTECT THE PROPOSED SWALE(S) PRIOR TO LANDSCAPING THE SITE. THESE BARRIERS WILL REDUCE THE FLOW VELOCITY IN THE SWALE(S) AND ALLOW THE DISTURBED SOIL TO SETTLE OUT.

ROCK CHECK DAMS (RCD):
ROCK CHECK DAMS WILL BE INSTALLED AS SHOWN AND MAINTAINED AT LOCATIONS AROUND THE SITE WHERE FUTURE GRASS LINES SWALES WILL CARRY THE STORM RUNOFF. PRIOR TO LANDSCAPING OF THE SITE, THESE BARRIERS WILL REDUCE THE FLOW VELOCITIES IN THESE SWALES AND ALLOW THE DISTURBED SOIL TO SETTLE OUT. THE ROCK CHECK DAMS WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

OUTLET PROTECTION (OP):
THE STORM SEWER OUTLETS WILL BE PROTECTED WITH RIPRAP. PLACING RIPRAP AT PIPE OUTFALLS REDUCES EXIT VELOCITIES AND REDUCES SCOUR. THIS RIPRAP WILL BE LEFT IN PLACE AS PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN.

DIVERSIONS DIKES (DD):
SEVERAL DIVERSION DIKES ARE TO BE INSTALLED TO DIRECT STORMWATER TO PROPOSED SWALES OR PROPOSED GUTTER PLANS. THESE TEMPORARY DIVERSIONS WILL BE NECESSARY UNTIL ALL INLETS BECOME FUNCTIONAL, SURROUNDED WITH PAVEMENT.

OVERLOT GRADING:
ALL OPEN AREAS WILL BE TREATED WITHIN 14 DAYS OF COMPLETION OF THE OVERLOT GRADING. ALL OVERLOT GRADING IN THE NON-IRRIGATED AREAS WILL HAVE THE SURFACE ROUGHENED AND WILL BE PERMANENTLY LANDSCAPED OR TEMPORARILY SEEDED UNTIL THE PLANNED INSTALLATIONS ARE COMPLETED. AT THE COMPLETION OF THE MASS GRADING, ALL EXPOSED SOIL AREAS WILL HAVE THE SURFACE ROUGHENED AND PLANTED WITH A REVEGETATION SEED MIX. VEGETATION IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION BY THE CONTRACTOR UNTIL AREAS ARE PERMANENTLY LANDSCAPED. ALTERNATELY, ROUGH-CUT DRIVEWAYS OR PROPOSED PAVED AREAS CAN BE COVERED WITH A LAYER OF AGGREGATE, ROAD BASE OR ASPHALT PAVING.

DUST CONTROL MEASURES:
DISTURBED AREAS NOT YET READY TO BE SEEDED, LANDSCAPED, PAVED, OR OTHERWISE STABILIZED SHALL BE WATERED, OR RIPPED AS NECESSARY TO PRECLUDE VISIBLE DUST EMISSIONS.

ITEMS ARE SCHEDULED TO BE IMPLEMENTED ACCORDING TO THE CONSTRUCTION SCHEDULE. AS WORK PROCEEDS, IMPLEMENTATION OF INDIVIDUAL BMPS IS TO COINCIDE WITH THE CONSTRUCTION THEREBY MINIMIZING THE EXPOSURE OF UNPROTECTED AREAS. THE SILT FENCE, INLET PROTECTION (FOR EXISTING INLETS), AND GRAVELING OF THE CONSTRUCTION ENTRANCE WILL BE PERFORMED WHEN THE GRADING BEGINS. THE INLET PROTECTION WILL BE INSTALLED AS THE STORM SEWER STRUCTURES ARE CONSTRUCTED. THE RIPRAP PROTECTION WILL BE INSTALLED AS THE STORM SEWER OUTFALLS OR CULVERTS ARE CONSTRUCTED. THE STRUCTURAL BMPS THAT DO NOT BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN ARE TO BE REMOVED, AS THE PAVING, LANDSCAPING, AND OTHER PERMANENT GROUNDCOVER INSTALLATIONS ARE COMPLETED. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH AT THE TIME OF GRADING. THE GRAVELING IS TO BE MAINTAINED AS EXTENDED CONSTRUCTION PROGRESSES ESPECIALLY AROUND THE BUILDING SITE. THE STRUCTURAL BMPS ARE TO BE REMOVED, AS THE PERMANENT LANDSCAPING INSTALLATIONS ARE COMPLETED.

THE EROSION AND SEDIMENT CONTROL PLAN MAY BE MODIFIED BY THE (DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, OWNER'S ENGINEER, COUNTY ENGINEERING INSPECTORS, MUNICIPALITY, OTHER? OF________) OR ITS AUTHORIZED REPRESENTATIVE AS FIELD CONDITIONS WARRANT.

STORMWATER DETENTION AND WATER QUALITY:
STORMWATER DETENTION IS PROVIDED (ONSITE IN DETENTION AREA, OTHER? ______.) WATER QUALITY TREATMENT IS PROVIDED (ONSITE IN WATER QUALITY AREA, OTHER? _______.) THE PROPOSED DETENTION AREA WILL BE UTILIZED AS (A SEDIMENT BASIN, OTHER? ______.)

TEMPORARY SEEDING AND MULCHING:
ALL SEEDS FURNISHED SHALL BE FREE FROM NOXIOUS SEEDS (SUCH AS RUSSIAN OR CANADIAN THISTLE, COURSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAPWEED, AND LEAFY SPURGE, OTHER? ______.) THE FORMULA USED FOR DETERMINING THE QUALITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS). SEEDING RECOMMENDATIONS ARE PROVIDED BELOW, BUT MAY BE MODIFIED WITH THE OWNER'S APPROVAL TO MAKE THE BEST USE OF EXISTING CLEARINGS AND GRUBBINGS:

SPECIES	COMMON NAME	VARIETY	LBS/ACRE
AGROPYRON SMITHI	WESTERN WHEATGRASS	ARRIBA	8.0
ARRHENATHERUM ELATES	TALL OATGRASS		3.0
LOLIUM PERENNE	PERENNIAL RYEGRASS	PENNFINE	2.0
(NAME? ________)	(NAME? ________)	(?_____)	(?_)

ALL SEEDS SHALL BE DRILLED NOT HYDROSEEDED. ALL DISTURBED AREAS SHALL BE SEEDED AND CRIMP MULCHED IF PERMANENT VEGETATION IS NOT IMMEDIATELY INSTALLED. AFTER SEEDING HAS BEEN COMPLETED, A RATE OF 4,000 LBS. OF STRAW PER ACRE SHALL BE APPLIED UNIFORMLY, CRIMPED IN WITH A CRIMPER OR OTHER APPROVED EQUIPMENT OR OTHERWISE ATTACHED. A TACKIFIER OR JUTE NETTING TO ATTACH MULCH MAY BE USED WITH THE OWNER'S APPROVAL. THE SEEDED AREA SHALL BE CRIMPED MULCHED AND THE MULCH ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING. AREAS NOT MULCHED AND ATTACHED WITHIN TWENTY-FOUR (24) HOURS AFTER SEEDING MUST BE RESEEDED WITH THE SPECIFIED MIX AT THE CONTRACTOR'S EXPENSE, PRIOR TO MULCHING AND ATTACHING. ON STEEP SLOPES OR OTHER SPECIFIED AREAS AS SHOWN ON THE PLANTING PLAN, WHICH ARE DIFFICULT TO MULCH AND ATTACH BY CONVENTIONAL METHOD, BURLAP OR OTHER BLANKETING MATERIALS PROPERLY ANCHORED AND SECURED MAY BE USED WHEN APPROVED BY THE (CITY/TOWN/COUNTY/OTHER OF _______) ENGINEER.

PERMANENT STABILIZATION MEASURES:
RIPRAP FOR STORM DRAIN OUTFALLS AND ROCK CHECK DAMS WILL BECOME PART OF THE PERMANENT STORMWATER MANAGEMENT PLAN AND WILL NOT BE REMOVED. PERMANENT LANDSCAPING WILL INCLUDE (SODDING, SEEDING, TREES, SHRUBS, OR OTHER VEGETATIVE COVER, OTHER? ________) TO OPEN AREAS. NATIVE PERENNIAL SEEDING WILL BE ESTABLISHED IN NON-IRRIGATED AREAS AND SOD OR OTHER VEGETATIVE COVER WILL BE ESTABLISHED IN IRRIGATED OPEN AREAS. ALL PERMANENT STABILIZATION MEASURES WILL BE SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER.

MATERIALS AND SPILL PREVENTION:
THE CONTRACTOR WILL STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN CONFINED AREAS ON SITE FROM WHICH RUNOFF WILL BE CONTAINED AND FILTERED. MATERIALS WILL BE STORED OFF THE GROUND AND PROTECTED FROM THE WEATHER BY A COVER OR STORED IN A CONTAINER SUCH AS A VAN OR TRAILER. AN EARTHEN DIKE WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE FUEL STORAGE AREA TO PREVENT MATERIALS FROM CONTACT WITH SURFACE RUNOFF. EQUIPMENT MAINTENANCE WILL BE PERFORMED IN A DESIGNATED AREA AND STANDARD MAINTENANCE PROCEDURES, SUCH AS THE USE OF DRIP PANS, WILL BE USED TO CONTAIN PETROLEUM PRODUCTS.

INSPECTION AND MAINTENANCE:
THE EROSION CONTROL MEASURES WILL BE INSPECTED DAILY DURING CONSTRUCTION BY THE CONTRACTOR AND AFTER EACH RAIN EVENT. ALL INSPECTIONS SHALL BE DOCUMENTED AND SHALL INCLUDE THE DATE OF INSPECTION, ANY INCIDENCE OF NON-COMPLIANCE, SIGNED CERTIFICATION THAT THE SITE IS IN COMPLIANCE, AND ANY NOTES, DRAWINGS, MAPS, ETC. PERTAINING TO REPAIRS. COPIES OF ALL DOCUMENTATION SHALL BE DISTRIBUTED TO MUNICIPALITIES AND OWNER ON A REGULAR BASIS AS SPECIFIED BY OWNER. SILT FENCE AND STRAW BALE BARRIERS WILL BE CHECKED FOR UNDERMINING AND BYPASS AND REPAIRED OR EXPANDED AS NEEDED. SEDIMENT SHOULD BE REMOVED FROM INLET FILTERS AND SILT FENCING BEFORE ONE HALF OF THE DESIGN DEPTH HAS BEEN FILLED. SEDIMENTS DEPOSITED IN THE PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY. THE TEMPORARY VEGETATION OF BARE SOILS WILL BE CHECKED REGULARLY AND AREAS WHERE IT IS LOST OR DAMAGED WILL BE RESEEDED. AT MINIMUM THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS EVERY 14 DAYS AND AFTER SIGNIFICANT PRECIPITATION OR SNOWMELT EVENTS. INSTALLATIONS AND MODIFICATIONS AS REQUIRED BY THE (CITY/TOWN/COUNTY/OTHER? OF ______) WILL BE IMPLEMENTED WITHIN 48 HOURS OF NOTIFICATION. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.

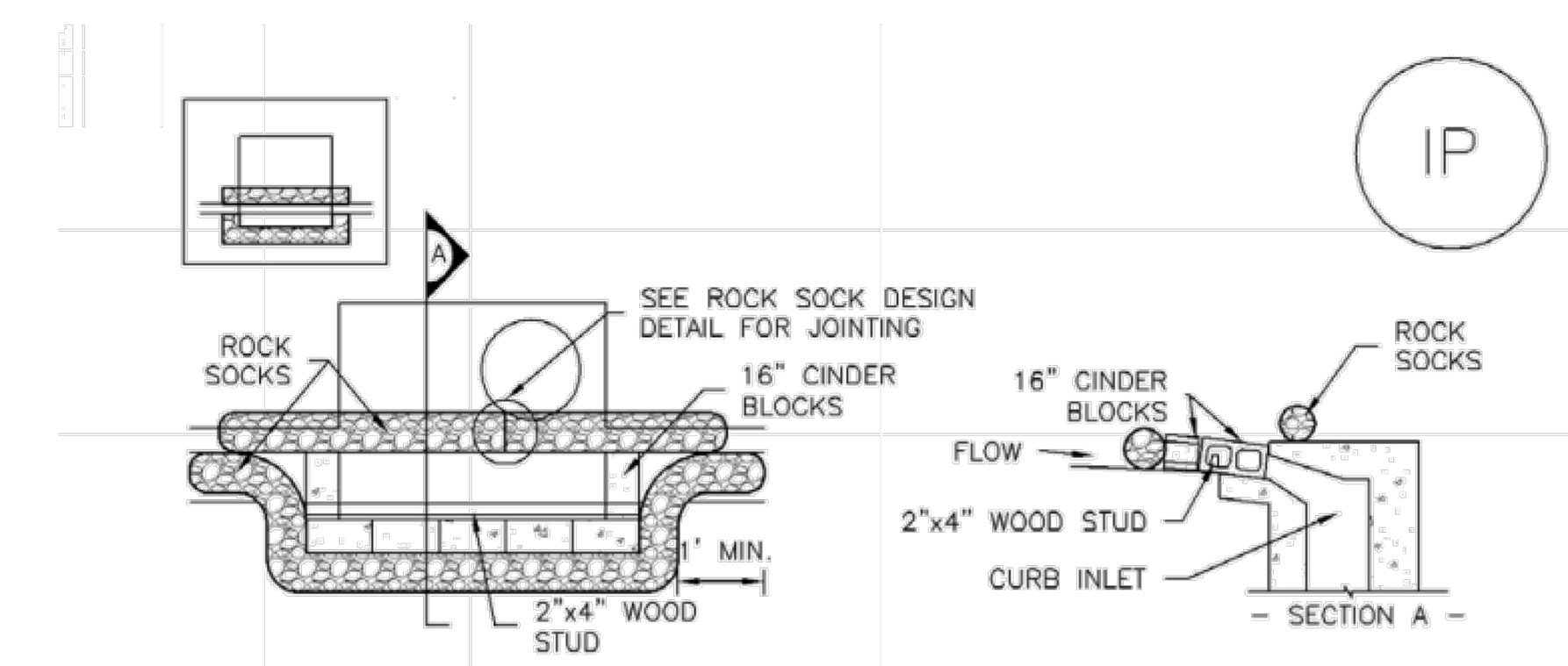
FINAL STABILIZATION AND LONG-TERM STORMWATER QUALITY:
FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OR PRE-DISTURBANCE LEVELS OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. FINAL STABILIZATION WILL BE ACHIEVED USING SOD, NATIVE SEEDING, PERMANENT BMP'S, AND OTHER METHODS. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL STABILIZATION REGARDLESS OF ACCEPTANCE BY OWNER OF THE CONTRACTOR ITEM.

Erosion Control Plan

The Divide - Aspen Skiing Company Employee Housing

Page 2

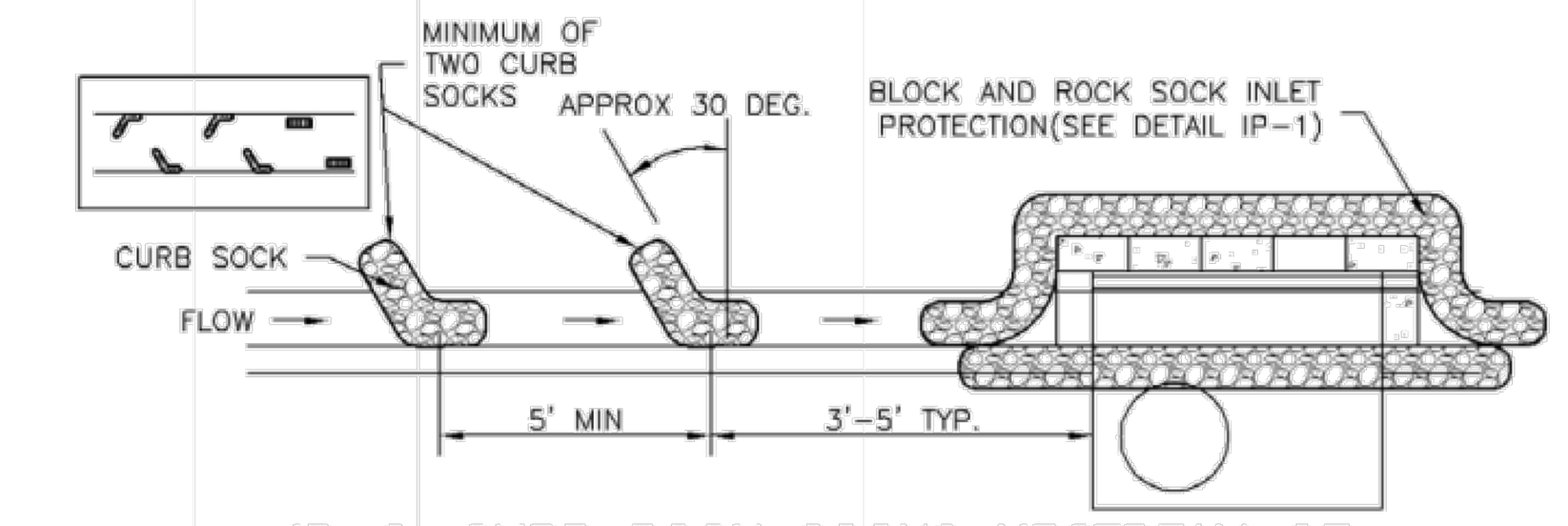
SC-6 Inlet Protection (IP)



IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADE INLETS.

IP-4 | Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 | August 2013

SC-6 Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF INLET PROTECTION.
   –TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

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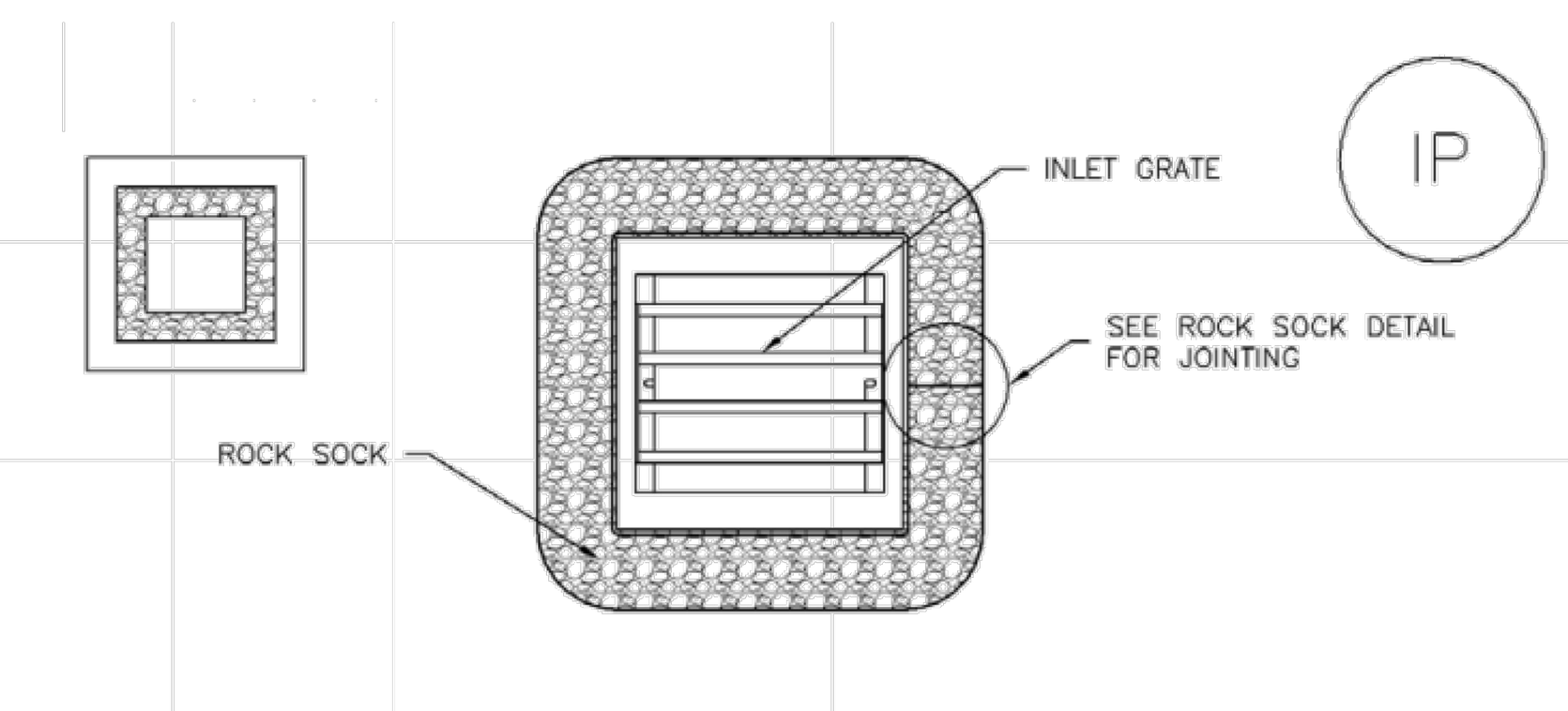
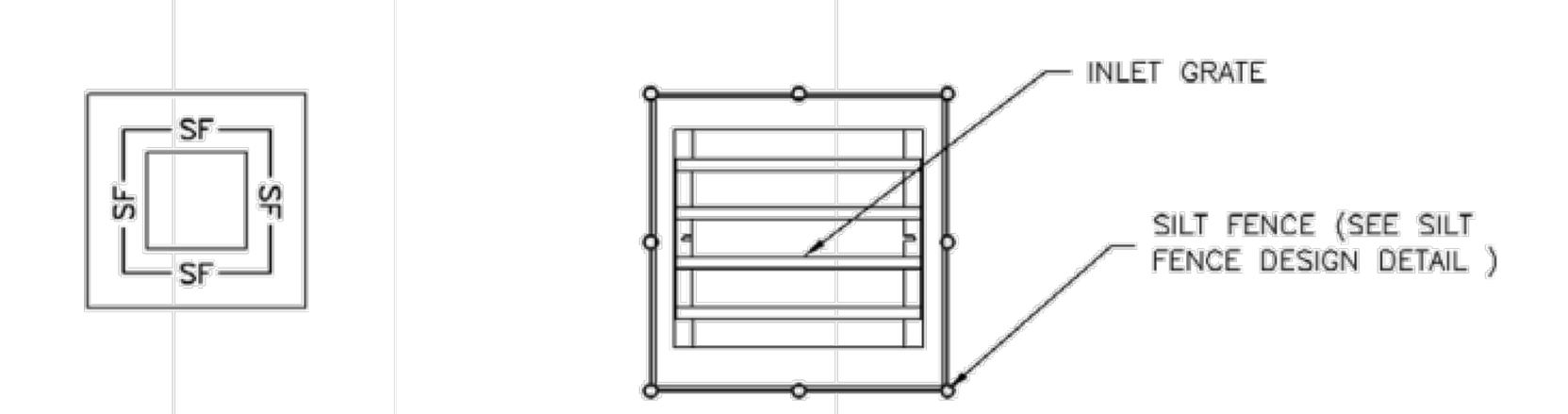
Inlet Protection (IP) SC-6



IP–3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP–4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

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NO.	DATE	DES'D	D'WN	REVISION DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	04/30/2025

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SNOWMASS OPS EMPLOYEE HOUSING
1001 DIVIDE RD
SNOWMASS VILLAGE, CO 81615

SWMP NOTES AND EROSION CONTROL DETAILS

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CE1.1

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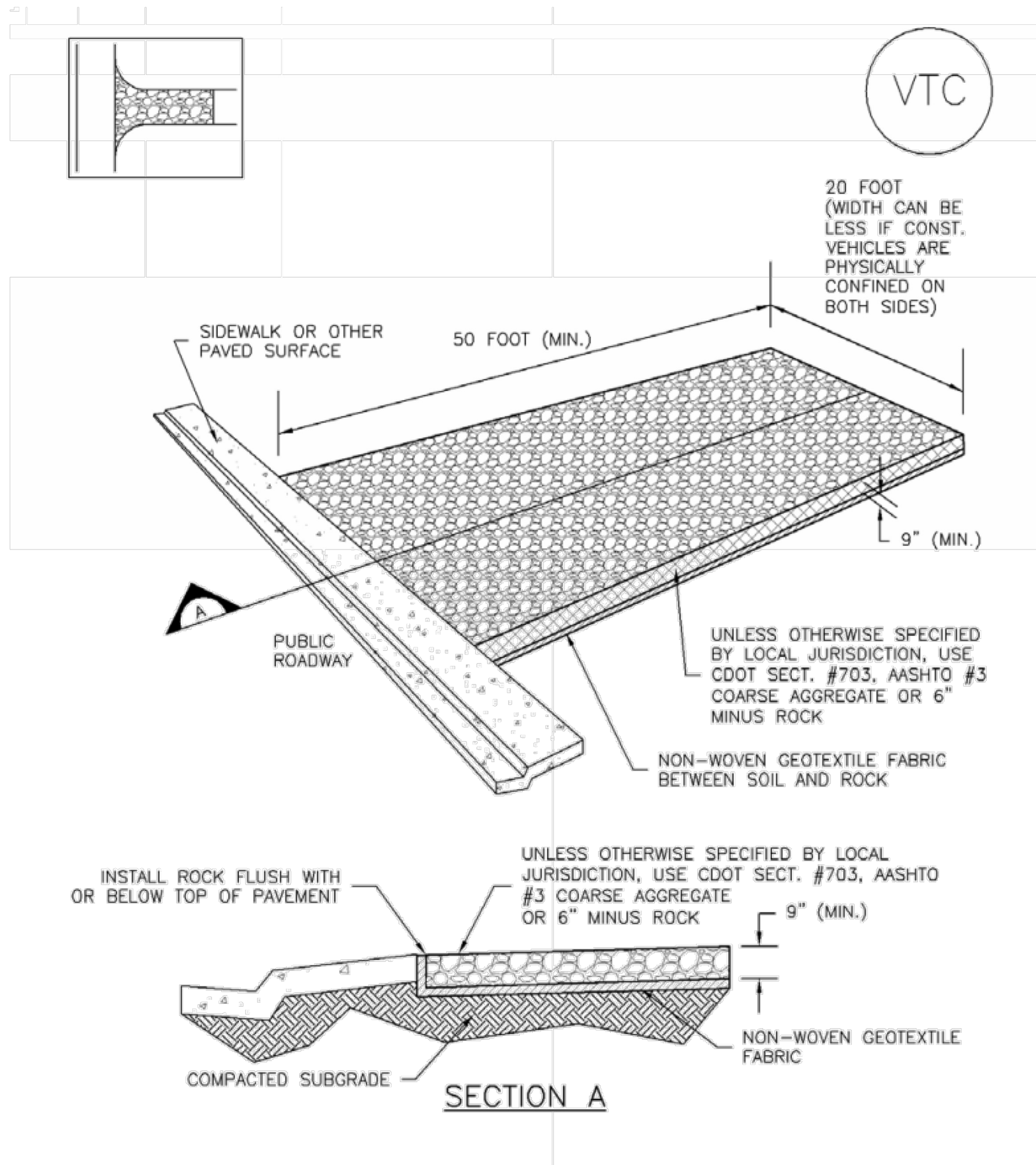
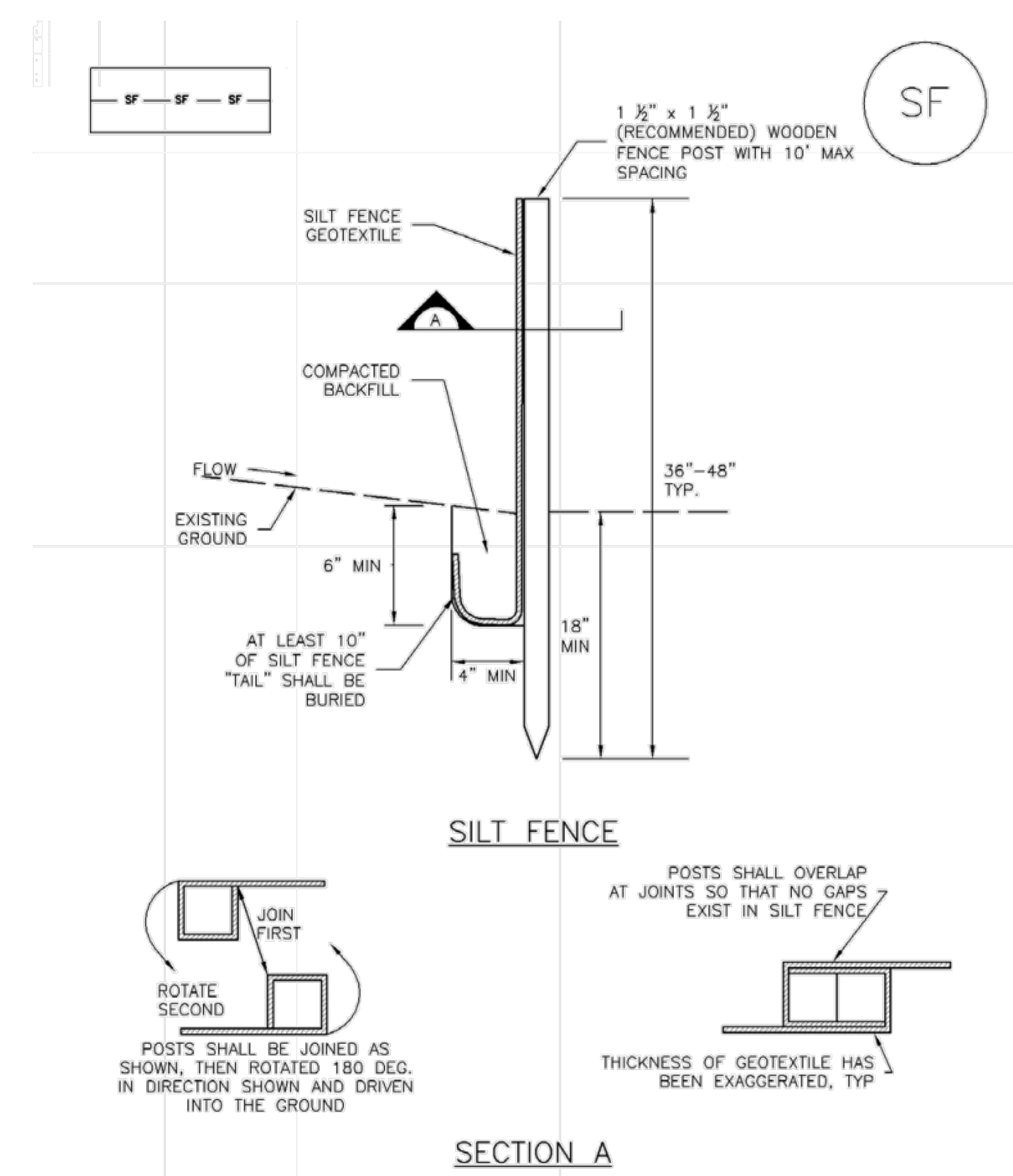
Page 367

Vehicle Tracking Control (VTC) — SM-4



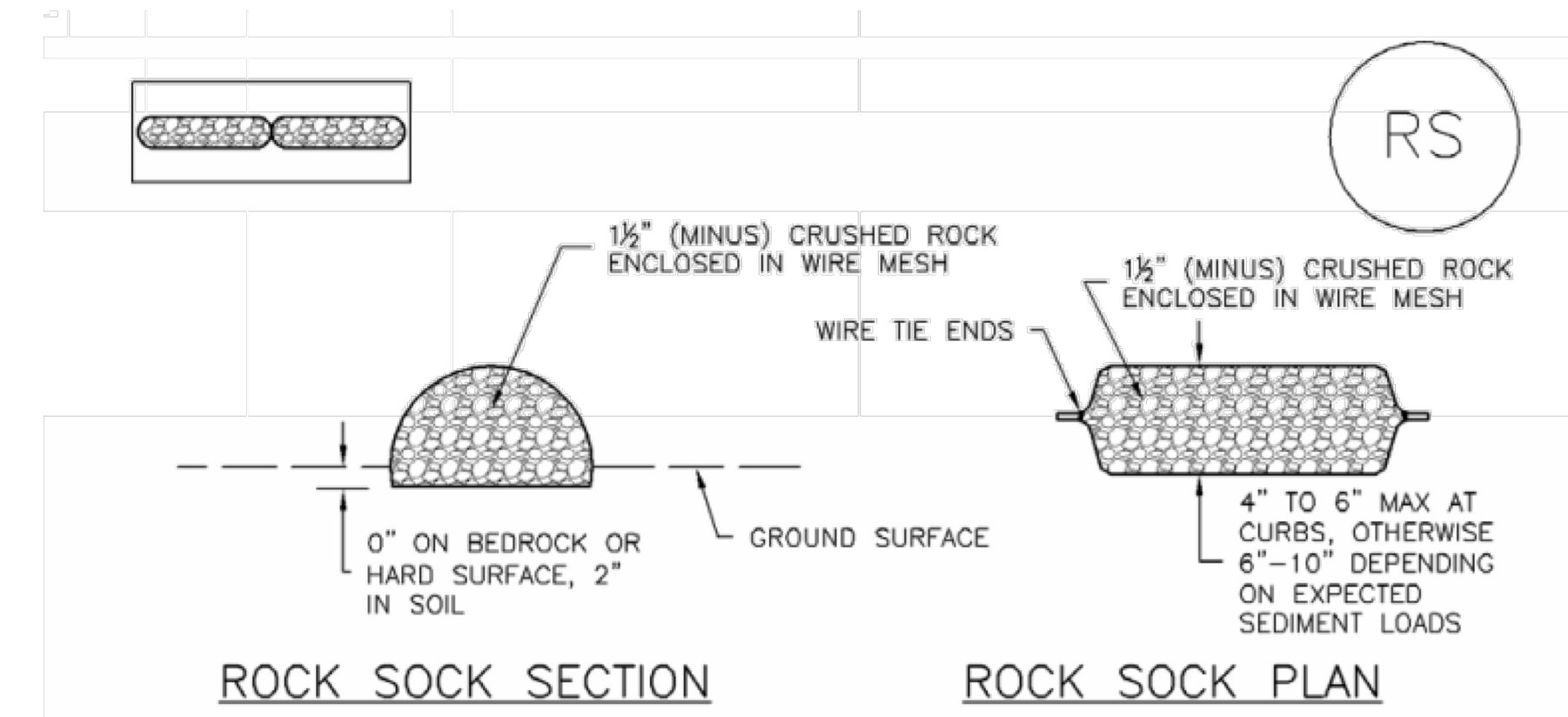
VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

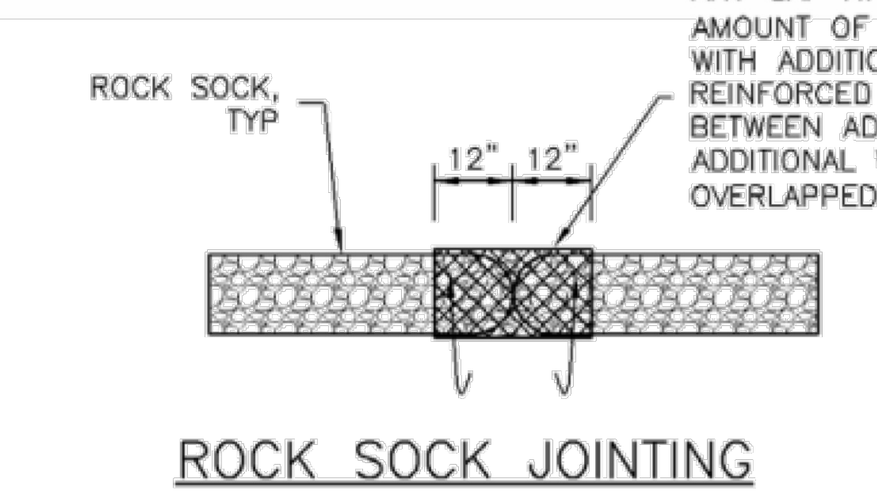
Silt Fence (SF) — SC-1



SF–1. SILT FENCE

SC-5 — Rock Sock (RS)





ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1½" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK. AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS.

GRADATION TABLE

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).

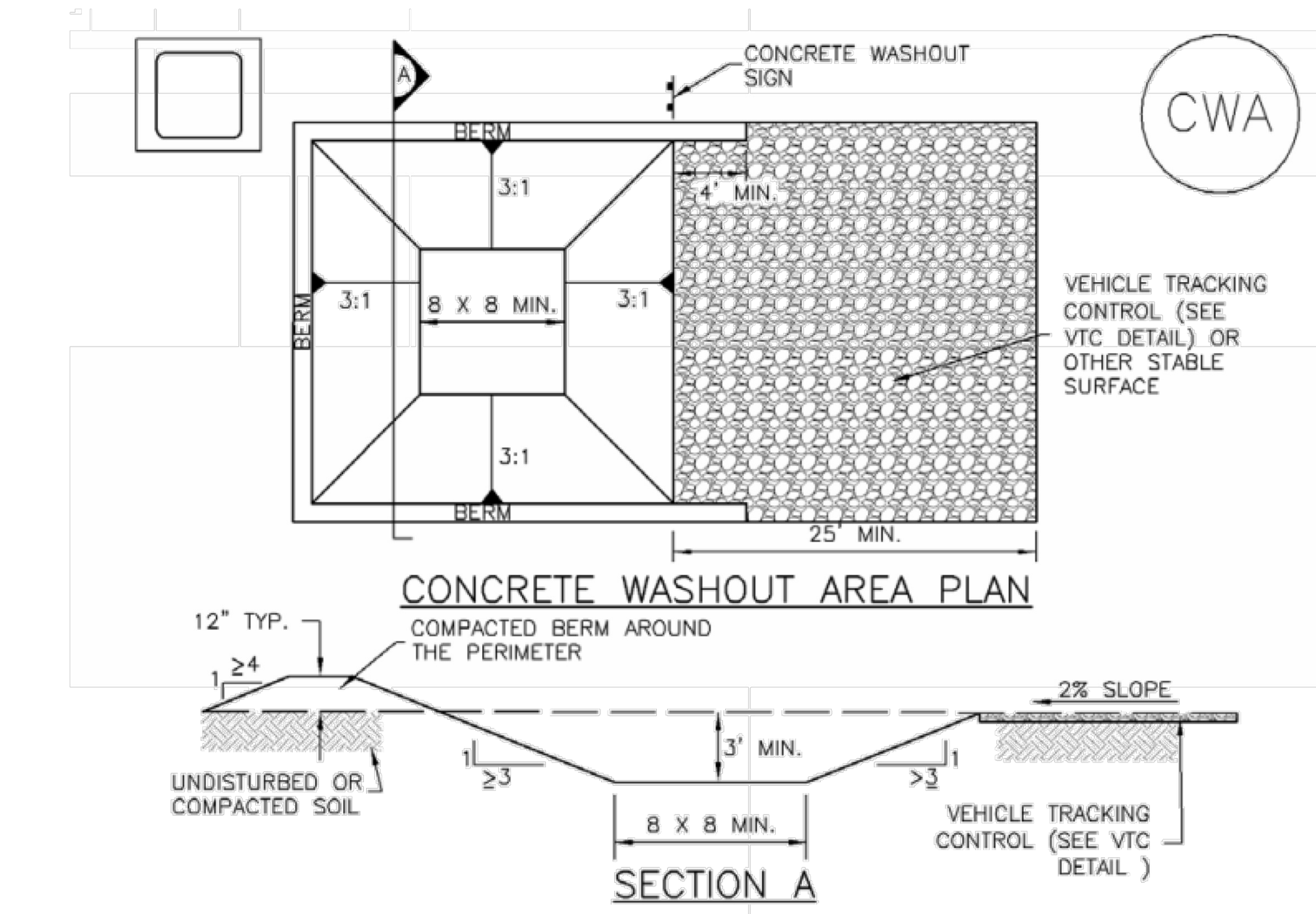
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48"

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

Concrete Washout Area (CWA) — MM-1



CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

SM-4 — Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

SC-1 — Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Rock Sock (RS) — SC-5

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.

6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER NDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

MM-1 — Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Erosion Control Plan

The Divide - Aspen Skiing Company Employee Housing

Page 3

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JVA, Inc. 817 Colorado Ave., Suite 301
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970.404.3100
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Glenwood Springs • Denver

NO.	DATE	DES'D	D'WN	REVISION DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY:	AJC/RMM
DRAWN BY:	AJC/CCE
CHECKED BY:	JLS
JOB #:	240949.CIV
DATE:	04/30/2025

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SNOWMASS OPS EMPLOYEE HOUSING
1001 DIVIDE RD
SNOWMASS VILLAGE, CO 81615

EROSION CONTROL DETAILS

SHEET NO.
CE1.2

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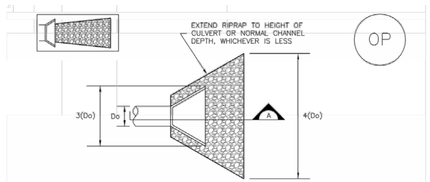
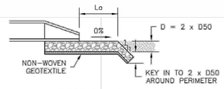
Erosion Control Plan

The Divide - Aspen Skiing Company Employee Housing

Page 4



TEMPORARY OUTLET PROTECTION PLAN



SECTION A

TABLE OP-1. TEMPORARY OUTLET PROTECTION SIZING TABLE

PIPE DIAMETER, Do (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, Lo (FT)	RIPRAP D50 DIAMETER MIN (INCHES)
8	2.5 5	5 10	4 6
12	5 10	10 13	4 6
18	10 20 30 40	10 16 23 26	6 9 12 16
24	30 40 50 60	16 26 26 30	9 9 12 16

OP-1. TEMPORARY OUTLET PROTECTION

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF OUTLET PROTECTION.
   -DIMENSIONS OF OUTLET PROTECTION.

2. DETAIL IS INTENDED FOR PIPES WITH SLOPE ≤ 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.

3. TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM AURORA, COLORADO AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

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DESIGNED BY:	AJC/RMM
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DATE:	04/30/2025

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EROSION CONTROL DETAILS

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Outlook

Re: 8/12 DRT - S.H.O.P. Amended Application Review

From Lauren Litchet <llitchet@snowmass.gov>
Date Fri 8/7/2026 11:06 AM
To Michelle Bonfils <MBonfils@snowmass.gov>
Cc Mike Metheny <mmetheny@snowmass.gov>

Hi Michelle,

For Building, we would like to reiterate the need for compliance with the Colorado Wildfire Resiliency Code including the hardening of exterior materials. We do not accept topically applied products. Proposed wood needs to be pressure impregnated which can increase cost of the overall project.

Thanks,

Lauren Litchet
Plans Examiner and Building Inspector
Town of Snowmass Village
130 Kearns Road, P.O. Box 5010
Snowmass Village, CO 81615
Cell: 970-452-1513
llitchet@snowmass.gov

Please be aware that my email has recently changed from llitchet@tosv.com to llitchet@snowmass.gov.

From: Michelle Bonfils <MBonfils@snowmass.gov>
Sent: Wednesday, August 5, 2026 1:29 PM
To: Andy Worline <aworline@snowmass.gov>; Anne Martens <amartens@snowmass.gov>; Brian Olson <Bolson@snowmass.gov>; Clint Kinney <ckinney@snowmass.gov>; Jeff Conklin <jjc@mountainlawfirm.com>; jpidcock@roaringforkfire.org <jpidcock@roaringforkfire.org>; Kevin Kiernan <kkiernan@snowmass.gov>; Kevin Rayes <krayes@snowmass.gov>; Lauren Litchet <llitchet@snowmass.gov>; Mike Horvath <mhorvath@snowmass.gov>; Mike Metheny <mmetheny@snowmass.gov>; Sam Guarino <sguarino@snowmass.gov>; Greg LeBlanc <gleblanc@snowmass.gov>
Subject: 8/12 DRT - S.H.O.P. Amended Application Review

Dear DRT:

Attached is the agenda, including a link to the amended application, to review the S.H.O.P. Amended application. The agenda includes a summary of the amendments.

This item is going to Town Council Sept 8, so I appreciate your commitment to being prepared for this DRT meeting. I anticipate that many of you will not have new comments, and if so, you may email me as

such and skip the DRT meeting if you wish.

Gratefully,
-Michelle

Michelle Bonfils Thibeault, AICP (she/her)
Community Development Director
Town of Snowmass Village
130 Kearns Road / PO Box 5010
Snowmass Village, CO 81615
O: 970.922.2321



Outlook

SHOP Comments

From Jim Pidcock <jpidcock@roaringforkfire.org>
Date Thu 8/13/2026 8:29 AM
To Michelle Bonfils <MBonfils@snowmass.gov>

Good Morning, Michelle.

In reference to the SHOP housing project on Divide Road, I have the following comments:

-Project fire hydrants must be installed and operational prior to building framing going vertical;
-FDC location will be determined at fire suppression plan submittal;
-Location of electric bike charging within the building shall be verified at plan review;
-Location of electric vehicle charging station to be verified;
-Colorado Wildfire Resiliency Code conditions shall be enforced.

I believe that everything else that I have relative to planning has been addressed.

Thank you,
Jim

Jim Pidcock
Assistant Fire Marshal
ROARING FORK FIRE RESCUE
Office: (970) 340-7050
Main: (970) 340-7040
Cell: (970) 309-1527

Under Colorado's Open Records Act (CORA), all emails sent by or to us on this Authority-owned email account may be subject to public disclosure.

PRIVACY NOTICE -- This electronic message transmission contains information from the Roaring Fork Fire Rescue Authority that may be confidential or privileged. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is prohibited. If you have received this communication in error, please notify us immediately, and please delete the original message.

INTEROFFICE MEMORANDUM

TO: MICHELLE BONFILS, COMMUNITY DEVELOPMENT DIRECTOR
FROM: MIKE HORVATH, TOWN ENGINEER
ANNE MARTENS, PUBLIC WORKS DIRECTOR
SUBJECT: MAJOR PUD AMENDMENT – DIVIDE HOUSING COMMENTS
DATE: AUGUST 17, 2026

These comments are in response to the proposed Aspen Skiing Company's application (dated July 31, 2026) for a Major PUD Amendment – Final Plan Review for the redevelopment of the Divide Housing.

1. All guardrails to be corten at building permit.
2. All civils plans are subject to further comment at time of permit review.
3. Wall along roadway in ROW needs to have guardrail attached. Please include in final plan approval set.
4. A Maintenance Plan and Schedule for the underground detention system to be supplied and approved as part of Building Permit.
5. A Maintenance Plan for the shared detention pond to the east of the Shop needs to be developed and executed prior to Certificate of Occupancy (CO).
6. All retaining walls, patios, paths, etc. located within the 40' ROW will need to have an encroachment license prior to CO.
7. The boulder wall type is proposed north of the housing adjacent to the gravel roadway. The detail calls out 4' max, but the wall will need to be much taller than 4' to match existing topography. All wall greater than 4' in height will need to be stamped by a structural engineer at building permit.
8. A construction schedule for roadway and utility work to be submitted to the Town for review and approval at the time of the Building Permit and ROW Permit. A cost estimate for public improvements must be submitted to the Town for review and approval at the time of the building permit.
9. Winter compost pad needs to be concrete. Compacted road base is sufficient as long as slopes are less than 2% in all directions.
10. Inside dimensions of trash enclosure needed to ensure proper space for bins. 2 or 3 yard dumpsters required. The 6 yard depicted is not feasible.

Thank you for the opportunity to comment. Please let me know if you have any questions.

TRANSPORTATION DEPARTMENT MEMO

To: Michelle Bonfils

From: Sam Guarino

Date: 8/7/25

Re: SHOP Amended Final Plan

Find below Transportation Department comments as it relates to the SHOP Amended Final PUD Plan. Overall, the Transportation Department is supportive of this project as it relates to transportation and parking.

- **Traffic:** The traffic study conducted confirms that the project would not take the roads and intersections beyond a level of service "A". Ensuring that a super priority would be given to employees that begin their day at the maintenance facility on site should further reduce traffic created by the project and could create an overall reduction of traffic on Divide Rd. with employees not commuting from other areas. Furthermore, there will be an overall reduction in traffic to Snowmass Village and on Highway 82 with less commuters because of this project.
- **Transportation:** The applicant has taken several steps to ensure adequate transportation to and from the site including an Employee Shuttle and a WE-cycle station which will be installed and operated at the cost of the applicant, while remaining accessible to the public. They are also taking adequate steps to ensure bicycle safety on Divide Way and Divide Rd.
- **Parking:** The revised parking plan meets Town parking requirements. They have also agreed that the residents of the SHOP will not be eligible for Resident Parking Permits which should limit traffic on Divide Rd. during the winter and the impact on the numbered lots.
- **Transit:** The applicant has agreed to operate the "Black Saddle" shuttole service during the winter season to and from the site to transport employees without the need for personal vehicles. Additionally, the applicant has agreed to contribute financially to the Town's transit system to support demand response bus service to and from the site during the entire year (and to increase their own shuttle service if the Town is unable to preform the expanded transit service).

While the Town believes these steps will be appropriate to manage transportation demand to and from the site it is of note that the amount of the contribution has been reduced from the original $50k and does not include any factor for escalation. It is difficult to determine the exact proportion of usage to and from the site during the year for the future project, however we do estimate that the additional operational burden of the entire expanded demand response service is anticipated to be $320k in 2027 and increase each year. This service will serve all neighborhoods in the Town, not just the Divide area, so it is appropriate that the contribution would be much lower than the cost of the expansion. The Transportation department wanted to simply note this number as a topic for potential continued discussion in light of the entire service cost.

9/3/2026

Carlton Henry, Senior Planner

Town of Snowmass Village
130 Kearns Road / PO Box 5010
Snowmass Village, CO 81615

RE: Response to Staff Comments — The SHOP

Carlton,

Thank you for the comments provided by Public Works, the Fire Department, and the Building Department. We have reviewed each item and offer our responses below.

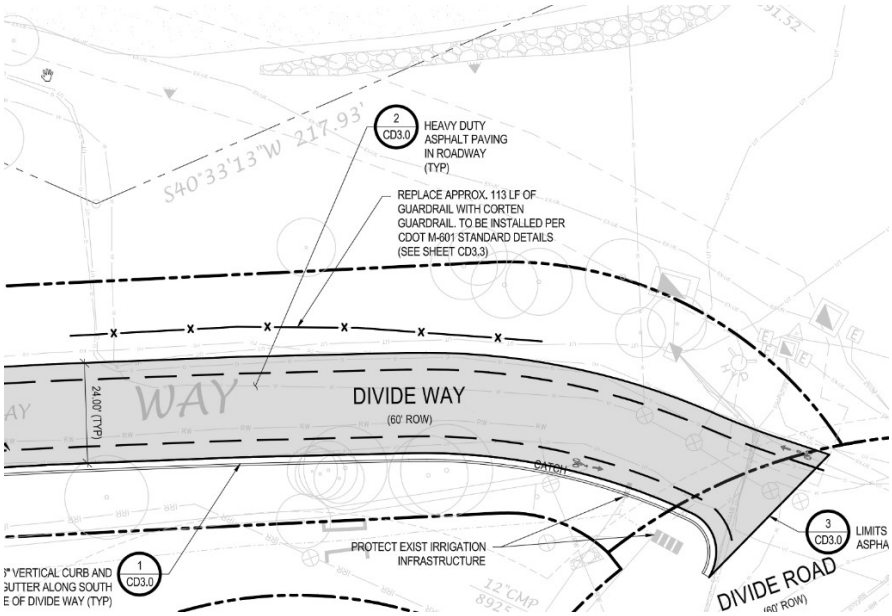
Where a comment can be resolved through the drawings, we have revised the affected sheets and included them with this response. Revised sheets carry clouded revision bubbles and delta tags identifying the specific elements that have changed from our original submission, so Staff can confirm each comment has been addressed without re-reviewing the full set.

PUBLIC WORKS

---

1. All guardrails to be corten at building permit.

Acknowledged. A note specifying corten guardrails has been added to the plans see below:



2. All civil plans are subject to further comment at time of permit review.

Acknowledged. We understand civil plans remain subject to further review and comment at building permit.

3. Wall along roadway in ROW needs to have guardrail attached.

Acknowledged. Guardrail has been added to the wall along the roadway within the ROW and is reflected on revised Sheets L.1.03 and L.1.08.

4. Maintenance Plan and Schedule for the underground detention system at Building Permit.

Acknowledged. Our engineer has requested the manufacturer's recommended maintenance requirements from the system supplier and will prepare a Maintenance Plan and Schedule for submittal and approval as part of the Building Permit application.

5. Maintenance Plan for the shared detention pond east of the Shop, prior to CO.

Acknowledged. We will schedule that conversation with Public Works to confirm scope expectations and have an executed plan in place prior to Certificate of Occupancy.

6. Encroachment license for improvements within the 40' ROW prior to CO.

Acknowledged. Our team has drafted an encroachment license covering the retaining walls, patios, and paths located within the 40' ROW. It is attached.

7. Boulder wall north of the housing — detail calls out 4' max, actual height will exceed 4'.

Acknowledged. We understand that all walls exceeding 4' in height will require structural engineering stamped by a Colorado-licensed structural engineer at Building Permit, and we will provide those calculations and details with the permit submittal.

8. A construction schedule for roadway and utility work to be submitted to the Town for review and approval at the time of Building Permit and ROW Permit. A cost estimate for public improvements must be submitted to the Town for review and approval at the time of the building permit.

Acknowledged. We will submit a construction schedule for the roadway and utility work, along with a cost estimate for the associated public improvements, to the Town for review and approval at the time of the Building Permit and ROW Permit applications.

9. Winter compost pad needs to be concrete. Compacted road base is sufficient if slopes are under 2% in all directions.

Acknowledged. We will design the winter compost pad as compacted road base with all slopes held under 2% in all directions, consistent with this comment.

10. Inside dimensions of trash enclosure; 2- or 3-yard dumpsters required.

Acknowledged. We have revised the enclosure to accommodate 3-yard bins in place of the 6-yard dumpster previously shown. Revised interior dimensions and bin layout are shown on revised Sheet L.1.05

FIRE DEPARTMENT

1. Fire hydrants installed and operational prior to building framing going vertical.

Acknowledged. Project fire hydrants will be installed and operational prior to vertical framing.

2. FDC location to be determined at fire suppression plan submittal.

Acknowledged.

3. Location of electric bike charging within the building to be verified at plan review.

Acknowledged.

4. Location of electric vehicle charging station to be verified.

Acknowledged.

5. Colorado Wildfire Resiliency Code conditions shall be enforced.

Acknowledged. We anticipate that compliance may require substitutions to some of the exterior materials currently depicted, particularly wood elements.

BUILDING DEPARTMENT

---

1. Colorado Wildfire Resiliency Code.

Acknowledged. The project will comply, and we will demonstrate compliance at Building Permit.

We appreciate Staff's time and thorough review. Please let us know if any of the responses above would benefit from further discussion, and we will make ourselves available.

Sincerely,

Jonathan Tapper
Planning and Development Manager
Aspen One

Town of Snowmass Village
Agenda Item Summary

Date of Meeting:
September 8, 2026

Agenda Item:
Discussion on Pesticide Application

Presented by:
Greg LeBlanc, Assistant Town Manager
Andy Worline, Parks, Recreation & Trails Director

Background:
The Environmental Advisory Board (EAB) has requested that the Town Council consider prohibiting pesticide spraying within the Town of Snowmass Village. The EAB's interest is focused on reducing the potential environmental and public health impacts associated with pesticide use, including impacts to pollinators, wildlife, water resources, and vegetation.

Staff previously researched the regulation of pesticides in Colorado and found that pesticide use and application are primarily regulated at the state level under the Colorado Pesticide Applicators' Act, C.R.S. § 35-10. The Colorado Department of Agriculture (CDA) administers the state's pesticide regulatory program, including requirements governing pesticide products, applicators, application practices, and enforcement.

Colorado law establishes statewide uniformity for significant aspects of pesticide regulation. C.R.S. § 35-10-112.5 provides that a local government **may not** regulate the use or application of pesticides by persons regulated under state or federal pesticide law in areas such as the method of application, application equipment, frequency and timing, application rate, site of application, and other technical requirements. The statute also limits local requirements concerning pesticide labeling, registration, licensure, training, certification, and recordkeeping.

As a result, a Town ordinance broadly prohibiting pesticide spraying on private property, or establishing local restrictions on when, where, or how pesticides may be applied, would likely conflict with the state's statutory preemption provisions. The issue is particularly significant because the statute expressly identifies pesticide use and application as an area subject to statewide regulation.

Colorado law does, however, preserve several areas of local authority. Local governments may regulate pesticide use on property they own or lease and may adopt certain regulations concerning stormwater management and the protection of surface or

groundwater drinking-water supplies, provided those regulations are consistent with state and federal law. Local governments also retain certain authority over zoning for pesticide sales and storage, disposal sites, building and fire codes, and other matters specifically authorized by state or federal law.

The Colorado Supreme Court has previously considered pesticide-related preemption in Town of Carbondale v. GSS Properties, LLC, a case involving a local watershed ordinance and pesticide use in the Roaring Fork Valley. The Court did not ultimately decide the merits of the pesticide preemption issue because the defense was not timely raised in that litigation. The case nevertheless provides useful context regarding the distinction between local governmental authority and state preemption when local regulations affect pesticide use.

The General Assembly has considered legislation that would provide local governments with greater authority to regulate pesticide use and application. Most recently, HB24-1178 would have authorized local governments to regulate the sale and use of pesticides, subject to specified exceptions. The bill was deemed lost in 2024 and did not change existing law. Staff is not aware of legislation enacted through the 2026 legislative session that changes the current pesticide preemption framework.

Based on the current statutory framework, staff's preliminary assessment is that the Town likely cannot implement the EAB's requested broad prohibition on pesticide spraying on private property. Such a prohibition would directly regulate or prohibit pesticide application in an area where state law establishes statewide standards.

The Town does have options for reducing pesticide use within areas where it has greater authority. These could include:

- Establishing or strengthening an Integrated Pest Management (IPM) policy for Town-owned and Town-leased property.
- Reviewing pesticide practices used by Town staff and contractors.
- Prioritizing non-chemical methods and lower-risk alternatives in Town operations where practical.
- Evaluating pesticide use in connection with Town landscaping, parks, trails, open space, and other municipal properties.
- Using public education and voluntary programs to encourage residents, businesses, property managers, and landscaping contractors to reduce pesticide use.
- Exploring regulations related to stormwater or protection of drinking-water supplies where authorized by state law.

Staff therefore recommends that Council recognize the limitations imposed by state law on local pesticide regulation while considering whether additional pesticide-reduction measures should be adopted for Town operations and property.

Members of EAB and the Town's contracted applicator are available for the discussion of this item.

Financial Impact:
This item is intended for the discussion of and possible direction by the Town Council.

Applicability to Council Goals & Objectives:
Strategic Initiative - Promote environmental and economic sustainability and resiliency.

Council Options:
This item is intended for the discussion of, and possible direction by the Town Council.

Staff Recommendation:
This item is intended for the discussion of, and possible direction by the Town Council.

Attachments:
1. Colorado Pesticide Regulations Research Memo
2. Roaring Fork Valley Peer Community Pesticide Overview
3. Colorado Pesticide Regulations Research Memo 081926
4. EAB Letter to Council - Pesticides
5. Peer Community Pesticides Summary Table

Memorandum

TO: Environmental Advisory Board (EAB)

FROM: Greg LeBlanc, Assistant Town Manager

DATE: July 2, 2025

SUBJECT: Pesticide Regulations in Colorado Research

The Environmental Advisory Board (EAB) of the Town of Snowmass Village requested more information on This memorandum summarizes current laws and regulations governing the application and allowable uses of pesticides in Colorado, with an emphasis on how state-level authority shapes what municipalities like Snowmass Village can and cannot regulate locally. The focus is on application practices, state restrictions on pesticide use, and the legal framework that governs enforcement and compliance. Sections on product registration, dealer licensing, and applicator training are included briefly for context.

State Authority Over Pesticide Regulation - Pesticide use in Colorado is governed primarily by the Colorado Pesticide Act (C.R.S. § 35-10), which authorizes the Colorado Department of Agriculture (CDA) to regulate the registration, distribution, sale, and application of pesticides throughout the state. The CDA implements this authority in coordination with the U.S. Environmental Protection Agency (EPA) under the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA).

One of the most significant provisions affecting local policymaking is the state preemption clause found in C.R.S. § 35-10-112.5. This statute explicitly prohibits counties, cities, and municipalities from enacting or enforcing ordinances that establish pesticide regulations differing from or more restrictive than those set by the state. As a result, municipalities cannot create independent bans on certain pesticide products, restrict application methods beyond label instructions, or establish their own permitting systems for pesticide use. State law preempts all local “technical” standards related to pesticide use (C.R.S. § 35-10-112.5).

Pesticide Application and Allowed Uses – Under both state and federal law, pesticides must be used in strict accordance with their EPA-approved labels, which serve as legally binding instructions for safe use. These labels determine the target pest, application method, site, and frequency as well as requirements for personal protective equipment (PPE) and environmental precautions (CDA, 2024a).

Only individuals who are properly licensed by the CDA may apply restricted-use pesticides (RUPs), which are those determined to pose heightened risks to human health or the environment. This includes certified private, commercial, and public applicators, who must pass state-approved exams and obtain licensure in one or more specific use categories such as turf, ornamental, or agricultural pest control (CDA, 2024b). In addition, applicators are required to maintain detailed application records for at least three years, including information such as product names, EPA registration numbers, application rates, dates and times, weather conditions, and any PPE or adjuvants used (CDA, 2024a).

Environmental conditions also play a critical role in determining lawful pesticide application. Colorado law holds applicators liable for off-target drift, runoff, or other unintended exposure

that occurs when pesticides are used during high winds, rainfall, or other unsuitable weather conditions. Violations can result in significant penalties, including fines up to $5,000 per incident, license suspension, and criminal referral in extreme cases (Legal Clarity, 2023).

Restricted and Limited-Use Pesticides – Pesticides are regulated not just by label but by use classification. In addition to federally designated RUPs, Colorado has also introduced a category of state-limited-use pesticides (LUPs). As of July 1, 2024, Colorado restricts the sale and use of neonicotinoid insecticides (including active ingredients such as *imidacloprid*, *clothianidin*, and *thiamethoxam*) to licensed pesticide dealers and certified applicators (CDA, 2024c). These chemicals, commonly found in turf and ornamental pest products, have been linked to adverse effects on pollinator populations and ecological health. While some exemptions are in place for over-the-counter household products such as pet treatments and indoor ant baits, the state's classification reflects a growing movement toward regulating persistent systemic pesticides.

State-level RUPs also include several herbicides commonly used in rangeland management and noxious weed control, such as *bromacil*, *diuron*, *tebuthiuron*, and *sodium chlorate* (CDA, 2024a). As with federally restricted products, these may only be applied by licensed individuals under strictly controlled conditions.

Local Government Role and Limitations – Although Colorado law preempts municipalities from establishing independent pesticide regulations (C.R.S. § 35-10-112.5), local governments like the Town of Snowmass Village retain a number of important powers and opportunities to influence pesticide use and promote environmental health:

1. Municipal Property Policies – The Town may fully control pesticide use on public lands (including parks, trails, open spaces, and rights-of-way) by adopting Integrated Pest Management (IPM) policies or banning the use of specific pesticides on town-owned properties. Snowmass Village can also require that any contracted applicators be fully licensed and apply additional environmental safeguards beyond state minimums (e.g., application timing, extra buffer zones near waterways).
2. Land Use Codes – Through its land use code, the Town can encourage or require landscaping practices that reduce pesticide reliance, such as native plantings, reduced turf coverage, or certified pollinator gardens. Development review processes for commercial areas, HOAs, or resorts offer touchpoints for encouraging IPM commitments.
3. Public Education and Outreach – Local governments play a critical role in educating residents and businesses about the safe and responsible use of pesticides. This includes promoting awareness of neonicotinoid risks, providing guidance on pollinator-friendly alternatives, and distributing resources from CDA and CSU Extension. Snowmass Village may consider signage, workshops, or community campaigns recognizing pesticide-free properties.
4. Institutional Partnerships – The Town may work with local schools, businesses, HOAs, and landscape professionals to voluntarily adopt safer practices. For example, partnering with the local school district to reduce pesticide use on playgrounds or promoting low-risk alternatives for resort landscaping can serve as scalable models.
5. Monitoring and Advocacy – While enforcement authority lies with the CDA, the Town can help monitor local trends, complaints, and impacts, such as pollinator declines or drift incidents. These insights can be used to support state-level advocacy, including

testimony on relevant bills, support for stronger pollinator protections, or collaboration with regional environmental coalitions.

6. Town Operations and Staff Training – If municipal employees conduct pesticide applications (e.g., trail maintenance, weed control), the Town must ensure compliance with applicator licensing, Worker Protection Standards (WPS), and appropriate recordkeeping. Snowmass Village may also designate a pesticide coordinator or establish internal review protocols for selecting products used on Town property.

Registration and Licensing – To legally sell pesticides in Colorado, each product must be registered annually with the CDA at a cost of $205 per product (CDA, 2024d). Businesses that sell restricted or state-limited-use pesticides must obtain a dealer license, and individuals applying restricted pesticides must be licensed applicators, as described above.

Training and continuing education for applicators is coordinated through Colorado State University's Extension Pesticide Education Program (CEPEP), which offers category-specific certifications and updates on pesticide safety, resistance management, and regulatory changes (CSU CEPEP, 2024).

Recommendations

1. Review and update internal IPM policies – to ensure that Town practices align with the new LUP rules and reflect current ecological best practices.
2. Train Town staff and contractors – on state restrictions, including recent neonicotinoid designations.
3. Develop public outreach materials – to promote voluntary reduction in pesticide use and support pollinator-friendly landscaping.
4. Monitor legislative developments – Stay engaged with CDA rulemaking and monitor legislative developments, particularly around pollinator protection and climate-resilient vegetation management.

Cited Sources:

- Colorado Department of Agriculture (CDA). (2024a). *Pesticide Applicator and Product Regulation*. Retrieved from https://ag.colorado.gov/plants/pesticides
- Colorado Department of Agriculture (CDA). (2024b). *Commercial Applicator Licensing Requirements*. Retrieved from https://ag.colorado.gov
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Memorandum

TO: Environmental Advisory Board (EAB)

FROM: Greg LeBlanc, Assistant Town Manager

DATE: August 20, 2026

SUBJECT: Municipal Approaches to Noxious Weed and Pesticide Management in Roaring Fork Valley Peer Communities

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The Environmental Advisory Board has requested information regarding how peer communities in the Roaring Fork Valley approach noxious weed management and pesticide use. This memorandum summarizes the approaches identified in the City of Aspen, Town of Basalt, Town of Carbondale, City of Glenwood Springs, Pitkin County, and Eagle County.

The comparison is intended to provide context for evaluating potential changes to Snowmass Village's approach to vegetation and pesticide management. The communities reviewed generally share the same underlying obligation under Colorado's noxious weed laws to manage designated noxious weeds, but they differ substantially in how they implement that responsibility.

An important distinction is between noxious weed management and pesticide regulation. The peer communities generally do not prohibit pesticide use throughout their jurisdictions. Instead, the predominant regional approach is to establish a responsibility to control designated noxious weeds while using integrated pest management (IPM), education, mechanical and biological controls, restoration and targeted chemical treatment as components of a broader management program.

Summary of Peer Communities – Several common themes emerge from the peer-community review:

1. **Private property is generally included within local noxious-weed management programs –** The communities reviewed recognize that property owners have responsibilities to control designated noxious weeds.
2. **Integrated management is the predominant approach –** The peer communities generally do not view herbicide as the sole or necessarily preferred means of controlling noxious weeds. Instead, they combine prevention, cultural practices, mechanical removal, biological controls, restoration and chemical treatment where appropriate.
3. **The strongest pesticide restrictions identified apply to municipal property and operations rather than private property –** Carbondale provides the clearest local example. Its Integrated Weed Management Plan places chemical treatment at the bottom of its management hierarchy and establishes additional review before chemical treatment on Town-managed property.[1]
4. **Peer communities generally emphasize education and voluntary compliance before formal enforcement –** Aspen and Pitkin County, for example, provide

[1] Town of Carbondale, *Integrated Weed Management Plan*, Resolution No. 13, Series of 2019; Town of Carbondale, staff materials concerning implementation of the Integrated Weed Management Plan, 2020.

assistance to private landowners in identifying weeds and developing management strategies while retaining enforcement authority for persistent noncompliance.[2]

5. **Enforcement authority is nevertheless retained –** Aspen and Glenwood Springs provide examples of programs in which local government can ultimately require control when voluntary compliance is unsuccessful.[3]
6. **Transparency and oversight of government pesticide use is an emerging regional practice –** In 2026, Pitkin County transferred oversight of its Weed Advisory Board responsibilities to the Board of County Commissioners and established an annual update concerning County right-of-way spraying activities and related public outreach.[4]

Taken together, the peer communities suggest that Snowmass Village has alternatives between unrestricted chemical treatment and a jurisdiction-wide prohibition on pesticides. These alternatives include a formal municipal IPM hierarchy, restrictions on chemical treatment on Town property, additional review or approval requirements, public reporting, and stronger integration of prevention and restoration into noxious weed management.

Peer Community Research – A compilation of policies for Roaring Fork Valley peer governments is below:

City of Aspen, Noxious Weed Management – Aspen has developed a comprehensive vegetation-management program addressing noxious and invasive species on public and private property. The City's current vegetation-management program describes its work as addressing noxious species, invasive species, native vegetation health and site-specific management needs through monitoring, targeted treatment, restoration and long-term planning.[5]

Aspen's Noxious Vegetation Management Plan identifies private landowners as important participants in the City's weed-management program. The plan states that successful management depends upon cooperation from private landowners and identifies integrated pest management as a responsibility of landowners, together with the local government's responsibility to ensure that designated noxious vegetation is actively managed.[6]

The plan also contemplates City involvement with private property through education, identification of infestations, inspections, complaint response and assistance to landowners in developing management strategies. It identifies legal authority for addressing properties where noxious vegetation is not adequately controlled.

Integrated Pest Management **–** Aspen's written management plan combines mechanical, biological, cultural and chemical controls. The City describes this combination as integrated pest management and states that the objective is to achieve effective weed control while minimizing environmental impacts and restoring desirable vegetation.[7]

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[2] City of Aspen, *Noxious Vegetation Management Plan*; Pitkin County, "Noxious Weed Information."
[3] City of Aspen, *Noxious Vegetation Management Plan*; City of Glenwood Springs, *Integrated Weed Management Plan*.
[4] Pitkin County, "Weed Advisory Board," updated 2026. The County states that Land Management staff will provide the Board of County Commissioners with an annual update following the summer growing season concerning County right-of-way spraying and related public outreach.
[5] City of Aspen, "Environment: Vegetation Management," accessed Aug. 20, 2026.
[6] City of Aspen, *Noxious Vegetation Management Plan*, pp. 2-3.
[7] City of Aspen, *Vegetation Management Plan*, updated 2019, p. 7.

The plan also emphasizes the importance of selecting the least environmentally damaging management approach when practical. Chemical treatment is therefore one component of the overall management strategy rather than the exclusive means of controlling noxious vegetation.[8]

Aspen's current public-facing materials continue to describe vegetation management in terms of monitoring, targeted treatment, restoration and long-term planning.[9]

Relevance to Snowmass Village **–** Aspen provides a model in which a municipality can combine:

- a responsibility for private landowners to control designated weeds;
- technical assistance and education;
- inspections and complaint response;
- an integrated hierarchy of management methods;
- targeted chemical treatment; and
- enforcement authority when voluntary compliance fails.

This approach does not require the municipality to prohibit chemical treatment in order to reduce pesticide reliance.

Town of Basalt, Noxious Weed Management – Basalt's official noxious weed program states that both the Town and property owners are responsible for managing Town-, county- and state-listed noxious weeds. The Town maintains information concerning designated weeds and directs residents toward integrated management recommendations for controlling those species.[10]

The Town's program emphasizes prevention, early identification and cooperation among public agencies and property owners.

Pesticide and IPM Approach **–** The sources reviewed did not identify a broad prohibition on pesticide use by private property owners in Basalt. Instead, the Town's publicly available materials focus on the responsibility to manage noxious weeds and on appropriate management practices.

Basalt therefore provides a useful example of a municipality that clearly communicates property-owner responsibilities without establishing a separate, comprehensive municipal pesticide prohibition.

Relevance to Snowmass Village **–** Basalt is a particularly relevant geographic comparator because of its proximity to Snowmass Village and its emphasis on shared responsibility for noxious weed management. Its approach illustrates that a local government can clearly establish weed-management responsibilities without necessarily prescribing a particular chemical treatment method.

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[8] City of Aspen, *Noxious Vegetation Management Plan*, pp. 2-3.
[9] City of Aspen, "Environment: Vegetation Management."
[10] Town of Basalt, "Noxious Weed Management," accessed Aug. 20, 2026.

Town of Carbondale – Carbondale provides the strongest example among the communities reviewed of an explicit municipal policy designed to minimize pesticide use on public property.

Integrated Weed Management Plan **–** Carbondale adopted its Integrated Weed Management Plan through Resolution No. 13, Series of 2019. The resolution describes the plan as a means of complying with the Colorado Noxious Weed Act while promoting environmental and public health and emphasizing nonchemical management strategies.[11]

The Town's management hierarchy prioritizes prevention, cultural practices, mechanical control and biological control, with chemical treatment treated as a last resort.

The Town has also established a goal of maintaining pesticide-free parks whenever possible. Staff materials describe a process in which alternative control methods are considered before chemical treatment is used.[12]

Review and Approval of Chemical Treatment **–** Carbondale's program establishes additional procedural safeguards for chemical use on Town-managed land. Staff are expected to document the affected location, infestation, methods previously attempted, proposed chemical treatment and application regimen before chemical treatment proceeds.

The Town continues to review its integrated weed-management program. Recent Town materials demonstrate that the program remains an active municipal management framework rather than merely a historical policy document.[13]

Private Property **–** Carbondale's framework recognizes the responsibility of local government to address undesirable plants on both public and private lands. The particularly stringent pesticide restrictions described above, however, are directed at Town-managed land and municipal operations, rather than establishing a blanket prohibition on pesticide use by private property owners.[14]

Relevance to Snowmass Village **–** Carbondale is potentially the most relevant regional model if Snowmass Village is considering changes to its own pesticide practices. It demonstrates that a municipality can:

- adopt a formal IPM hierarchy;
- make nonchemical methods the preferred approach;
- require documentation of alternatives considered;
- establish additional review before chemical treatment;
- treat herbicides as a last resort; and
- retain the ability to use chemicals when necessary to meet weed-management objectives.

City of Glenwood Springs, Noxious Weed Management – Glenwood Springs has adopted an Integrated Weed Management Plan addressing noxious weed management on public and private lands. The plan states that its purpose is to implement the Colorado Noxious Weed Act

[11] Town of Carbondale, Resolution No. 13, Series of 2019, adopting the Integrated Weed Management Plan.
[12] Town of Carbondale, *Integrated Weed Management Plan*, implementation materials, 2020.
[13] Town of Carbondale, 2025 Integrated Weed Management Plan materials.
[14] Town of Carbondale, Resolution No. 13, Series of 2019.

through integrated management options, including education, preventive measures, stewardship and control techniques.[15]

The plan further states that management should incorporate methods that are the least environmentally damaging and are practical, timely and economically feasible. The City's approach also emphasizes partnerships, prevention, monitoring and restoration as components of long-term weed management.

Private Property and Enforcement **–** Glenwood Springs provides an example of an enforceable private-property weed-management obligation. The City's municipal code establishes requirements concerning noxious vegetation, while its integrated management plan recognizes the responsibility of landowners to manage designated weeds.

The City's framework does not appear to require herbicide as the exclusive means of compliance. Instead, it allows site-specific management decisions using the integrated techniques identified in the plan.

Relevance to Snowmass Village **–** Glenwood Springs demonstrates that a local government can establish an enforceable private-property obligation to control noxious weeds while allowing flexibility concerning the method used to achieve that result.

This distinction could be important for Snowmass Village: a municipal requirement can focus on the outcome (effective control of designated noxious weeds) rather than prescribing herbicide as the means of control.

Pitkin County – Pitkin County is particularly relevant to Snowmass Village because of its geographic proximity and because the County's program directly affects the same regional landscape.

Integrated Weed Management **–** Pitkin County has adopted a formal Noxious Weed Management Plan based on integrated management. The County's plan incorporates multiple techniques, including mechanical, biological, cultural, chemical and educational approaches.[16]

The County's current public information emphasizes the responsibilities of landowners under Colorado's noxious weed laws and encourages prevention, native revegetation, minimizing ground disturbance and integrated pest-management practices.[17]

Cooperation and Enforcement **–** Pitkin County explicitly emphasizes cooperation with landowners. County staff provide assistance with weed identification and management strategies and encourage landowners and neighbors to address infestations through education and cooperation where possible.

The County nevertheless retains enforcement authority for noncompliance. Its program therefore provides an example of an approach in which education and assistance are used before formal enforcement, while enforcement remains available when necessary.

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[15] City of Glenwood Springs, *Integrated Weed Management Plan*, sec. 1.02.
[16] Pitkin County, *Noxious Weed Management Plan*.
[17] Pitkin County, "Noxious Weed Information."

Public Spraying and Transparency **–** Pitkin County provides a particularly useful example of transparency concerning government pesticide applications. The County publishes information concerning weed-management activities and has provided information regarding chemical treatment on County rights-of-way.

In 2026, the County changed the structure of its Weed Advisory Board. The Board of County Commissioners assumed the advisory role, with Land Management staff directed to provide the BOCC with an annual update following the summer growing season on all County right-of-way spraying activities and related public outreach efforts.[18]

Relevance to Snowmass Village **–** Pitkin County provides a useful model for oversight and transparency. Rather than relying solely on a prohibition, the County combines:

- mandatory weed management;
- integrated management;
- private-landowner assistance;
- enforcement authority;
- public information concerning spraying; and
- annual governmental oversight of County spraying activities.

Snowmass Village could adapt elements of this model even if it elected not to change its substantive pesticide-use practices.

Eagle County – Eagle County provides a useful comparison from the western end of the Roaring Fork Valley and surrounding region.

The County's vegetation-management program identifies landscape restoration and management on open spaces, trails, rights-of-way and private properties as core functions. The County also identifies compliance of public and private property within unincorporated Eagle County with the Colorado Noxious Weed Act as an explicit program objective.[19]

The County's program incorporates education and assistance to residents and businesses as part of its vegetation-management responsibilities. Its objectives include restoring diverse landscapes and assisting landowners with vegetation-management recommendations.

The sources reviewed did not identify a broad private-property pesticide prohibition in Eagle County. Rather, the County's program is framed around vegetation management, restoration, weed-law compliance and landowner education.

Relevance to Snowmass Village **–** Eagle County reinforces the broader regional pattern: noxious weed management is treated as a landscape and ecological management issue rather than simply a pesticide-use issue. Restoration, prevention, landowner assistance and compliance are incorporated into the program alongside treatment.

Comparative Analysis – The peer-community review suggests substantial regional consistency regarding the objective of noxious weed management but greater variation regarding the means used to achieve that objective.

[18] Pitkin County, "Weed Advisory Board," updated 2026.
[19] Eagle County, *2024 Budget Book*, Vegetation Management section.

1. Private property is generally subject to noxious-weed management requirements – Aspen, Basalt, Carbondale, Glenwood Springs, Pitkin County and Eagle County all recognize some form of responsibility for private property owners to control designated noxious weeds.[20]

This suggests that the regional policy consensus is not to leave noxious weed management entirely to voluntary action.

At the same time, the peer communities generally frame the requirement around weed control, rather than requiring a particular chemical treatment.

2. Integrated management is the dominant regional model – The most consistent characteristic across the peer communities is the use of integrated management. The approaches generally include:

- prevention;
- early identification;
- cultural practices;
- mechanical removal;
- biological control;
- restoration and revegetation;
- education;
- monitoring; and
- targeted chemical treatment.

This approach is consistent with the Colorado Noxious Weed Act's emphasis on integrated management and the use of multiple techniques to achieve specified management objectives.

3. Carbondale represents the strongest local model for reducing municipal pesticide use – Among the communities reviewed, Carbondale has the clearest written policy establishing chemical treatment as a last resort for Town-managed property. Its program also creates a review process before chemicals are used and maintains annual planning and documentation.[21]

This is distinct from a jurisdiction-wide pesticide prohibition. Carbondale's model instead regulates the Town's own operations and establishes a decision-making hierarchy for those operations.

4. Aspen and Glenwood Springs provide useful models for private-property management – Aspen and Glenwood Springs demonstrate that local government can combine an enforceable responsibility to control noxious weeds on private property with flexibility concerning the control method.

Aspen additionally provides technical assistance, inspections, complaint response and management planning.[22]

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[20] City of Aspen, *Noxious Vegetation Management Plan*; Town of Basalt, "Noxious Weed Management"; Town of Carbondale, Resolution No. 13, Series of 2019; City of Glenwood Springs, *Integrated Weed Management Plan*; Pitkin County, "Noxious Weed Information"; Eagle County, *2024 Budget Book*.
[21] Town of Carbondale, *Integrated Weed Management Plan*, 2020 implementation materials.
[22] City of Aspen, *Noxious Vegetation Management Plan*.

Pitkin County follows a similar philosophy, explicitly emphasizing cooperation and education while retaining enforcement authority.[23]

5. Pitkin County provides a useful model for transparency – The County's current oversight structure provides an example of a mechanism that could increase public understanding and accountability without necessarily prohibiting chemical treatment.[24]

For Snowmass Village, a similar reporting system could include:

- location of applications;
- target species;
- product and active ingredient;
- acreage or area treated;
- reason treatment was necessary;
- nonchemical methods considered;
- applicator or contractor;
- date of application; and
- observed effectiveness.

Potential Policy Options for Snowmass Village – The peer-community review suggests several possible approaches. These options are not mutually exclusive.

- **Option 1: Maintain Existing Practices –** The Town could continue its current approach while ensuring compliance with state pesticide requirements and Colorado's noxious weed management obligations.
- **Option 2: Establish a Formal Town IPM Policy –** The Town could adopt a formal integrated weed/pest management policy for Town-owned and Town-managed property. The policy could establish a hierarchy such as: *prevention > cultural practices > mechanical control > biological control > targeted chemical treatment when other practical methods are ineffective or insufficient.* This would be broadly consistent with approaches already used by Aspen, Carbondale, Glenwood Springs and Pitkin County.[25]
- **Option 3: Require Additional Review Before Chemical Treatment on Town Property –** Following the Carbondale model, the Town could require documentation of the problem, alternatives considered, treatment objectives, proposed product, location, timing and application method before chemical treatment is approved. The Town could determine whether approval should rest with staff, a designated pesticide coordinator, the EAB, Town Council or some combination depending on the circumstances.
- **Option 4: Increase Transparency and Reporting –** Following elements of the Pitkin County approach, the Town could publish annual information concerning pesticide applications on Town property.[26] Such reporting could provide the Council, EAB and public with information needed to evaluate whether pesticide use is increasing, decreasing or changing over time.
- **Option 5: Strengthen Private-Property Noxious Weed Management –** The Town could evaluate whether its existing noxious-weed framework provides sufficiently clear

[23] Pitkin County, "Noxious Weed Information."
[24] Pitkin County, "Weed Advisory Board," updated 2026.
[25] City of Aspen, *Vegetation Management Plan*, updated 2019; Town of Carbondale, *Integrated Weed Management Plan*; City of Glenwood Springs, *Integrated Weed Management Plan*; Pitkin County, *Noxious Weed Management Plan*.
[26] Pitkin County, "Weed Advisory Board," updated 2026.

obligations, assistance, reporting and enforcement mechanisms. The regional examples suggest that a program could emphasize effective control of designated weeds rather than prescribing herbicide as the method of control. Education and technical assistance could be used as the first response, with formal enforcement available for persistent noncompliance.

- **Option 6: Restrict or Prohibit Routine Chemical Treatment on Town Property –** The Town could consider a more restrictive municipal-property policy modeled in part on Carbondale's pesticide-free parks objective. Such a policy could prohibit routine chemical treatment on specified Town properties while establishing limited exceptions for circumstances such as designated noxious weeds, invasive species, public health concerns or situations in which nonchemical methods have been demonstrated to be ineffective or impracticable. The legal scope and drafting of any such policy should be reviewed in light of Colorado's pesticide preemption statute and the distinction between regulation of Town operations and regulation of private pesticide applications.

The review of Roaring Fork Valley peer communities does not identify a regional model in which a municipality has adopted a blanket prohibition on pesticide use throughout its jurisdiction. Instead, the dominant regional approach is to recognize the obligation to control noxious weeds while using integrated management to reduce reliance on chemical treatment.

The peer communities demonstrate several different ways of implementing that approach:

- **Aspen** combines private-property weed responsibilities, technical assistance, enforcement authority and an IPM program incorporating mechanical, biological, cultural and targeted chemical controls.
- **Basalt** emphasizes shared responsibility between the Town and property owners and encourages coordinated management and prevention.
- **Carbondale** provides the strongest example of restricting chemical use on municipal property by making herbicides a last resort and requiring review before chemical treatment.
- **Glenwood Springs** combines enforceable private-property weed responsibilities with site-specific integrated management and restoration.
- **Pitkin County** combines mandatory weed management with education, landowner assistance, enforcement authority, public information concerning spraying and, beginning in 2026, annual governmental oversight of County right-of-way spraying.
- **Eagle County** emphasizes landscape restoration, weed-law compliance, education and assistance to public and private landowners.

These examples suggest that Snowmass Village does not necessarily need to choose between unrestricted pesticide use and a complete prohibition. A range of intermediate approaches is already being implemented by neighboring communities.

In particular, the regional experience supports consideration of a framework in which the Town:

1. clearly defines the objective of controlling designated noxious weeds;
2. establishes integrated management as the preferred approach;
3. prioritizes prevention, cultural, mechanical, biological and restoration practices;
4. treats chemical treatment as a targeted tool rather than the default method;
5. requires additional review or documentation before chemical treatment on Town property;

6. provides technical assistance and education to private landowners;
7. retains enforcement authority for persistent noxious-weed violations; and
8. provides regular public reporting concerning municipal pesticide applications.

Such a framework could reduce pesticide use while maintaining the Town's ability to fulfill its responsibilities for noxious weed management.

Attachments:

- *Peer Community Pesticides Summary Table*

Memorandum

TO: Environmental Advisory Board (EAB)

FROM: Greg LeBlanc, Assistant Town Manager

DATE: August 19, 2026

SUBJECT: Municipal Approaches to Noxious Weed Management Research

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As discussed in a memorandum drafted in July 2025 on the subject of pesticide use in Snowmass Village, Colorado's statutory framework places responsibility for the management of designated noxious weeds at the local-government level, while allowing local governments substantial discretion in determining how those responsibilities are implemented. A review of peer communities demonstrates that municipalities have adopted different approaches to carrying out those obligations. Two useful examples are the City of Boulder and the City of Aspen.

City of Boulder Integrated Pest Management Program – The City of Boulder combines a regulatory requirement for property owners to control noxious weeds with a broader ecosystem-based integrated pest management program.

Boulder's municipal code prohibits an owner, lessee, agent, occupant, or other person in possession or control of property from permitting state-listed noxious weeds to grow above twelve inches. The code separately requires eradication of Colorado Department of Agriculture List A species regardless of height. The City's landscape standards likewise place responsibility on property owners to maintain required landscaping and expressly require removal of noxious weeds in accordance with the City's weed-control ordinance.

Boulder also provides a mechanism for residents to report weed-control violations through its code-enforcement system. The City's current code-concern materials specifically identify **"**Weed Control and Tall Vegetation**"** as an enforceable category. Weed violations can also fall within Boulder's broader public-nuisance framework. The City's 2024 nuisance-ordinance update identifies weeds and other site conditions as potential public nuisances and emphasizes compliance, education, and opportunities for property owners and occupants to work with the City toward correction.

At the same time, Boulder has developed a comparatively sophisticated Ecosystem-Based Integrated Pest Management ("IPM") program. The City explains that its management decisions consider the ecological and public-safety risks posed by a pest, the risks and costs of intervention, and site-specific objectives. Boulder states that it uses non-chemical methods on most City properties, including grazing, weed pulling, prescribed burning, and management intended to encourage native plant communities. Where pesticides are necessary, the City uses a formal assessment process and generally applies herbicides in a targeted manner to minimize effects on people, non-target organisms, water resources, and overall environmental health.

Thus, Boulder's approach illustrates a two-part model: a relatively clear property-owner obligation enforceable through the municipal code, coupled with an ecosystem-based management program that seeks to minimize chemical intervention and emphasize ecological outcomes.

City of Aspen Noxious Vegetation Management Plan – Aspen provides a somewhat different but complementary model. The City's Vegetation Management Program describes its purpose broadly as maintaining healthy and resilient landscapes across public lands, open spaces, and developed areas. The program addresses noxious and invasive species through monitoring, targeted treatment, restoration, and long-term planning. The City encourages property owners to identify and manage noxious weeds, minimize soil disturbance, maintain healthy vegetation, revegetate disturbed areas with native plants, use certified weed-free materials, and employ IPM techniques.

Aspen's Noxious Vegetation Management Plan provides considerably more detail regarding how the City historically implemented these responsibilities. The Plan states that successful control of noxious vegetation requires cooperation from private landowners and expressly identifies the landowner's responsibility to utilize IPM, together with the local government's responsibility to ensure that designated plants are actively managed.

The Aspen Plan contemplates City involvement with private property through several mechanisms. City staff may provide landowners with information regarding identification and control methods, identify properties requiring management, respond to complaints, conduct inspections, and assist owners in developing management strategies. The Plan also contemplates working with homeowners' associations and developers to identify infestations and incorporate weed-control and restoration measures into development and landscaping practices.

Historically, Aspen also adopted an explicit enforcement mechanism. The City's Plan identifies Municipal Code §§13.12.010–030 as authority for weed control and states that weeds constitute a hazard requiring removal from property within the City. The Plan describes a notice procedure under which the City Manager or authorized agent could notify a property owner to remove offensive vegetation and, if the owner failed to comply, the City could undertake the work and assess the associated costs against the property.

Aspen's management approach is also expressly based on integrated pest management. The 2007 Plan identifies mechanical, biological, cultural, chemical, legal, and educational controls. Chemical treatment is described as one tool rather than the exclusive or preferred means of control; the Plan calls for targeted applications at the lowest effective rates and emphasizes mechanical and biological methods where practical. The Plan also recognizes restoration as an essential component of weed management, noting that simply removing weeds without reestablishing desirable vegetation can allow the infestation to return.

The City's current public-facing materials place greater emphasis on cooperation and education than the 2007 Plan does. The current webpage states that Aspen and Pitkin County prioritize cooperation and education over enforcement and that staff are available to help landowners identify weeds and develop practical management plans. This suggests that, while Aspen has historically maintained significant enforcement authority, its present program is presented to property owners primarily as a cooperative vegetation-management effort.

Comparative Analysis of Boulder & Aspen Programs – Boulder and Aspen demonstrate two somewhat different implementations of the same underlying state responsibility:

Boulder relies more directly on a clearly articulated municipal-code standard. Its code establishes a height-based requirement for state-listed noxious weeds and an eradication

requirement for List A species. The City supplements those requirements with code enforcement and a broader ecosystem-based IPM program.

Aspen's framework is more programmatic and collaborative. Its management plan expressly integrates identification, mapping, education, private-landowner assistance, mechanical and biological controls, targeted chemical treatment, restoration, and legal enforcement. The historical plan also expressly contemplates City intervention when a private landowner fails to control an infestation.

Both municipalities, however, share several important characteristics:

1. Private property is within the scope of noxious-weed management.
2. Property owners bear responsibility for controlling designated weeds.
3. The municipalities retain enforcement mechanisms to address noncompliance.
4. Both use or endorse integrated pest management rather than relying exclusively on herbicides.
5. Both recognize education and voluntary compliance as important components of an effective program.
6. Both incorporate broader ecological considerations into vegetation management.

These examples demonstrate that local implementation need not be limited to a single enforcement model. A municipality may establish an objective regulatory standard, as Boulder has done, while simultaneously employing education, technical assistance, ecological management, and escalating enforcement. Alternatively, as illustrated by Aspen, a municipality may organize its program around a comprehensive vegetation-management plan that combines private-landowner assistance, monitoring, restoration, IPM, and legal authority.

Relevance to Snowmass Village Program – The approaches used by Boulder and Aspen provide useful models for evaluating the Town’s existing noxious-weed framework. In particular, they demonstrate that an effective local program can combine:

1) a clearly defined property-owner obligation
2) identification and reporting mechanisms
3) technical assistance and education
4) site-specific IPM requirements
5) restoration and prevention
6) an enforcement mechanism for persistent noncompliance.

The comparison also suggests that enforcement and cooperation need not be mutually exclusive. Both communities emphasize education and voluntary compliance while retaining the ability to enforce applicable weed-control requirements when necessary.

Dear Town Council,

The Environmental Advisory Board hopes to have further discussions on pesticides and the potential ban on pesticide use to make Snowmass Village a Non-Toxic Neighborhood.

It has been known for many years now that the rise in neurological disorders is likely tied to the environment. There is now research that proves that those living within a mile of a golf course have a 126% increased chance of getting Parkinson's Disease, and other exposure to toxins and pesticides greatly increases the chances of killing dopamine in the brain.

The Town of Carbondale has adopted an alternative weed management plan, and a non-profit organization called Non-Toxic Neighborhoods has identified two types of non-toxic weed management that have now been implemented by many cities throughout the US.

While the EAB can start to engage with the Town of Carbondale and Non-Toxic Neighborhoods, ***we ask that the Council also conduct a work session in January 2026, where we dive into this topic more in-depth with the EAB, and the Council requires Snowmass Club to be part of the discussion, making this initiative a Snowmass-wide initiative rather than just focusing on Snowmass-controlled spaces.***

The Council can also review the Land Use Code in conjunction with the above efforts to identify potential superspreader areas. This specific topic can be addressed during the work session or at a later time.

With many thanks,
Environmental Advisory Board
November 4, 2025

Community	Private-property weed obligation?	Municipal pesticide / IPM policy?	Private pesticide restrictions?	Enforcement?	Education / Assistance?	Key takeaway for Snowmass Village
Aspen	Yes. Aspen's vegetation-management materials state that weeds are a hazard and that designated weeds should be eradicated or controlled. The City's code provides authority to require removal from private property.	Yes — comprehensive IPM. Aspen's Vegetation Management Plan combines mechanical, biological, cultural and chemical controls. Chemical treatment is one tool within an integrated approach, with emphasis on targeted treatment and restoration.	No broad private pesticide ban identified. The materials reviewed focus on controlling weeds, rather than prohibiting particular pesticides.	Yes. The City's code historically provides for notice to the property owner and, if the owner does not comply, City removal with costs assessed to the property.	Strong. Current City materials emphasize cooperation, education, identification, management assistance, monitoring, restoration and long-term planning.	Closest model to a comprehensive vegetation-management program: mandatory weed control + IPM + technical assistance + enforcement authority.
Basalt	Yes. Basalt expressly states that the Town and property owners are responsible for managing Town-, county- and state-listed noxious weeds. It maintains a Town-specific weed list.	Yes. Basalt's current materials emphasize responsible weed management. Its 2026 budget calls for a "reduced and targeted" pesticide-use approach for herbicides and insecticides and continued pest/disease management.	No broad private pesticide restriction identified.	Not yet fully characterized. The Town clearly identifies property-owner responsibility, but I have not yet found evidence of an Aspen-style detailed private-property enforcement protocol.	Yes. Basalt provides weed information, species lists and local contacts.	Interesting operational model: reduced/targeted pesticide use rather than prohibition, combined with an explicit Town/property-owner weed-management responsibility.
Carbondale	Yes. Carbondale's 2019 resolution expressly recognizes the Town's responsibility to manage undesirable plants on public and private lands under the Colorado Noxious Weed Act.	Very strong — particularly on Town property. Carbondale adopted an Integrated Weed Management Plan prioritizing prevention, cultural, mechanical and biological methods, with chemicals as a last resort. Chemical use on Town-managed land requires approval by the Board of Trustees. The Town describes its goal as maintaining pesticide-free parks whenever possible.	No general private-property pesticide prohibition identified. The strong restriction applies to Town-managed land, rather than generally to private pesticide use.	Authority exists under the weed-management framework, but the sources reviewed suggest substantially more emphasis on managing Town property than on aggressive private-property enforcement.	Very strong. Annual assessments, Environmental Board/Weed Advisory Board review, volunteer programs, experimentation with steam, grazing, manual removal and other alternatives. In 2025 the Town was experimenting with goats for approximately 5–8 acres of public land.	Strongest local example of "chemicals as last resort." This may be the most relevant peer if the EAB is interested in changing how Snowmass manages Town property.
Glenwood Springs	Yes. The municipal code prohibits property owners/occupants from allowing noxious weeds to grow or remain and extends the obligation to adjacent rights-of-way.	Yes. Glenwood Springs has an Integrated Weed Management Plan. The plan calls for education, prevention, stewardship and control methods and states that the least environmentally damaging methods that are practical, timely and economically feasible should be used.	No broad private pesticide restriction identified.	Yes — comparatively explicit. Weed violations are nuisances. The City can issue an abatement notice, specify whether weeds must be eradicated, contained or suppressed, and provide guidance on appropriate methods. Failure to comply can result in City abatement and assessment of costs against the property.	Moderate/strong. The City's plan emphasizes partnerships, education and integrated methods.	Good example of pairing a mandatory private-property weed standard with IPM rather than mandating herbicide use.
Pitkin County	Yes — countywide on unincorporated land. The County's Weed Management Plan and current materials establish landowner responsibility for managing noxious weeds.	Yes — integrated weed management. The County's framework incorporates mechanical, biological, cultural and chemical methods. Current Open Space planning specifically calls for integrated techniques and prioritization of intact native plant communities.	No general private pesticide ban identified.	Yes, but cooperation is emphasized. Pitkin County says it prefers cooperation with landowners and assistance in developing management plans, while retaining enforcement authority for noncompliance.	Very strong. Weed Advisory Board, landowner assistance, identification, management planning and public education. In 2026 the County shifted Weed Advisory Board oversight to the BOCC and instituted annual reporting on County right-of-way spraying and related public outreach.	Especially relevant to Snowmass because it demonstrates regional coordination: mandatory weed management can coexist with cooperative implementation and public reporting of municipal spraying.
Eagle County	Yes — for unincorporated property. County vegetation-management materials identify compliance of public and private properties with the Colorado Noxious Weed Act as a core program responsibility.	Yes, at the vegetation-management level. The County manages open spaces, trails, rights-of-way and private-property vegetation and emphasizes restoration and landscape resiliency.	No broad private pesticide restriction identified.	Yes, in the sense that compliance with the Noxious Weed Act is an explicit program objective; the precise enforcement mechanism needs additional research before being characterized in detail.	Strong. The County identifies education and assistance to residents and businesses as core program functions.	Useful regional comparator for the valley's lower end: vegetation management is framed around restoration, resiliency and assistance, not simply chemical control.
Snowmass Village	Yes. Snowmass Village participates in the regional noxious-weed management framework, under which property owners are responsible for controlling designated noxious weeds. Town materials also reference enforcement on infested private properties.	Yes, but less formalized than Aspen or Carbondale. The Town has an ongoing vegetation/noxious-weed management program that includes herbicide treatment on public rights-of-way and trails. However, I have not identified a current Town-adopted IPM policy establishing a clear hierarchy of prevention, mechanical, biological and chemical controls.	No broad private pesticide restriction identified. The materials reviewed focus on controlling noxious weeds rather than prohibiting particular pesticides on private property.	Yes. The Town has authority to address noxious-weed problems on private property, and regional materials document increased enforcement efforts on infested private properties. The Town also has general nuisance-abatement authority.	Snowmass Village has supported community weed-pull/volunteer activities. The Town also coordinates with Pitkin County on weed management.	Snowmass Village already has the basic framework for a comprehensive program—private-property weed responsibility, municipal treatment, enforcement and public education. The biggest opportunity is to formalize an IPM hierarchy and make nonchemical methods the preferred approach, with targeted herbicide use when necessary.

Town of Snowmass Village
Agenda Item Summary

Date of Meeting:
September 8, 2026

Agenda Item:
Discussion on Current Housing Regulations regarding Reasonable Accommodations and Retirement

Presented by:
Kevin Rayes, Housing Director

Background:
There has been ongoing community discussion about several long-term requirements of the Snowmass Village Workforce Housing Program. All involve eligibility for Town housing based on verifiable employment measured in annual hours. These include:

I. **Annual work hour minimums** Up until around 2022, residents signed affidavits every January stating that they met the 1,400-hour work requirement the previous year (1,400 hours per year, 80 percent of which must be earned in Pitkin County). In recent years, the Town has increased enforcement by requiring residents to provide W-2s, tax returns, paystubs and other legal documentation as needed to confirm compliance has been met. Compliance monitoring paired with the recent low-snow season and the upcoming airport closure have created concerns about the existing requirements.
II. **Retirement in rental units:** Working reduced hours (below the 1,400 hours requirement) or fully retiring in rental housing — as is allowed in deed-restricted ownership units — is of interest to several residents of retirement age currently living in the Town's rental units.
III. **Accommodating residents with disabilities:** Renting to people with disabilities who have reduced work ability due to documented health limitations has also been a recent topic of interest.

Chapter 17 of the Municipal Code authorizes the housing manager to enforce the regulations, subject to Council's approval. (The full list of regulations is included in Attachment A.)

> *Sec. 17-11 Regulations. The Housing Manager shall establish rules and regulations to effectuate the provisions of this Article after conducting a public hearing and with the advice and consent of the Town Council. All rules and regulations so established shall be enforceable as if enacted in this Code*.

I. ANNUAL WORK HOUR MINIMUMS

Since its inception in 1979, the purpose of the Workforce Housing program has been to provide housing to full-time, year-round employees. Pursuant to program regulations, full-time employment means working a minimum of 1,400 hours per year in Snowmass Village, which comes to about 27 hours per week, or eight months at 40 hours per week. To qualify for housing, residents must work full-time in Snowmass Village. However, upon entering the program, residents can change jobs and work anywhere within Pitkin County, including Aspen as long as at least 80 percent of household income is earned within Pitkin County. These provisions exist to support local businesses.

The Town currently owns, maintains, and manages 314 apartments for 412 residents. All leases begin on January 1 and end on December 31 each year. Every January residents re-qualify for their units by verifying that work requirements were met the previous year. Up until around 2022, residents signed affidavits every January stating that they met the 1,400-hour work requirement the previous year. In recent years, the Town has increased enforcement by requiring residents to provide W-2s, tax returns, paystubs and other legal documentation as needed to confirm compliance is met. If a tenant falls short of work hours one year, they are given a “grace period” of one year to come back into compliance. When this occurs, the tenant signs an affidavit acknowledging that they fell short of their work hours the previous year and agreeing that they will move out of the unit if work hours are not met over the course of the current year. In other words, a tenant is required to vacate their unit only when they fail to meet work requirements two years in a row. When this occurs, housing staff works with tenants to ease their transition out of the housing program by providing up to five months to move out of their units.

Defining Fulltime Employment

While many consider full-time employment to fall within the range of 30 – 40 hours per week, the Town determined that the 1,400-hour work requirement better reflected the seasonal nature of the Snowmass economy and the shut-down during “shoulder” seasons. There is no single definition of “full-time” employment. The Affordable Care Act draws the line at 30 hours per week for health insurance purposes, while the state of Colorado requires overtime protections to kick in at 40 hours per work week. Many employers set their own threshold somewhere between 30-40 hours per week. The Aspen Pitkin County Housing Authority (APCHA) requires 1,500 hours per year with seventy-five percent (75%) of income earned within Pitkin County. Summit County and the Town of Vail look at annual averages that work out to at least 30 hours per week or 1,560 hours annually.

Town Regulations were last comprehensively revised in 2023-2024, at which point the 1,400-hour standard was re-affirmed. The only revision to hours was in recognition of the growing regional nature of the local workforce (in particular, the regional Fire District) and adopted a two-track test: applicant qualifications with either 1,400 hours and 80 percent of income earned in Pitkin County, or 1,600 hours and seventy percent (70%) of income earned in Snowmass Village.

Compliance Data from Previous Years
Of the 412 residents living in the 314 apartments in the Town's rental inventory, some 31 tenants fell short hours in 2024 and were given a year to come back into compliance. Twenty-one of them were able to comply the following year and the remaining either moved out or were asked to leave. In some cases, this represented tenants who had been unemployed or underemployed for several years. In 2025, 20 new affidavits were signed; five have moved out and five have demonstrated that they are on-on pace qualify for 2026. The ten remaining have not yet submitted year-to-date information.

Ongoing Reliability of the 1,400-Hour Work Requirement
The 2025–26 winter was the warmest on record for Colorado, with snowfall below 60 percent of the state's average. Average lodging occupancy last winter fell to 49.6 percent — 5.5 percent lower than the previous winter. Lodging, restaurant, and bar sales were all down three percent, and food and drug retail were down seven percent. While these are not dramatic reductions, they do translate to fewer work hours for employees. The hope is that the previous season was somewhat of an extreme outlier, but the trend towards warmer, drier winters is likely the new reality. The volatility brought on by climate change means it will become progressively harder to meet work hours by working the types of seasonal jobs that previously provided a more reliable work schedule. As a sign of the times, Aspen One announced in April 2026 that it would temporarily lower the minimum hourly threshold required of full-time seasonal employees to qualify or to maintain benefits, expressly because of the low-snow winter and reduced operations.

Staff Recommendation:
Staff believes it may be too soon to pursue structural changes to the regulations and policies based on one bad snow year. Little to no data has been collected on work hours for 2026 because there are still roughly four months left in the year and the annual requalification process doesn't begin until November. At this point, staff recommends waiting to see if an abnormal number of tenants fall short of meeting work hours or if folks managed to meet hours by seeking alternative employment opportunities within Pitkin County.

In the event that the Town needs to pivot and recalibrate the work hour requirement due to an elevated number of noncompliant tenants, the following policies could be considered at a future meeting:

- Utilize a one-time exception to the hours requirement on a case-by-case basis and upon demonstration that the reduction was outside of the resident’s control.
- Institute multi-year (e.g., 3-year) rolling averaging of hours to “smooth” the impact of the slow years.
- Allow tenants to count work hours from down-valley business and decrease the percentage of income earned within the Village and Pitkin County.

II. RETIREMENT IN RENTAL UNITS

The housing regulations permit an owner of a deed-restricted home to retire and remain in place. This was not always the case and was changed in the early 2000s to recognize that owners build equity and pay taxes in Snowmass Village. Under the regulations, the owner must have "attained the age of sixty-two (62) after having been the owner of the housing unit for not less than ten years." In other words, owners not only need to reach retirement age, but they also must have met the work requirements for at least ten years prior to retirement. Retirement is not allowed for households living in the Town's rental portfolio, regardless of how long they may have worked in the Village. Unlike deed-restricted homes, a rental unit is a Town-held operating asset where the subsidy and benefit to the Town depends on periodic turnover. Retirement in place in a rental unit removes the unit from workforce circulation.

Staff Recommendation:

There is simply not enough affordable housing stock to accommodate existing demand for the full-time workforce. There are currently 221 unique applicants on the wait list, all of whom work in Snowmass Village full-time. Allowing tenants to retire in rental units is a compassionate -forward policy that would allow long-term residents of the community the dignity to age in place. However, opening rental housing to retirees without adding a meaningful amount of new housing stock will further gum up available rental units for folks on the waiting list, many of whom have been on the list for over six years. At this time, staff recommends against extending retirement to the rental portfolio without more analysis and consideration. There are multiple workforce housing developments in the land use review pipeline with potentially more to come in future years. The retirement prohibition could be revisited in the future should these projects move forward into construction and occupancy.

III. ACCOMMODATING TENANTS WITH DISABILITIES

Current housing regulations are silent on how to address an applicant or resident who cannot meet work hours due to a disability. Under existing provisions, in the event a local worker living in rental housing is no longer able to meet the 1,400-hour work requirement due to a disability, they are considered out of compliance. The Housing Department generally handles these issues on a case-by-case basis, with a focus on complying with federal Fair Housing Act requirements. This often translates into working with tenants to understand how a disability precludes them from working full-time and sometimes relaxing their work-hour requirements in a manner commensurate with the type of disability they may have. This stance has worked well for several folks with disabilities that are temporary (e.g., a broken leg). However, the existing program is not set up to accommodate tenants who met full-time work requirements in the past but who are precluded from working full-time likely for the remainder of their lives, due to chronic, sometimes life-altering disabilities that have come about during their time living in a rental unit.

The federal Fair Housing Act prohibits discrimination in housing based on disability and requires housing providers to make *reasonable accommodations* in rules, policies, practices, or services when such accommodations may be necessary to afford a person

with a disability an equal opportunity to use and enjoy a dwelling. Landlords can refuse if the individual cannot meet the essential eligibility requirements. Fundamental alterations to the program or undue financial and administrative burdens make a request unreasonable. In the case of Snowmass, the work requirement is fundamental to the program, but there is still an obligation to consider modifications if the accommodation enables the tenant to keep their housing and still continue to work, even on a part-time basis.

Staff Recommendation:

Staff recommends further research on this matter and how it is being treated in other municipal workforce housing programs in Colorado. It is also recommended that the Town develop and adopt a written disability qualification pathway, including reasonable accommodation for residents who become disabled after initially qualifying and occupying housing.

Financial Impact:
This is a discussion item only.

Applicability to Council Goals & Objectives:
The 2023 Town Council housing goals prioritize providing more affordable workforce housing options within the Village to enable community members to contribute to the local economy and to help build a strong, emotionally connected and engaged community.

Council Options:
This item is presented for discussion. Should Council wish to direct further work, the available directions are:

- Take no action and retain the Regulations as adopted in May 2024.
- Direct staff to analyze 2025–26 requalification data to determine how many households fell short of the work or income requirements, and to report the results before any mechanism is selected.
- Direct staff to return with draft regulatory/policy language on one or more of the matters discussed.

Staff Recommendation:
This item is presented for discussion, and the recommendations are included in the sections above.

Attachments:
1. Exhibit A_Permanent Moderate Housing Regulations
2. Exhibit B_Fair Housing Act Regulations

Permanent Moderate Housing Regulations

17.1 Purpose
17.2 Definitions
17.3 Application
17.4 Resale Procedure
17.5 Mandatory Resale
17.6 Rental
17.7 Exempt Transactions
17.8 Release of Restrictions
17.9 Remedies of the Town
17.10 No Guaranty or Warranty Disclosure

17.1 **Purpose**. It is the goal of the Town of Snowmass Village to support a viable workforce and to continue a commitment to workforce housing opportunities that best balance the character and resources of the Town. These Regulations effectuate the provisions of Chapter 17, Article I of the Municipal Code and shall be enforceable as if enacted as a part thereof.

17.2 **Definitions**

As used in these Regulations, the following words shall be construed to have the meanings defined below:

Active employment means a minimum of one thousand four hundred (1400) hours during a minimum period of eight (8) months per calendar year.

Disabled Employee Prioritization is available to a qualified applicant who personally has or who resides with a dependent who has a physical impairment that substantially limits the ability of the person to walk and/or climb stairs, as documented in writing by a medical doctor licensed in the State of Colorado.

Disabled housing unit means a housing unit that complies with the accessibility provisions of the Americans with Disabilities Act (ADA) and Chapter 18 of the Town of Snowmass Village Municipal Code.

Home occupation means a business that complies with the requirements of Sec. 16A-3-240 of the Town of Snowmass Village Municipal Code.

Adopted 5/2024

Employee means an adult who is actively employed by a licensed employer, as defined herein.

Employer is a business licensed:

a. Pursuant to the Town of Snowmass Village Municipal Code with a principal place of business in Snowmass Village for a minimum of three (3) years; or
b. To do business within Pitkin County, and having a principal place of business within Pitkin County.

Housing Manager is the individual designated by the Snowmass Village Town Manager to implement these Regulations, or his or her designee.

Housing unit means a dwelling unit that is subject to the provisions of these Regulations.

Income is calculated by averaging the adjusted gross income shown on the last three (3) filed Federal Income Tax returns. To qualify for purchase, a minimum of eighty percent (80%) of the applicant's income must be income earned within Snowmass Village and be verifiable by tax return or W-2 form. Income and Net Worth levels for joint applicants will be combined.

Maximum resale price means the maximum price for which a housing unit may be sold. The maximum resale price is computed in accordance with the resale price procedures established for each project under section 17.4 of these Regulations.

Owner means the fee simple owner of a housing unit.

Pre-sale inspection means an inspection of the housing unit to confirm that the housing unit has been kept and maintained in a clean and orderly condition, normal wear and tear excepted, in a manner determined by the Housing Manager.

Qualified applicant means all adult applicants who collectively meet the qualifications for purchase of a housing unit, as established from time to time by the Housing Manager, and taking into consideration employment, income, net worth, unit size, dependents, and any other criteria established by the Housing Manager, as set forth in these Regulations.

Resale fee means a fee collected upon the filing of a notice of intent to sell a housing unit, as determined by the Housing Manager, as set forth in these Regulations.

Requalified owner is an owner who, following the initial purchase of a housing unit, meets the qualifications for employment, income, net worth and residency established by the Housing Manager, as set forth in these Regulations

Residential dwelling unit means any residential property within the Roaring Fork River drainage situated in Eagle, Pitkin, or Garfield Counties, or within the communities along the Colorado River corridor from and including the unincorporated No Name area to and including the City of Rifle.

Unit size means a housing unit intended to be occupied by a minimum or maximum number of occupants as established by the Housing Manager.

17.3 **Application**. The Permanent Moderate Housing Regulations apply to the use, occupancy and sale of the following developments: Capitol Peak Condominiums, Coffey Place, Country Club Townhomes, Creekside Condominiums, Crossings at Horse Ranch, Daly Permanent Moderate Housing Townhomes, Mountain View Permanent Moderate Housing Condominiums, all phases of Rodeo Place, Sinclair Meadows, and all other Permanent Moderate Housing developments and housing units recognized by the Snowmass Village Town Council.

17.3.1 **Application Procedure**. On forms specified by the Housing Manager, an applicant shall provide information concerning employment, income, net worth, unit size, dependents and such other information deemed reasonably necessary to determine whether the applicant can be deemed a qualified applicant. All information provided by an applicant shall be considered confidential.

17.3.2 **Procedures**. Applications are available at the Housing Department office. Completed applications must be submitted with an application fee. An application is active for twelve (12) consecutive months. To apply for another housing unit, a Confirmation Affidavit shall be completed, with updated information, and a reapplication fee shall be paid. Incomplete applications will not be considered.

17.3.3 **Verification of Application Information**. The Housing Manager will verify all information contained in an application. If the Housing Manager determines that any information or statements in an application are not true or accurate, then the applicant may be permanently precluded from applying for the purchase of any housing unit or for applying to rent any Town apartment.

17.3.4 **Qualified Applicant**.

17.3.4.1 **Employment Qualifications**. To apply for a housing unit, an adult employee must meet one of the following qualifications: (a) active employment for a minimum of one (1) year, and currently employed, by an employer licensed pursuant to the Snowmass Village Municipal Code with a principal place of business in Snowmass Village as defined in Section 17-3 of the Code , (b) worked 1600 hours and earned 70% of income in Snowmass Village for a minimum of one (1) year, or (c) active employment in Pitkin County for a minimum of three (3) years and currently employed in Pitkin County.

Licensed home occupations (as defined in the Town of Snowmass Village Land Use Code Sec. 16A-3-240) are qualified, provided they meet the definition of an employer in and derive a minimum of 80% of income from products, services or other direct benefits to the residents and/or businesses of the Town of Snowmass Village (if Snowmass Village applicant) or Pitkin County (if Pitkin County applicant). Applicants must provide proof of business license, a current Profit and Loss statement, a current list of clients, and any other information deemed necessary to verify eligibility, in addition to the other required application documents.

The following lottery tiers establish the priorities for applicants. All applicants must also meet employment, income, asset and occupancy requirements. After applicants are qualified, they will be entered into a lottery tier using the priorities listed below.

Lottery Tiers	Lottery Priorities
1st	**In-Complex**
2nd	**Downsizing from one housing unit to another unit, provided the downsized unit has fewer bedrooms than the current unit. In the case of new construction, no more than 25% of the initial units shall be made available for downsizing unless otherwise established by the Town Council.**
3rd	**Snowmass Village full-time employment with 3 or more years**
4th	**Snowmass Village full-time employment with 12-35 months**
5th	**Snowmass Village full-time employment with 3 or more years; 2 people may apply for a 3-bedroom unit**
6th	**Snowmass Village full-time employment with 12-35 months; 2 people may apply for a 3-bedroom unit**
7th	**Pitkin County full-time employment with 3 or more years**

17.3.4.2. **Maximum Income and Net Worth**. The purchase price of a housing unit limits the income and net worth of an applicant to a maximum income and net worth. The maximum income and net worth applicable to a specific purchase price shall be established and made public annually by the Housing Manager.

Assets and liabilities shall be defined as generally accepted accounting standards for individuals, including all business equity for self-employed persons and business owners. Tax deferred retirement funds, college savings funds and contingent liabilities are not included in the net worth calculation. In the case of persons who wish to downsize from one housing unit to another unit, the value of the primary home will not be included in the net worth calculation, provided the unit downsizing to has fewer bedrooms. Income is calculated by averaging the adjusted gross income shown on the last three (3) filed Federal Income Tax returns. Applicant's qualifications, including income, must be verifiable by tax return or W-2 form. Income and Net Worth levels for joint applicants will be combined.

17.3.4.3 **Unit Size and Occupancy Requirements**. In addition to the Lottery Priorities set forth in these Regulations and to maximize the occupancy of housing units, an applicant can only apply to purchase a housing unit to accommodate the number of persons that will be residing with the applicant. The number of persons will include a dependent as defined in the

Internal Revenue Code, or a minor child who resides on a part time basis of not less than one hundred twenty-one (121) days per calendar year as a result of an order of a court. A first priority applicant can only apply to purchase a housing unit with the number of bedrooms as follows:

First Priority Occupancy Table #1

Total Persons	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
1*	X	X		
2	X	X		
3		X	X	
4		X	X	X
4+			X	X

*****One person is not eligible to purchase a detached single-family home.

Second Priority Occupancy Table #2

Total Persons	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
2	X	X	X	

After the first priority qualified applicants have been selected the Second Priority Occupancy Table will be used if necessary. This table will only be used for qualified Snowmass Village employee applicants in the 5th and 6th lottery tier from the 17.2.4.1 lottery procedures table.

Note: All Pitkin County employees in the 7th lottery tier must meet the requirements listed in the First Priority Occupancy Table #1.

17.3.5 **Restriction on Ownership of Other Real Property**. In order to qualify and to remain qualified, an applicant may not own any interest in a residential dwelling unit, as defined above. This includes any such interest held personally, by a member of the household, as a shareholder or member of a corporation, or as a partner, joint venture or a beneficiary of a trust. Successful applicants who currently own a residential dwelling unit will be required to dispose of such property within six months of closing on the housing unit. Exceptions for employer-owned workforce housing may be granted upon request and will be subject to a Restricted Housing Agreement.

Notwithstanding, a residential dwelling unit in which an applicant has an ownership interest may be exempt from this restriction on the following conditions: (a) applicant is in the business of owning real property for the purpose of remodel, renovation, repair, and resale; (b) the residential dwelling is not occupied at any time while owned by applicant; (c) applicant shall not

own the residential dwelling unit for more than six (6) months following receipt of a certificate of occupancy or certificate of completion for such unit, as applicable, unless such time is extended by the Housing Manager; and (d) applicant shall provide information acceptable to the Housing Manager to satisfy these conditions in the Housing Manager's reasonable discretion.

17.3.5 **Applicant Super Priorities**. Upon qualifying to purchase a housing unit, an applicant may qualify for a further, or "super", priority that will rise above all other priorities.

17.3.5.1 **Disabled Employee Prioritization.** A qualified applicant who personally or who resides with a dependent who has a physical impairment that substantially limits the major life activity of walking and substantially limits the ability of the person to climb stairs as documented in writing by a medical doctor licensed in the State of Colorado shall be deemed the first priority qualified purchaser for the purchase of a disabled housing unit without regard to prioritization criteria. In the event that two or more qualified applicants desire to purchase the housing unit, then employment prioritization within the Lottery Tiers in Section 17.3.4.1 shall be utilized to determine the first priority qualified purchaser.

17.3.5.2 **In Complex Priority.** A qualified applicant who currently works full-time for a Snowmass Village business and who has owned a housing unit in the project where a housing unit is offered for sale for longer than one (1) year shall be deemed the first priority qualified purchaser for the purchase of the housing unit without regard to other prioritization criteria. In the event that two or more such qualified applicant employee owners desire to purchase the housing unit, then employment prioritization within the Lottery Tiers in Section 17.3.4.1 shall be utilized to determine the first priority qualified purchaser. If more than one applicant is in the same employment tier, then a lottery will be held to select the qualified in complex purchaser.

17.3.6 **Local Priority.** Qualified applicants who graduate from Aspen High School, Basalt High School, Roaring Fork High School, or CRMS (day student only), resided in TOSV for at least eight (8) consecutive years prior to high school graduation, and had an absence from TOSV following high school graduation for not more than six (6) years, shall be given credit for five (5) years of employment pursuant to Section 17.4.4.

17.4 **Resale Procedure.**

17.4.1 **Housing Unit Inspection**. As a condition precedent to filing a notice to sell a housing unit, the Town shall inspect the property with an inspector approved by the Housing Manager. Upon successful completion of the inspection, an approved inspection report shall be issued.

17.4.1.1 **Standards.** The inspection will disclose the physical condition of the housing unit. The housing unit must meet a minimum standard of maintenance and cleanliness. The inspector will grade the housing unit on a standard approved by the Housing Manager.

17.4.1.2 **Repairs.** If the pre-sale inspection discloses deficiencies, then the owner shall correct all deficiencies. The housing unit shall be re-inspected to confirm that all such deficiencies have been properly corrected.

17.4.2 **Notice to sell.** After receipt of the notice of intent to sell, the Housing Manager shall collect a resale fee equal to Two Thousand Dollars ($2,000.00), which may be adjusted on annual basis by the Housing Manager to reflect changes in costs. Upon good cause shown, the Housing Manager may authorize alternate arrangements for the payment of the resale fee.

17.4.3 **Maximum resale price calculation.** The Housing Manager shall calculate the maximum resale price based upon the date the owner acquired the housing unit and upon the owner's purchase price, as further outlined below.

17.4.3.1 **Energy Efficiency, Carbon Reduction & Water Conservation Capital Improvements.** An energy efficiency, carbon reduction and water conservation capital improvements allowance of up to 10% in aggregate of the current resale price will be established for each new owner of a single-family home or a condominium unit. Only improvements that clearly demonstrate energy efficiency, carbon reduction and water conservation will be considered for this allowance. The utilization of sustainable green building materials may also be included in the 10% improvement allowance. All capital improvements will be depreciated on the depreciation schedule from the Marshall Swift Residential Handbook. This improvement allowance does not include the replacement or maintenance of existing fixtures, appliances, decorative items, or improvements necessary to maintain existing fixtures from the original construction. Only new replacement items which are recognized to provide a substantial amount of energy or water conservation greater than the original construction will be considered. An owner shall submit a complete improvement cost proposal listing the improvement items and documentation identifying the energy savings or water conservation benefits to the Housing Director prior to beginning the improvement work. The director will then decide if the requested improvements may be added to the resale price.

After receiving Housing Director approval, to substantiate the Energy, Carbon Reduction and Water Conservation Capital Improvement allowance amount, an owner shall provide the Housing Director an affidavit of owner setting forth the amounts expended for improvements with receipts to show actual expenses attached thereto, and the certificate of completion issued by the Building Official for the improvements, if required. If a certificate of completion is not required, then a written statement from the Building Official identifying that the improvements installed did not require a building permit or a certificate of completion. Energy, Carbon Reduction and Water Conservation Capital Improvements that have not received preapproval from the Housing Director will not be considered for inclusion upon resale of the unit.

17.4.3.2 **Improvements.** Improvements may be included in the resale calculation only if approved by the Housing Manager and to the extent specified in these Regulations. Evidence of cost of eligible improvements and corresponding documentation from the Building Official

must be submitted within six (6) months of issuance of a certificate of occupancy or other approval to be considered. In the case of existing housing improvements, evidence and documentation shall be submitted within six (6) months of adoption of these Regulations.

17.4.3.3 **Condominium Housing Units Acquired before July 22, 1991.** For housing units located in the Creekside Condominiums and Country Club Townhomes that have been continuously owned by the same owner on and after July 22, 1991, the maximum resale price is computed as follows:

a) the purchase price paid by the owner, plus an amount equal to:
   1. The purchase price paid by the owner;

      - Multiplied by the consumer price index, all items, urban wage earners and clerical workers (revised) published by the United States Department of Labor, Bureau of Labor Statistics, commonly known as the CPI-W, last published prior to the date of notice of intent to sell;

      - Divided by the CPI-W last published prior to the time of purchase by owner;

      - plus, the depreciated cost of improvements to the condominium unit which have been paid for by the owner and approved by the Town Council.

      - plus, the depreciated value of TOSV approved energy efficient or water conservation capital improvements installed and paid by the owner not to exceed 10% of the current resale price,

      - plus, the actual cost of capital improvements performed by the condominium association of the project in which the housing unit is located, paid for by the owner from the time of installation of the capital improvement to the date of resale approved by the Town, not to exceed ten percent (10%) of the current resale price.

17.4.3.4 **Condominium Housing Units Acquired after July 22, 1991.** The maximum resale price shall be computed as the lesser of:

a) the original price plus a three-percent annual increase in the purchase price, prorated from the date of the original purchase, or

b) the purchase price paid by the owner, plus an amount equal to:

   1. The purchase price of the current owner;
      - Multiplied by the consumer price index, all items, urban wage earners and clerical workers (revised) published by the United States Department of Labor, Bureau of Labor Statistics, commonly known as the CPI-W, last published prior to the date of notice of intent to sell;

- Divided by the CPI-W last published prior to the time of purchase by owner plus,

- The depreciated value of TOSV approved energy efficient or water conservation capital improvements installed and paid by the owner not to exceed 10% of the current resale price,

- plus, the depreciated cost of capital improvements performed by the condominium association of the project in which the housing unit is located, paid for by the owner from the time of installation of the capital improvement to the date of resale approved by the Town, not to exceed ten percent (10%) of the current resale price.

17.4.3.5 **Crossings Housing Units.** The maximum resale price shall be computed as the lesser of:

a) the base price as maintained in the records of the Housing Manager, plus the cost of the finishing of the basement from the date of completion in accordance with the description of the basement option not to exceed the cost of a standard basement option, plus a three-percent annual increase, or

b) the purchase price paid by the owner, minus the cost of any house option which is installed after the issuance of the original certificate of occupancy plus the cost of the deck option, if it was subtracted from the calculation of the house base price, plus an amount equal to:

1. The purchase price of the current owner;
   - Multiplied by the consumer price index, all items, urban wage earners and clerical workers (revised) published by the United States Department of Labor, Bureau of Labor Statistics, commonly known as the CPI-W, last published prior to the date of notice of intent to sell;
   - Divided by the CPI-W last published prior to the time of purchase by owner;
   - plus, the cost of any house option, as approved by the Town Council as an option to the basic house design (as set forth in Exhibit "A" to the Horse Ranch Employee Housing Development Agreement entered into by and between the Town and Foresite Capital Facilities Corporation on April 22, 1994)
   - plus, automatic sprinkler system, gutter and downspout, permanent landscaping and heat tapes) which was installed after the issuance of the original certificate of occupancy
   - plus the cost of the deck option, if it was subtracted from the calculation of the house base price.

From the issuance of the original certificate of occupancy for the housing unit, the maximum amount shall be limited to ten percent (10%) of the house base price which shall escalate as follows:

- To five (5) years, five percent (5%) of the house base price;
- To six (6) years, six percent (6%) of the house base price;
- To seven (7) years, seven percent (7%) of the house base price;
- To eight (8) years, eight percent (8%) of the house base price;
- To nine (9) years, nine percent (9%) of the house base price; and
- To ten (10) years, ten percent (10%) of the house base price.

- plus, the depreciated value of TOSV approved energy efficient or water conservation capital improvements installed and paid for by the owner not to exceed 10% of the current resale price

To substantiate such amounts, an owner shall provide the Housing Manager an affidavit of owner setting forth the amounts expended for improvements with receipts attached thereto, and the certificate of completion issued by the Building Official for the improvements, if required, or if no certificate of completion is required, then a statement from the Building Official that the improvements installed did not require a certificate of completion. If such amount has not previously been substantiated to the satisfaction of the Housing Manager, it shall be provided with the notice of intent to sell.

17.4.3.6**. Rodeo Place Single Family Housing Units.** The maximum resale price shall be computed as the lesser of:

a) the base price as maintained in the records of the Housing Manager, plus
   - the one-time actual cost of finishing the basement subject to a maximum allowance of $70.00 per square foot from the date of completion in accordance with the square feet allocated to each home basement, plus
   - The depreciated value of TOSV approved energy-efficient or water conservation capital improvements installed and paid by the owner not to exceed 10% of the current resale price, plus
   - The purchase price of the current owner;
   - Multiplied by the consumer price index, all items, urban wage earners and clerical workers (revised) published by the United States Department of Labor, Bureau of Labor Statistics, commonly known as the CPI-W, last published prior to the date of notice of intent to sell;
   - Divided by the CPI-W last published prior to the time of purchase by owner;

To substantiate the finished basement option amount, an owner shall provide the Housing Manager an affidavit of owner setting forth the amounts expended for improvements with receipts attached thereto, and the certificate of completion issued by

the Building Official for the improvements, if required, or if no certificate of completion is required, then a statement from the Building Official that the improvements installed did not require a certificate of completion. The finishing of the basement improvements will be a one-time adjustment to the home base price from the certificate of completion date. If such amount has not previously been substantiated to the satisfaction of the Housing Manager, it shall be provided with the notice of intent to sell.

17.4.3.7. **Coffey Place Single Family and Condominium Housing Units**. The maximum resale price shall be computed as the lesser of:

a) the original price plus
- a three-percent annual increase in the purchase price, prorated from the date of the original purchase, plus
- the depreciated value of TOSV approved energy efficiency or water conservation capital improvements installed and paid by the owner, not to exceed 10% of the current resale price;

OR

b) the purchase price as maintained in the records of the Housing Manager,
- Multiplied by the consumer price index, all items, urban wage earners and clerical workers (revised) published by the United States Department of Labor, Bureau of Labor Statistics, commonly known as the CPI-W, last published prior to the date of notice of intent to sell;
- Divided by the CPI-W last published prior to the time of purchase by owner, plus
- The depreciated value of TOSV approved energy- efficient or water conservation capital improvements installed and paid by the owner not to exceed 10% of the current resale price.

17.4.3.8 **Future Housing.** The regulations governing resale for future developments will be included in these Regulations.

17.4.3.9 **Publication.** The Housing Manager shall cause a notice of the availability of the housing unit purchase shall be published in a local newspaper once a week for four (4) consecutive weeks.

17.4.4 **Lottery Procedure**. At the end of the thirty (30) day Snowmass village employee priority period, lottery chances will be assigned by the Housing Manager to qualified applicants as follows:

Years Employed	Lottery Chances
1 or greater but less than 3	1
3 or greater but less than 7	2

Years Employed	Lottery Chances
7 or greater but less than 11	4
11 or greater but less than 15	6
15 or greater	8

Following the assignment of lottery chances to qualified applicants, the Housing Manager shall schedule and conduct a lottery to determine the priority of qualified purchasers. The lottery will be scheduled by the Housing Manager. If a chance of a qualified applicant is chosen more than one (1) time, all subsequent chances will be disregarded.

17.4.5 **Contract and sale procedure.** The first priority qualified purchaser shall have seven (7) days to enter into a contract with the owner for purchase of the housing unit. In the event that a contract is not timely entered into the next priority qualified purchaser shall have seven (7) days to enter into a contract with the owner for purchase of the housing unit, and so on until a sale occurs. The owner may not reject an offer from a qualified purchaser that is for the maximum resale price or the current resale price, as the case may be unless other terms and conditions of the offer are unreasonable. Thereafter, if the housing unit has not been sold, the owner may list it for sale with a real estate broker or negotiate a contract for its sale provided that the owner shall notify all prospective purchasers that they must be confirmed to be a qualified purchaser by the Housing Manager.

17.4.6 **Advertise housing unit for sale.** The owner shall advertise the housing unit for sale by the placement of a "for sale" sign meeting the requirements of Chapter 16A of the Snowmass Village Municipal Code at a conspicuous location.

17.4.7 **Confirmation of qualification.** At the closing of the sale, the Housing Manager shall confirm:

a) The status of the qualified purchaser to purchase the housing unit;
b) That the purchase price does not exceed the maximum resale price; and
c) All monies owing to the Town have been fully paid.

17.5 **Mandatory Resale.**

17.5.1 An owner shall immediately offer the housing unit for sale in accordance with the provisions of section 17.4 upon the occurrence of any of the following events:

a) If a non-qualified purchaser takes title to the housing unit; or
b) The owner does not maintain residency at the housing unit; or
c) The owner has not sold their residential dwelling unit within six (6) months of the closing of the acquisition of the housing unit, or such period of time as approved by the Town Council upon good cause shown; or
d) The owner acquires any interest in a residential dwelling unit after the closing of the acquisition of a housing unit; or

e) The owner purchases the housing unit for a purchase price greater than the maximum purchase price; or
f) The owner fails to be a requalified owner.

17.5.2 **Biennial Requalification**. All owners must requalify biennially by completing and returning an affidavit within ninety (90) days of receipt. The affidavit will confirm that the following:

a) The owner has been in physical residence in the housing unit for a minimum of eight (8) months each calendar year, is or is eligible to be a registered voter in the Town, possesses or is eligible to possess a valid Colorado driver's license; and files a Colorado income tax return; and

b) The owner has been actively employed by an employer whose principal place of business is in Pitkin County for minimum of one thousand four hundred (1400) hours during a minimum period of eight (8) months per calendar; or have attained the age of sixty-two (62) after having been the owner of the housing unit for not less than ten (10) years. Verification of compliance with this requirement must be provided at the time of requalification.

c) The owner does not own any interest in a residential dwelling unit. This includes any such interest held personally, by a person's spouse, as a shareholder or member of a corporation, or as a partner, a joint venture or a beneficiary of a trust. Notwithstanding, a residential dwelling unit in which owner has an ownership interest may be exempt from this restriction on the following conditions: (a) owner is in the business of owning real property for the purpose of remodel, renovation, repair, and resale; (b) the residential dwelling is not occupied at any time while owned by owner; (c) owner shall not own the residential dwelling unit for more than six (6) months following receipt of a certificate of occupancy or certificate of completion for such unit, as applicable, unless such time is extended by the Housing Manager; and (d) owner shall provide information acceptable to the Housing Manager to satisfy these conditions in the Housing Manager's reasonable discretion.

The Housing Department may, at its discretion, conduct a directed and random audit of continued compliance with ongoing qualification with the provisions of these Regulations.

17.5.3 **Change in Ownership**. Any proposed or contemplated additions or deletions to the owners listed on the warranty deed must be approved in writing by the Housing Manager. Any such changes will be required to comply with all requirements of these Regulations.

17.6 **Housing Unit Rental.**

17.6.1 For good cause shown and with the approval of the Housing Manager, an owner may rent the entire housing unit for a maximum of four months. The rental rate shall not exceed the

rent for a comparable rental apartment owned by the Town as determined by the Housing Manager. No short-term rentals will be allowed.

17.6.2 With written notice to the Housing Manager, the owner of a housing unit of not less than two (2) bedrooms may rent one (1) bedroom to a maximum of two (2) people, at least one (1) of whom is an employee. Full-time seasonal employees (minimum 700 hours per season) may qualify for a rental at the owner's discretion. Provided, however, the owner must maintain residency in the housing unit, must occupy a bedroom in the housing unit and must receive prior approval for any such rental from the association in which the housing unit exists. The rental rate shall not exceed the rent for a comparable rental apartment owned by the Town as determined by the Housing Manager.

17.6.3 Where there exists a conflict between any limitation or requirement in this Code and any limitation or requirement contained in any applicable protective covenant, deed restriction, condominium declaration, homeowners or condominium association bylaws or rules and regulations, as the same may be adopted or amended from time to time, the more restrictive limitation or requirement shall prevail.

17.7 **Exempt Transactions.**

17.7.1 A one-time transfer by operation of law, by will or inheritance to a surviving spouse of an owner is exempt from the procedures set forth in Section 17-4 of the Code and 17.4 of these Regulations, provided written notice shall be given to the Housing Manager providing information to support that an exempt transaction has occurred.

17.7.2 A one-time transfer by operation of law, by will or inheritance to a dependent minor child(ren) as the sole surviving member(s) of owner is exempt from the procedures set forth in Section 17-4 of the Code and 17.4 of these Regulations, provided written notice shall be given to the Housing Manager providing information to support that an exempt transaction has occurred. In such case, the child(ren) may reside in the housing unit, with or without, a guardian as their primary residence until the youngest child turns 22 years of age, at which time the housing unit must be sold pursuant to these Regulations.

17.8 **Interpretations; Appeals.** The Housing Manager shall make all interpretations of these Regulations. Any applicant or owner who feels that the Housing Manager has misinterpreted or improperly applied the provisions of the Chapter 17 of the Municipal Code or these Regulations may inform the Town Manager in writing and request a review. Any such request must be delivered to the Town Manager within fourteen (14) days of the date of such purported misinterpretation or improper application. The Town Manager shall investigate and take such actions as are necessary and proper to alleviate any actual noncompliance.

Karp Neu Hanlon PC
ATTORNEYS AT LAW

PRIVILEGED AND CONFIDENTIAL

MEMORANDUM

DATE: September 3, 2026

TO: Town of Snowmass Village

FROM: Karp Neu Hanlon, P.C.

RE: Fair Housing Act

This memorandum summarizes requirements for local governments under the federal Fair Housing Act (the "FHA") and provides criteria for analyzing requests by residents of Town workforce housing for reasonable accommodations under the FHA.

A. Reasonable Accommodations

Colorado and federal law prohibit discriminating "in the sale or rental of, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a disability of a buyer or renter, an individual who will reside in the dwelling after it is sold, rented, or made available, or of any individual associated with the buyer or renter."[1]

To avoid discrimination, the FHA requires local governments to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling unit, including public and common use areas, unless it can be demonstrated that it places an undue financial or administrative burden on the Town or fundamentally changes the nature of the subject housing.[2] While equal opportunity does not require more or better opportunities, (*i.e.*, granting requests not available to similarly situated nondisabled residents), the goal of the FHA is to make generally applicable laws less onerous on the handicapped individual.

Under the FHA, a request for accommodation must be *reasonable*. Whether an accommodation is reasonable requires considering the following factors:

a. Whether the accommodation would undermine the legitimate purposes and effects of existing zoning regulations;
b. The benefits the accommodation would provide the handicapped individual; and

[1] *See* C.R.S. § 24-34-502.2
[2] 3 CCR § 708-1.

c. Whether alternatives exist to accomplish the benefits more efficiently[3].

Fundamental alterations to the program or undue financial and administrative burdens make a request unreasonable.

Colorado case law reinforces the duty to provide reasonable accommodations for "qualified employees," which "are defined as those individuals with disabilities who can meet a public entity's essential eligibility requirements if provided reasonable accommodation. 28 C.F.R. § 35.104; *Community Hosp. v. Fail*, *supra* (ADA Title I employment action)."[4]

B. Case Law Examples

As an example of a FHA analysis in a rental context, in *Boulder Meadows v. Saville*, the Colorado Court of Appeals held the landlord did not provide a reasonable accommodation under the FHA after a tenant who had been living there for ten years requested permission for a caretaker to live with her. The landlord owned a mobile home park with covenants regarding maintenance of the mobile home and yard as well as limitations on residents not part of a lease agreement. The tenant claimed the owner's policies had a discriminatory impact because they had a greater effect on disabled individuals than on non-disabled individuals. The court determined the landlord's alternative accommodations to the tenant's request were unreasonable because they involved the tenant either moving out, maintaining her own yard which she could not do because of her disability, or paying a reasonable maintenance fee, which the court declared would be financially impractical.

C. Conclusion

As part of the Town's workforce housing program, the FHA is a key consideration for both policymaking and management purposes. The balancing factors should be used to evaluate requests for reasonable accommodations by individual residents, and any guidelines and policies for the Town's workforce housing requirements should provide a path to resolve potential claims under the FHA.

[3] In measuring the effects of the accommodation, the review body can look to the functional and administrative aspects, but also to the costs.
[4] *Colo. State Bd. of Med. Exam'rs v. Ogin*, 56 P.3d 1233, 1236 (Colo. App. 2002).

Town of Snowmass Village
Agenda Item Summary

Date of Meeting:
September 8, 2026

Agenda Item:
Discussion and Consideration of Draft Ordinance Creating a Housing Commission

Presented by:
Kevin Rayes, Housing Director

Background:
In 2021, Council adopted the Workforce Housing Master Plan. The Plan serves as a "road map" to achieve the Town's workforce housing goals. Council's goal to "identify and provide more affordable housing" seeks to establish a Workforce Housing Advisory Board to carry forward the recommendations from the plan. The board would also provide guidance on existing/proposed housing policies. The board would consist of Snowmass residents. This is the first review of the proposed ordinance. Council feedback will be necessary to finalize the draft ordinance for ongoing Council consideration.

Financial Impact:
The Workforce Housing Advisory Board would have authority to make recommendations, including for matters with financial implications. Town Council is the final review authority.

Applicability to Council Goals & Objectives:
Council's goal to "identify and provide more affordable housing" calls for a housing advisory board to achieve the Town's housing goals while preserving community character. The advisory board would play a pivotal role in helping Council realize its goal of "helping year-round residents thrive, not just survive."

Council Options:
Once Council provides feedback on the draft ordinance, the ordinance will be prepared for a formal first reading.

Staff Recommendation:
Staff recommends Council discuss the draft ordinance to establish a Workforce Housing Advisory Board and provide feedback for a first reading version.

Attachments:
1. Ordinance No_Series 2026_Establishing A Housing Advisory Board

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL

ORDINANCE NO. __
SERIES OF 2026

AN ORDINANCE AMENDING THE TOWN OF SNOWMASS VILLAGE MUNICIPAL CODE BY ADDING ARTICLE VIII IN CHAPTER 2 TO CREATE A WORKFORCE HOUSING ADVISORY BOARD

WHEREAS, The Town of Snowmass Village ("TOSV" or the "Town") is a home-rule municipality, duly organized and existing under the TOSV Home Rule Charter adopted pursuant to Article XX of the Constitution of the State of Colorado; and

WHEREAS, Section 3.3 of the TOSV's Charter confers upon Town Council the power to amend the TOSV Municipal Code (the "Code"); and

WHEREAS, Chapter 2 of the Code contains the Town's standards for Administration and Personnel and establishes the Town's boards and commissions; and

WHEREAS, the Town Council wishes to establish a Workforce Housing Advisory Board to guide the Town's decision making on policies and regulations governing the Town's workforce housing program;

WHEREAS, the Town Council wishes to amend the Code with the addition of Chapter 2, Article VIII establishing the Workforce Housing Advisory Board, as shown in **Exhibit A**; and

WHEREAS, Town Council finds that the adoption of this Ordinance is necessary to protect the health, safety, and welfare of residents within the Town and is in the best interest of the TOSV.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Snowmass Village, as follows:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.

2. Amendment to Chapter 2, Article III of the Code. **Section 2-52 – Boards and Commissions**, in Chapter 2, Article III, is hereby amended with **bold underlined** additions, as shown in **Exhibit A**.

3. Amendment to Chapter 2, Article VIII of the Code. **Chapter 2 – Administration and Personnel** is hereby amended with the addition of **Article VIII – Workforce Housing Advisory Board**, as shown in **Exhibit A**.

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4. Severability. If any provision of this Ordinance or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.

5. Effective Date. This Ordinance shall be effective 15 days after adoption in accordance with the Town of Snowmass Village Home Rule Charter.

READ, APPROVED AND ADOPTED by the Town Council of the Town of Snowmass Village on First Reading on _____, 2026, upon a motion by Council Member _____, the second of Council Member _____, and upon a vote of _____ in favor and _____ against.

READ, APPROVED AND ADOPTED as amended, by the Town Council of the Town of Snowmass Village on Second Reading on _____, 2026, upon a motion by Council Member _____, seconded by Council Member _____, and upon a vote of ___ in favor and ___ against.

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TOWN OF SNOWMASS VILLAGE

_____
Alyssa Shenk, Mayor

ATTEST:

_____
Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

_____
Jeff Conklin, Town Attorney

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EXHIBIT A
AMENDMENT TO TOWN CODE

*Chapter 2, Article III is hereby amended with changes to Section 2-52 as shown using **bold underlined** additions and ~~strikethrough~~ deletions as follows:*

(a) *Boards and Commissions.* The Town has established the following permanent boards and commissions:

(1) Snowmass Village Arts Advisory Board (Chapter 2, Article VII);

(2) Workforce Housing Advisory Board (Chapter 2, Article VIII);

(~~2~~**3**) Citizens Grant Review Board (Chapter 2, Article IX);

(~~3~~**4**) Financial Advisory Board (Chapter 2, Article X);

(5) Planning Commission (Chapter 2, Article XII);

(6) Tourism Board (Chapter 2, Article XIV);

(7) Part-Time Residents Advisory Board (Chapter 2, Article XV);

(8) Environmental Advisory Board (Chapter 2, Article XVI); and

(9) Parks, Open Space, Trails and Recreation Advisory Board (Chapter 2, Article XVII).

* * * *

Chapter 2 is hereby amended with the addition of Article VIII as follows:

ARTICLE VIII - Workforce Housing Advisory Board

Sec. 2-191. - Establishment.

Pursuant to Town Charter Section 8.1, the Town Council hereby establishes a Workforce Housing Advisory Board to carry out such duties as directed by the Town Council and generally provide a mechanism of communication and education regarding the Town's workforce housing program between the Board, residents and prospective residents of Snowmass Village, and the Town Council. The Workforce Housing Advisory

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Board shall be specifically designated as “advisory.”

Sec. 2-192. – Composition and qualifications.

The Workforce Housing Advisory Board shall be composed of five (5) members:

(a) All members will be selected at-large.

(b) All members selected for the Board shall be interested in supporting a viable workforce and continuing a commitment to workforce housing opportunities that best balance the character and resources of the Town. Membership should be inclusive and representative of the demographics, needs, and lived experiences of the Town’s population.

(c) Town Council may appoint one (1) or more members of Town Council to serve as an ex officio, non-voting member.

Sec. 2-193. - Meetings.

The Workforce Housing Advisory Board will meet at least quarterly or more often as determined by the Workforce Housing Advisory Board or Town Council, and such meetings shall be within the Town.

Sec. 2-195. - Terms of office.

The Town Council shall appoint members of the Workforce Housing Advisory Board to serve staggered and overlapping terms that expire at the first regular meeting of the Town Council annually. The initial terms of members of the Board will be as follows:

(a) Three (3) of the at-large members shall serve three (3) year terms;

(b) Two (2) of the at-large members shall serve two (2) year terms; and

(c) Two (2) of the at-large members shall serve one (1) year terms.

Following completion of the initial terms of office, each succeeding term shall be for three (3) years.

Sec. 2-196. - Powers and duties.

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The Workforce Housing Advisory Board shall have the following powers and duties:

(1) Advise the Town Council at any time regarding any matter relating to the Town's Housing Master Plan.

(2) Recommend changes and updates to the Town's Housing Master Plan.

(3) Provide a broad community perspective by offering recommendations to the Town Council concerning projects, programs, policies, and operational practices that will benefit the Town's workforce housing program.

(4) Encourage community participation in these pursuits and establish relationships with other housing groups in order to access and leverage support for the Town's workforce housing program.

(5) Report to Council on progress towards goals in the Housing Plan.

Sec. 2-197—2-210. - Reserved.

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Town of Snowmass Village
Agenda Item Summary

Date of Meeting:
September 8, 2026

Agenda Item:
Executive Session - Town Manager Performance Review

Presented by:
Clint Kinney, Town Manager

Background:
The Town Council has reason to convene in Executive Session. To convene in executive session, the Colorado Open Meetings Law requires that the Town announce the topics for discussion with specific statutory citation and to the identify the particular matter(s) to be discussed in as much detail as possible without compromising the purpose for which the executive session is authorized. A motion to enter executive session for the announced purposes must be passed by 2/3 of the quorum voting in the affirmative for said motion.

Financial Impact:
N/A

Applicability to Council Goals & Objectives:
N/A

Council Options:
Convene in Executive Session
Choose not to convene in Executive Session

Staff Recommendation:

Language for Mayor to read and ask for motion:
Town Council will now meet in Executive Session pursuant to C.R.S. 24-6-402(4) and Snowmass Village Municipal Code Section 2-45(c) for the following purpose:

a) To discuss personnel matters, except if the employee who is the subject of the session has requested an open meeting, pursuant to C.R.S. 24-6-402(4)(f)(I) and Snowmass Village Municipal Code Section 2-45(c)(6), more specifically related to: Performance Review of Town Manager

Provided, there is an affirmative vote of two-thirds of the quorum present at this meeting to hold an Executive Session and for the purposes of considering item (a) above. Provided further, that no adoption of any proposed policy, position, resolution, regulation, or formal action shall occur at this Executive Session.

Attachments:
None