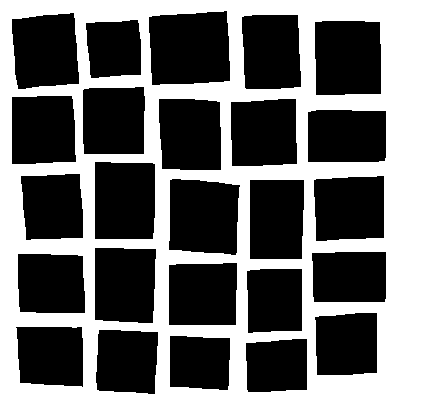


LEGAL DISCRPTION/TOWN CODES AND CERTIFICATES, SEE ADJOINING COVER.



**DAVIS
PARTNERSHIP
ARCHITECTS**

DENVER OFFICE
2901 Blake Street, Suite 100
Denver, CO 80205
303.861.8555

**PROGRESS PRINTS
NOT FOR
CONSTRUCTION**
7/23/2019 5:20:05 PM

REVISIONS			
PUD: ISSUED 11/07/2018	CONCEPT DESIGN : ISSUED 06/07/2019	PUD - REVISED : ISSUED 07/23/2019	
BUILDING BUILDING AREA PHASE I = 75,000 SF BUILDING AREA PHASE II = 25,000 SF TOTAL PLANNED AREA = 100,000 SF	BUILDING BUILDING AREA PHASE I = 87,874 SF BUILDING AREA PHASE II = 17,095 SF TOTAL PLANNED AREA = 104,969 SF	BUILDING BUILDING AREA PHASE I = 86,834 SF BUILDING AREA PHASE II = 18,166 SF TOTAL PLANNED AREA = 105,000 SF	
PARKING # SPACES TOTAL = 293 ADA SPACES = 0	PARKING # SPACES TOTAL = 266 ADA SPACES = 30	PARKING # SPACES TOTAL = 263 ADA SPACES = 44 COMPACT SPACES = 32	
DESCRIPTION OF REVISIONS:			
BUILDING THE BUILDING AREA ANTICIPATED FOR PHASE I OF CONSTRUCTION INCREASED FOR TWO REASONS- 1. THE PHASE II OPERATING ROOMS WILL BE CONSTRUCTED IN PHASE I AND SHELLLED FOR FUTURE USE. 2. THE EXTERIOR WALL LOCATIONS ON THE EAST SIDE OF LEVELS P1 AND 0 HAVE BEEN SQUARED OFF TO ALLOW FOR THE EASE AND ECONOMY OF CONSTRUCTION. ADDITIONAL AREA WILL BE USED FOR SUPPORT SPACE.			
PARKING • THE NUMBER OF PARKING SPACES HAS REDUCED AS EGRESS STAIRS, AIR INTAKE/EXHAUST LOCATIONS, AND ADA PARKING HAS BEEN DEVELOPED. • THE PROPOSED 263 SPACES ARE NOW PROVIDED TO MEET THE 263 REQUIRED PARKING SPACES FOR A 105,000 SF BUILDING, PER DILLON ZONING REQUIREMENTS. • 44 ADA PARKING SPACES ARE PROVIDED. 10% OF THE PROVIDED SPACES ARE ALLOCATED FOR ADA BECAUSE OF THE OUTPATIENT FACILITIES IN THE MEDICAL OFFICE BUILDING. ADDITIONAL ADA SPACES HAVE BEEN INCLUDED SO 20% OF PARKING SPACES PROVIDED FOR THE PHYSICAL THERAPY TENANT BE ADA ACCESSIBLE.			



SHEET INDEX		
Number	Sheet	Issue Date
01 General		
00	COVER	07/23/2019
03 Civil		
C-0.1	1- ALTA/NSP LAND TITLE SURVEY	09/20/2018
C-0.2	2- ALTA/NSP LAND TITLE SURVEY	09/20/2018
C-0.3	FINAL PLAT	07/08/2019
C-001	PRELIMINARY SITE PLAN	07/23/2019
C-002	PRELIMINARY UTILITY PLAN	07/23/2019
C-003	PRELIMINARY GRADING PLAN	07/23/2019
04 Landscape		
L-100	LANDSCAPE NOTES	07/23/2019
L-101	LANDSCAPE PLAN	07/23/2019
L-102	SNOW STORAGE PLAN	07/23/2019
L-201	LANDSCAPE DETAILS	07/23/2019
09 Architectural		
A-00	ARCHITECTURAL SITE PLAN	07/23/2019
A-01	LEVEL P1	07/23/2019
A-02	LEVEL 0	07/23/2019
A-03	LEVEL 1	07/23/2019
A-04	LEVEL 2	07/23/2019
A-04.1	ROOF PLAN	07/23/2019
A-06	BUILDING STACKING DIAGRAMS	07/23/2019
A-07	SITE SECTIONS/ELEVATIONS	07/23/2019
A-08	PROJECT RENDERINGS	07/23/2019
A-09	PROJECT RENDERINGS	07/23/2019
A-10	PROJECT RENDERINGS	07/23/2019
A-11	PRELIMINARY SIGNAGE PLAN	07/23/2019

Issue Date: **JULY 23, 2019**

Project: **19905.00**

VAIL HEALTH - DILLON MEDICAL BUILDING

DILLON, COLORADO 80435

Original Issuance: **PUD DEVELOPMENT PLAN - REVISED**

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO

LEGAL DESCRIPTION (FROM TITLE COMMITMENT NO. 1)

PARCEL A:

BLOCKS 12 AND 13, DILLON RIDGE MARKETPLACE REPLAT D, ACCORDING TO THE PLAT RECORDED MARCH 24, 2004 UNDER RECEPTION NO. 750675, COUNTY OF SUMMIT, STATE OF COLORADO.
(NOTE: CORRECT LEGAL SHOULD READ: BLOCKS 12 AND 13, DILLON RIDGE MARKETPLACE REPLAT C, ACCORDING TO THE PLAT RECORDED JANUARY 19, 2000 UNDER RECEPTION NO. 615489, COUNTY OF SUMMIT, STATE OF COLORADO.)

PARCEL B:

"FUTURE PHASE TRACT B", ACCORDING TO THE PLAT FILED FOR (FIRST AMENDMENT TO:) LOOKOUT RIDGE TOWNHOMES PHASE I, RECORDED JUNE 27, 2001 UNDER RECEPTION NO. 655933, COUNTY OF SUMMIT, STATE OF COLORADO; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF PHASE IV, LOOKOUT RIDGE TOWNHOMES, ACCORDING TO THE FIRST AMENDMENT TO LOOKOUT RIDGE TOWNHOMES PHASE IV RECORDED JUNE 27, 2001 UNDER RECEPTION NO. 655933, IN SAID CLERK AND RECORDER OFFICE, THENCE SOUTH 00 DEGREES 37 MINUTES 05 SECONDS WEST ALONG THE WESTERLY LINE OF SAID PHASE IV, ALSO BEING THE EASTERLY LINE OF DILLON RIDGE MARKETPLACE 392.63 FEET TO THE SOUTHWEST CORNER OF SAID PHASE IV AND THE TRUE POINT OF BEGINNING
THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID PHASE IV, FOR THE FOLLOWING 3 COURSES:
SOUTH 89 DEGREES 20 MINUTES 12 SECONDS EAST A DISTANCE OF 206.07 FEET;
27.25 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 38 MINUTES 18 SECONDS A RADIUS OF 162.00 FEET AND A CHORD WHICH BEARS NORTH 88 DEGREES 27 MINUTES 53 SECONDS EAST 27.22 FEET DISTANT;
61.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40 DEGREES 31 MINUTES 05 SECONDS A RADIUS OF 87.00 FEET AND A CHORD WHICH BEARS NORTH 61 DEGREES 15 MINUTES 28 SECONDS EAST FEET DISTANT TO A POINT OF THE SOUTHERLY BOUNDARY OF PHASE III, LOOKOUT RIDGE TOWNHOMES, A SUBDIVISION RECORDED MAY 1, 1998 UNDER RECEPTION NO. 564721;
THENCE SOUTH 60 DEGREES 44 MINUTES 17 SECONDS EAST ALONG SAID BOUNDARY A DISTANCE OF 96.87 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID PHASE I, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 6;
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING TWO COURSES:
SOUTH 53 DEGREES 41 MINUTES 28 SECONDS WEST A DISTANCE OF 180.80 FEET;
SOUTH 56 DEGREES 46 MINUTES 59 SECONDS WEST A DISTANCE OF 199.92 FEET TO THE WESTERLY BOUNDARY OF SAID PHASE I, BEING THE EASTERLY BOUNDARY OF BLOCK 13, DILLON RIDGE MARKETPLACE, REPLAT C, A SUBDIVISION RECORDED JANUARY 19, 2000 UNDER RECEPTION NO. 615489;
THENCE NORTHERLY ALONG SAID BOUNDARY FOR THE FOLLOWING TWO COURSES:
NORTH 14 DEGREES 50 MINUTES 19 SECONDS WEST A DISTANCE OF 225.90 FEET;
NORTH 00 DEGREES 37 MINUTES 05 SECONDS EAST A DISTANCE OF 18.25 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (FROM TITLE COMMITMENT NO. 2)

BLOCK 14, DILLON RIDGE MARKETPLACE REPLAT D, ACCORDING TO THE PLAT RECORDED MARCH 24, 2004 UNDER RECEPTION NO. 750675, COUNTY OF SUMMIT, STATE OF COLORADO.
(NOTE: CORRECT LEGAL SHOULD READ: BLOCK 14, DILLON RIDGE MARKETPLACE REPLAT C, ACCORDING TO THE PLAT RECORDED JANUARY 19, 2000 UNDER RECEPTION NO. 615489, COUNTY OF SUMMIT, STATE OF COLORADO.)

TITLE COMMITMENT NO. 1 NOTES

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. M20181159-4, WITH AN EFFECTIVE DATE OF 06/28/2018 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B – SECTION 2 OF SAID TITLE COMMITMENT.

ITEM NUMBERS 1-7 ARE STANDARD EXCEPTIONS NOT TO BE ADDRESSED AS A PART OF THIS SURVEY.

- 8. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT-OF-WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 23, 1909 IN BOOK 97 AT PAGE 69.
THE ABOVE DOCUMENT DOES PERTAIN TO THE SUBJECT PARCELS BUT HAS NO PLOTTABLE ELEMENTS.
- 9. EASEMENTS NOTES AND DEDICATIONS AS SHOWN AND RESERVED ON THE PLAT OF DILLON RIDGE MARKETPLACE RECORDED ON MARCH 13, 1997 UNDER RECEPTION NO. 535200.
THE AFFECTS OF THE ABOVE PLAT ARE SHOWN HEREON.
- 10. RIGHT-OF-WAY AGREEMENT BETWEEN ROBERT Z. ROUSH AND MYRTH N. ROUSH, GRANTORS, AND CITY AND COUNTY OF DENVER, GRANTEES, AS CONTAINED IN DOCUMENT RECORDED DECEMBER 10, 1964 IN BOOK 174 AT PAGE 988.
THE RIGHT-OF-WAY DESCRIBED IN THE ABOVE DOCUMENT WAS VACATED BY ITEM 19 AND IS NOT SHOWN HEREON.
- 11. EASEMENT DEED BETWEEN JOHN AND MARGARET BUMPUS AND THE TOWN OF DILLON AS CONTAINED IN DOCUMENT RECORDED MARCH 6, 1978 UNDER RECEPTION NO. 188543.
THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT IS SHOWN HEREON.
- 12. TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT AGREEMENT RECORDED MARCH 20, 1997 UNDER RECEPTION NO. 535496.
THE ABOVE DOCUMENT DOES PERTAIN TO THE SUBJECT PARCELS BUT HAS NO PLOTTABLE ELEMENTS.
- 13. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT AMENDED RECORDED JULY 31, 1998 UNDER RECEPTION NO. 571515 AND RERECORDED MARCH 30, 1999 UNDER RECEPTION NO. 591726.
THE ABOVE DOCUMENTS DO PERTAIN TO THE SUBJECT PARCELS BUT HAVE NO PLOTTABLE ELEMENTS.
- 14. (THIS ITEM WAS INTENTIONALLY DELETED)
- 14. (THIS ITEM WAS INTENTIONALLY DELETED)
- 16. TERMS, CONDITIONS AND PROVISIONS OF IRRIGATION EASEMENT AGREEMENT RECORDED APRIL 26, 2000 AT RECEPTION NO. 621274.
THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT IS SHOWN HEREON.
- 17. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED APRIL 26, 2000, UNDER RECEPTION NO. 621274.
THE ABOVE DOCUMENT DOES PERTAIN TO THE SUBJECT PARCELS BUT HAS NO PLOTTABLE ELEMENTS.
- 18. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED OCTOBER 17, 2002 AT RECEPTION NO. 698881.
THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT IS SHOWN HEREON.
- 19. EASEMENTS, NOTES, DEDICATIONS AND VACATIONS AS SHOWN ON THE PLAT RECORDED MARCH 24, 2004 UNDER RECEPTION NO. 750675.
THE AFFECTS OF THE ABOVE PLAT ARE REFLECTED HEREON.
- 20. (THIS ITEM WAS INTENTIONALLY DELETED)
- 21. TERMS, CONDITIONS AND PROVISIONS OF TOWN OF DILLON DEVELOPMENT PERMIT RECORDED NOVEMBER 06, 2000 AT RECEPTION NO. 637518.
(ITEMS 8 THROUGH 21 AFFECT PARCEL A)
THE ABOVE DOCUMENT DOES PERTAIN TO THE SUBJECT PARCELS BUT HAS NO PLOTTABLE ELEMENTS.

TITLE COMMITMENT #1 NOTES (CONT.)

- 22. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 12, 1915 IN BOOK 104 AT PAGE 20.
THE ABOVE DOCUMENT DOES PERTAIN TO THE SUBJECT PARCELS BUT HAS NO PLOTTABLE ELEMENTS.
 - 23. EASEMENTS, NOTES AND DEDICATIONS AS SHOWN ON THE PLAT FOR LOOKOUT RIDGE TOWNHOMES RECORDED FEBRUARY 05, 1997 UNDER RECEPTION NO. 533030.
THE AFFECTS OF THE ABOVE PLAT ARE SHOWN HEREON.
 - 24. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, AS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 05, 1997, UNDER RECEPTION NO. 533029 AND AFFIDAVIT OF CORRECTION RECORDED DECEMBER 12, 2003 UNDER RECEPTION NO. 739967.
THE ABOVE DOCUMENTS DO PERTAIN TO THE SUBJECT PARCELS BUT HAVE NO PLOTTABLE ELEMENTS.
 - 25. TERMS, CONDITIONS AND PROVISIONS OF CROSS EASEMENT, BUFFER AND MAINTENANCE EASEMENT RECORDED JULY 02, 1997 UNDER RECEPTION NO. 541965 AND AMENDED JUNE 27, 2001 UNDER RECEPTION NO. 655934.
THE EASEMENT DESCRIBED IN THE DOCUMENTS ABOVE IS SHOWN HEREON BUT DOES NOT FALL WITHIN THE SUBJECT BOUNDARY.
 - 26. EASEMENTS, NOTES AND DEDICATIONS AS SHOWN ON THE PLAT FOR LOOKOUT RIDGE TOWNHOMES RECORDED JUNE 2, 2001 UNDER RECEPTION NO. 655933.
NOTE: ROADS AS SHOWN ON THE PLAT ARE PRIVATE ROADS
THE AFFECTS OF THE ABOVE PLAT ARE SHOWN HEREON.
 - 27. (THIS ITEM WAS INTENTIONALLY DELETED)
- (ITEMS 22 THROUGH 27 AFFECT PARCEL B)

TITLE COMMITMENT NO. 2 NOTES

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. M20181466-2, WITH AN EFFECTIVE DATE OF 07/26/2018 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B – SECTION 2 OF SAID TITLE COMMITMENT.

ITEM NUMBERS 1-7 ARE STANDARD EXCEPTIONS NOT TO BE ADDRESSED AS A PART OF THIS SURVEY.

- 8. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT-OF-WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 23, 1909 IN BOOK 97 AT PAGE 69.
THE ABOVE DOCUMENT DOES PERTAIN TO THE SUBJECT PARCELS BUT HAS NO PLOTTABLE ELEMENTS.
- 9. EASEMENTS NOTES AND DEDICATIONS AS SHOWN AND RESERVED ON THE PLAT OF DILLON RIDGE MARKETPLACE RECORDED ON MARCH 13, 1997 UNDER RECEPTION NO. 535200 AND NOVEMBER 19, 2000 UNDER RECEPTION NO. 615489.
THE AFFECTS OF THE ABOVE PLAT ARE SHOWN HEREON.
- 10. RIGHT-OF-WAY AGREEMENT BETWEEN ROBERT Z. ROUSH AND MYRTH N. ROUSH, GRANTORS, AND CITY AND COUNTY OF DENVER, GRANTEES, AS CONTAINED IN DOCUMENT RECORDED DECEMBER 10, 1964 IN BOOK 174 AT PAGE 988.
THE RIGHT-OF-WAY DESCRIBED IN THE ABOVE DOCUMENT WAS VACATED BY ITEM 15 AND IS NOT SHOWN HEREON.
- 11. EASEMENT DEED BETWEEN JOHN AND MARGARET BUMPUS AND THE TOWN OF DILLON AS CONTAINED IN DOCUMENT RECORDED MARCH 6, 1978 UNDER RECEPTION NO. 188543.
THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT IS SHOWN HEREON.
- 12. TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT AGREEMENT RECORDED MARCH 20, 1997 UNDER RECEPTION NO. 535496.
THE ABOVE DOCUMENT DOES PERTAIN TO THE SUBJECT PARCELS BUT HAS NO PLOTTABLE ELEMENTS.
- 13. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT AMENDED RECORDED JULY 31, 1998 UNDER RECEPTION NO. 571515 AND RERECORDED MARCH 30, 1999 UNDER RECEPTION NO. 591726.
THE ABOVE DOCUMENTS DO PERTAIN TO THE SUBJECT PARCELS BUT HAVE NO PLOTTABLE ELEMENTS.
- 14. TERMS, CONDITIONS AND PROVISIONS OF IRRIGATION EASEMENT AGREEMENT RECORDED APRIL 26, 2000 AT RECEPTION NO. 621274.
THE EASEMENT DESCRIBED IN THE ABOVE DOCUMENT IS SHOWN HEREON.
- 15. EASEMENTS, NOTES, DEDICATIONS AND VACATIONS AS SHOWN ON THE PLAT RECORDED MARCH 24, 2004 UNDER RECEPTION NO. 750675.
THE AFFECTS OF THE ABOVE PLAT ARE REFLECTED HEREON.

BASIS OF BEARINGS

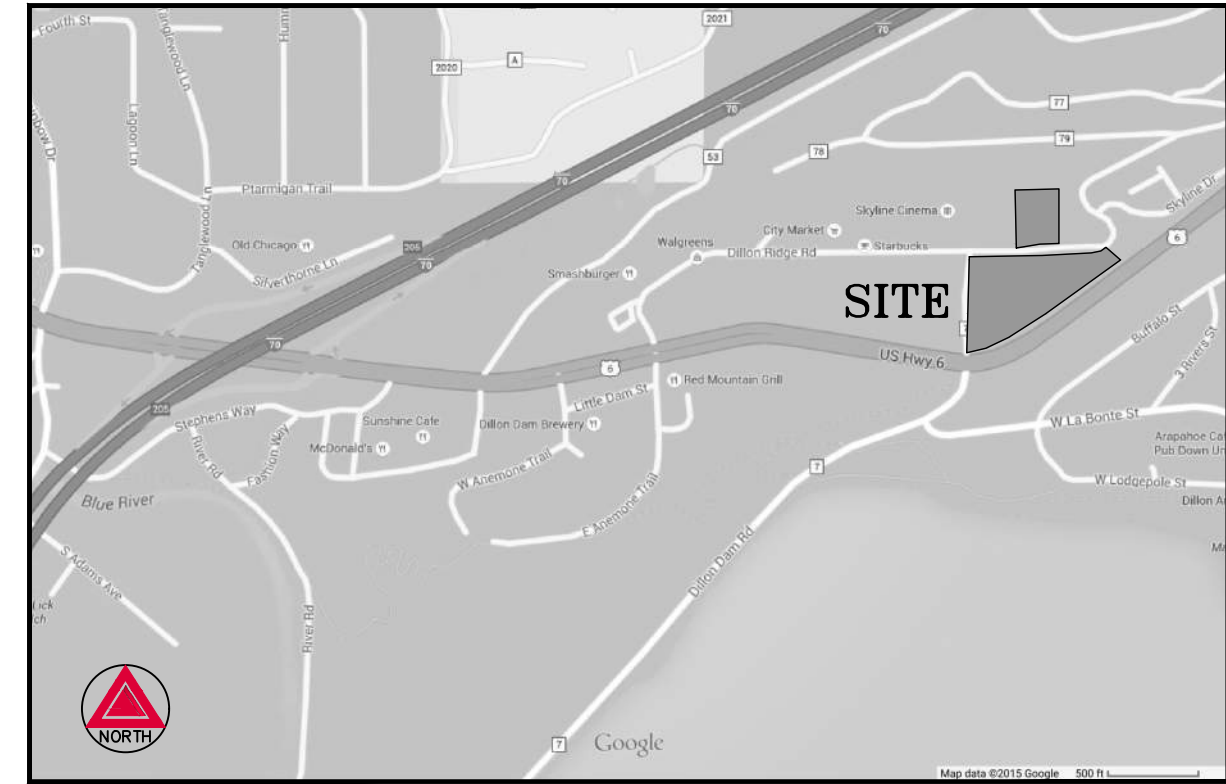
THE EAST LINE OF BLOCK 14, DILLON RIDGE MARKETPLACE REPLAT C, HAVING A PLATTED BEARING OF NORTH 00°40'41" EAST.

BENCHMARK

NGS E 450 (AZTEC # 403), RECOVERED 3.25" BRASS CAP IN A BOULDER, LOCATED ON THE SOUTH SIDE OF I-70 AND NORTH SIDE OF A CREEK ACCESSIBLE FROM WHERE LITTLE BEAVER TRAIL TURNS SOUTH APPROXIMATELY 0.8 OF MILE EAST OF GRAND ARMY OF THE REPUBLIC HWY AND 230 FEET +/- NORTH OF STRAIGHT CREEK DRIVE. ELEVATION = 8942.52 (NAVD 88).

FLOOD ZONE

THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08117C0243E, MAP REVISED NOVEMBER 16, 2011.



VICINITY MAP
N.T.S.

GENERAL NOTES

- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON SEPTEMBER 13, 2018.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET, ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- AS TO TABLE A ITEM NO. 2: THERE WERE NO POSTED ADDRESSES ON THE SUBJECT PARCELS.
- AS TO TABLE A ITEM NO. 4: THE SURVEYED PARCEL CONTAINS A TOTAL OF 5.909 ACRES OR 257,406 SQUARE FEET, MORE OR LESS.
- AS TO TABLE A ITEM NO. 11: THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY AZTEC SURVEY AND LOCATING ON SEPTEMBER 12, 2018.
- AS TO TABLE A ITEM NO. 16: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- AS TO TABLE A ITEM NO. 18: NO INFORMATION WAS MADE AVAILABLE OR OBSERVED DURING THE SURVEY RELATING TO THE DELINEATION OF WETLANDS.
- THE SUBJECT PARCELS DO NOT HAVE DIRECT PHYSICAL ACCESS (I.E. CURB CUTS, DRIVEWAYS) TO DILLON DAM ROAD NORTH AND DILLON RIDGE ROAD, BOTH DEDICATED PUBLIC STREETS. THE SUBJECT PARCELS DO HAVE DIRECT PHYSICAL ACCESS TO US HIGHWAY 6, A DEDICATED PUBLIC STREET.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

SURVEYOR'S STATEMENT

TO: DILLON RIDGE INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
DILLON RIDGE MARKETPLACE III LLC, A COLORADO LIMITED LIABILITY COMPANY
TEN MILE HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 11, 13, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 13, 2018.

DATE OF PLAT OR MAP: 9/21/18

JAMES E. LYNCH, PLS NO. 37933
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ALTA WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF SUMMIT COUNTY AT ____ M. ON THE ____ DAY OF _____, 20____.

RECEPTION NO. _____
SUMMIT COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

SCALE	N.T.S.
DATE	9/20/18
BY	
DATE	

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com



ALTA/NSPS LAND TITLE SURVEY
S1/2 SEC. 7, T5S, R77W, 6TH P.M.
SUMMIT COUNTY, COLORADO

PREPARED FOR:
LIV SOTTHEBY'S INTERNATIONAL REALTY
101 S. MAIN ST., BRECKENRIDGE, CO 80424

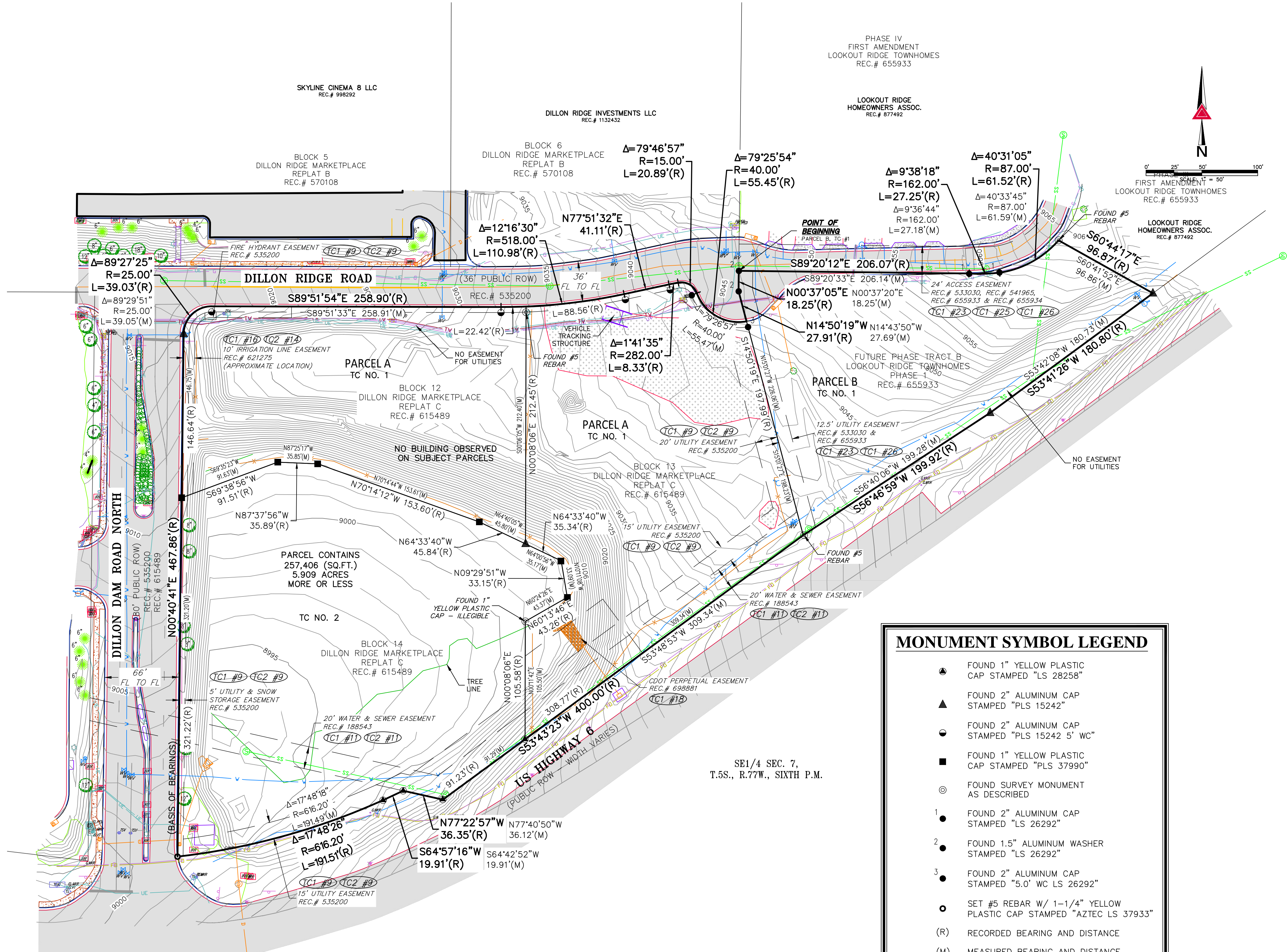
SHEET	1
OF	2 SHEETS

137018-01
JOB NO.

FOR REVIEW

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO



- ### LEGEND
- SANITARY MANHOLE
 - RIPRAP
 - STORM INLET
 - STORM FES
 - WATER FIRE HYDRANT
 - WATER MANHOLE
 - WATER VALVE
 - WATER STOPBOX
 - ELECTRIC BREAKER BOX
 - ELECTRIC METER
 - ELECTRIC MKR
 - ELECTRIC PEDESTAL
 - LIGHT POLE
 - ELECTRIC VAULT
 - TELEPHONE PEDESTAL
 - FIBER OPTIC MKR
 - FIBER OPTICS PEDESTAL
 - GAS MKR POST
 - IRRIGATION CONTROL BOX
 - IRRIGATION VALVE
 - VENT PIPE
 - BUSH EVERGREEN
 - BUSH DECIDUOUS
 - TREE CONIFER
 - TREE DECIDUOUS
 - HANDICAP RAMP
 - TRAFFIC CONTROL CABINET
 - TRAFFIC CONTROL VAULT
 - TRAFFIC SIGNAL
 - DELINEATOR
 - SIGN
 - ELECTRIC UNDERGROUND
 - TELEPHONE LINE UNDERGROUND
 - FIBER OPTIC UNDERGROUND
 - CABLE TV UNDERGROUND
 - GAS LINE UNDERGROUND
 - STORM REINFORCED CONCRETE PIPE
 - WATER LINE UNDERGROUND
 - SANITARY UNDERGROUND
 - FENCE
 - LANDSCAPE EDGE
 - TREELINE
 - CROWN ROAD
 - EDGE ASPHALT
 - EDGE CONCRETE
 - TRAIL
 - CHASE
 - PAN FLOWLINE
 - LINEMARKING WHITE STRIPE SOLID
 - LINEMARKING YELLOW STRIPE SOLID
 - GUARD RAIL
 - SPEED BUMP
 - STEPS
 - STRUCTURE
 - HANDRAIL
 - WALL
 - CONCRETE
 - ASPHALT PAVEMENT
 - GRAVEL

- ### MONUMENT SYMBOL LEGEND
- FOUND 1" YELLOW PLASTIC CAP STAMPED "LS 28258"
 - FOUND 2" ALUMINUM CAP STAMPED "PLS 15242"
 - FOUND 2" ALUMINUM CAP STAMPED "PLS 15242 5' WC"
 - FOUND 1" YELLOW PLASTIC CAP STAMPED "PLS 37990"
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - FOUND 2" ALUMINUM CAP STAMPED "LS 26292"
 - FOUND 1.5" ALUMINUM WASHER STAMPED "LS 26292"
 - FOUND 2" ALUMINUM CAP STAMPED "5.0' WC LS 26292"
 - SET #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
 - (R) RECORDED BEARING AND DISTANCE
 - (M) MEASURED BEARING AND DISTANCE
 - WC WITNESS CORNER

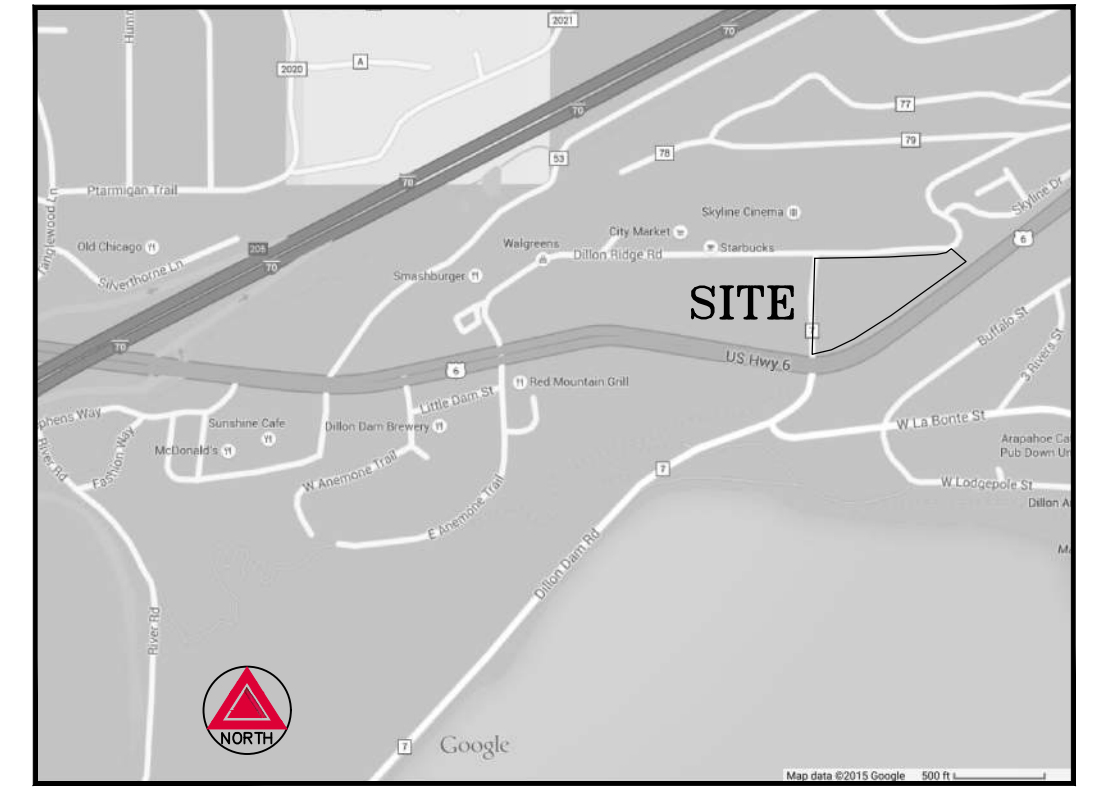
SCALE	1"=50'	DATE	9/20/18	REVISION	DESCRIPTION
DATE	BY	DATE	BY	DATE	BY
<p>AZTEC Consultants, Inc.</p> <p>300 East Mineral Ave., Suite 1 Littleton, Colorado, 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>					
<p>ALTA/NSPS LAND TITLE SURVEY S1/2 SEC. 7, T5S, R77W, 6TH P.M. SUMMIT COUNTY, COLORADO</p>					
<p>PREPARED FOR LIV SOTHEBY'S INTERNATIONAL REALTY 101 S. MAIN ST., PO BOX 2618, BRECKENRIDGE, CO 80424</p>					
<p>SHEET 2 OF 2 SHEETS</p>					
<p>137018-01 JOB NO.</p>					

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DILLON RIDGE MARKETPLACE REPLAT E

A REPLAT OF BLOCKS 12, 13 AND 14, DILLON RIDGE MARKETPLACE REPLAT C
AND A PORTION OF FUTURE PHASE TRACT B, LOOKOUT RIDGE TOWNHOMES PHASE 1,
SITUATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 5 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO.



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT TEN MILE HOLDINGS, LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

BLOCKS 12, 13 AND 14, DILLON RIDGE MARKETPLACE REPLAT C, ACCORDING TO THE PLAT RECORDED JANUARY 19, 2000 UNDER RECEPTION NO. 615489, COUNTY OF SUMMIT, STATE OF COLORADO.

AND A PORTION OF "FUTURE PHASE TRACT B", ACCORDING TO THE PLAT FILED FOR FIRST AMENDMENT TO: LOOKOUT RIDGE TOWNHOMES PHASE 1, RECORDED JUNE 27, 2001 UNDER RECEPTION NO. 655933, COUNTY OF SUMMIT, STATE OF COLORADO: AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF PHASE IV, LOOKOUT RIDGE TOWNHOMES, ACCORDING TO THE FIRST AMENDMENT TO LOOKOUT RIDGE TOWNHOMES PHASE IV RECORDED JUNE 27, 2001 UNDER RECEPTION NO. 655933 IN SAID CLERK AND RECORDER OFFICE, THENCE SOUTH 00 DEGREES 37 MINUTES 05 SECONDS WEST ALONG THE WESTERLY LINE OF SAID PHASE IV, ALSO BEING THE EASTERLY LINE OF DILLON RIDGE MARKETPLACE 392.63 FEET TO THE SOUTHWEST CORNER OF SAID PHASE IV AND THE TRUE POINT OF BEGINNING;

THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID PHASE IV, FOR THE FOLLOWING 3 COURSES:
SOUTH 89 DEGREES 20 MINUTES 12 SECONDS EAST A DISTANCE OF 206.07 FEET;
27.25 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 38 MINUTES 18 SECONDS A RADIUS OF 162.00 FEET AND A CHORD WHICH BEARS NORTH 88 DEGREES 27 MINUTES 53 SECONDS EAST 27.22 FEET DISTANT;
61.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40 DEGREES 31 MINUTES 05 SECONDS A RADIUS OF 87.00 FEET AND A CHORD WHICH BEARS NORTH 61 DEGREES 15 MINUTES 28 SECONDS EAST FEET DISTANT TO A POINT OF THE SOUTHERLY BOUNDARY OF PHASE III, LOOKOUT RIDGE TOWNHOMES, A SUBDIVISION RECORDED MAY 1, 1998 UNDER RECEPTION NO. 564721;
THENCE SOUTH 60 DEGREES 44 MINUTES 17 SECONDS EAST ALONG SAID BOUNDARY A DISTANCE OF 96.87 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID PHASE I, ALSO BEING THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 6;
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING TWO COURSES:

SOUTH 53 DEGREES 41 MINUTES 26 SECONDS WEST A DISTANCE OF 180.80 FEET;
SOUTH 56 DEGREES 46 MINUTES 59 SECONDS WEST A DISTANCE OF 199.92 FEET TO THE WESTERLY BOUNDARY OF SAID PHASE I, BEING THE EASTERLY BOUNDARY OF BLOCK 13, DILLON RIDGE MARKETPLACE, REPLAT C, A SUBDIVISION RECORDED JANUARY 19, 2000 UNDER RECEPTION NO. 615489;
THENCE NORTHERLY ALONG SAID BOUNDARY FOR THE FOLLOWING TWO COURSES:
NORTH 14 DEGREES 50 MINUTES 19 SECONDS WEST A DISTANCE OF 225.90 FEET;
NORTH 00 DEGREES 37 MINUTES 05 SECONDS EAST A DISTANCE OF 18.25 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5.909 ACRES, (257,406 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT AND PLATTED THE SAME INTO A LOT AND EASEMENTS SHOWN HEREON UNDER THE NAME AND STYLE OF "DILLON RIDGE MARKETPLACE REPLAT E" AND BY THESE PRESENTS, DO HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON AND DO HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, TOWN WATER, TOWN SANITARY SEWER, TOWN RIGHT-OF-WAY, TOWN SIDEWALK AND ACCESS, TOWN SNOW STORAGE, AND DRAINAGE AND DETENTION AS SHOWN HEREON. (AND/OR OTHER PURPOSES)

IN WITNESS WHEREOF, _____ AS _____ OF TEN MILE HOLDINGS, LLC, HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, A.D., 2018.

TEN MILE HOLDINGS, LLC,

BY _____

AS _____

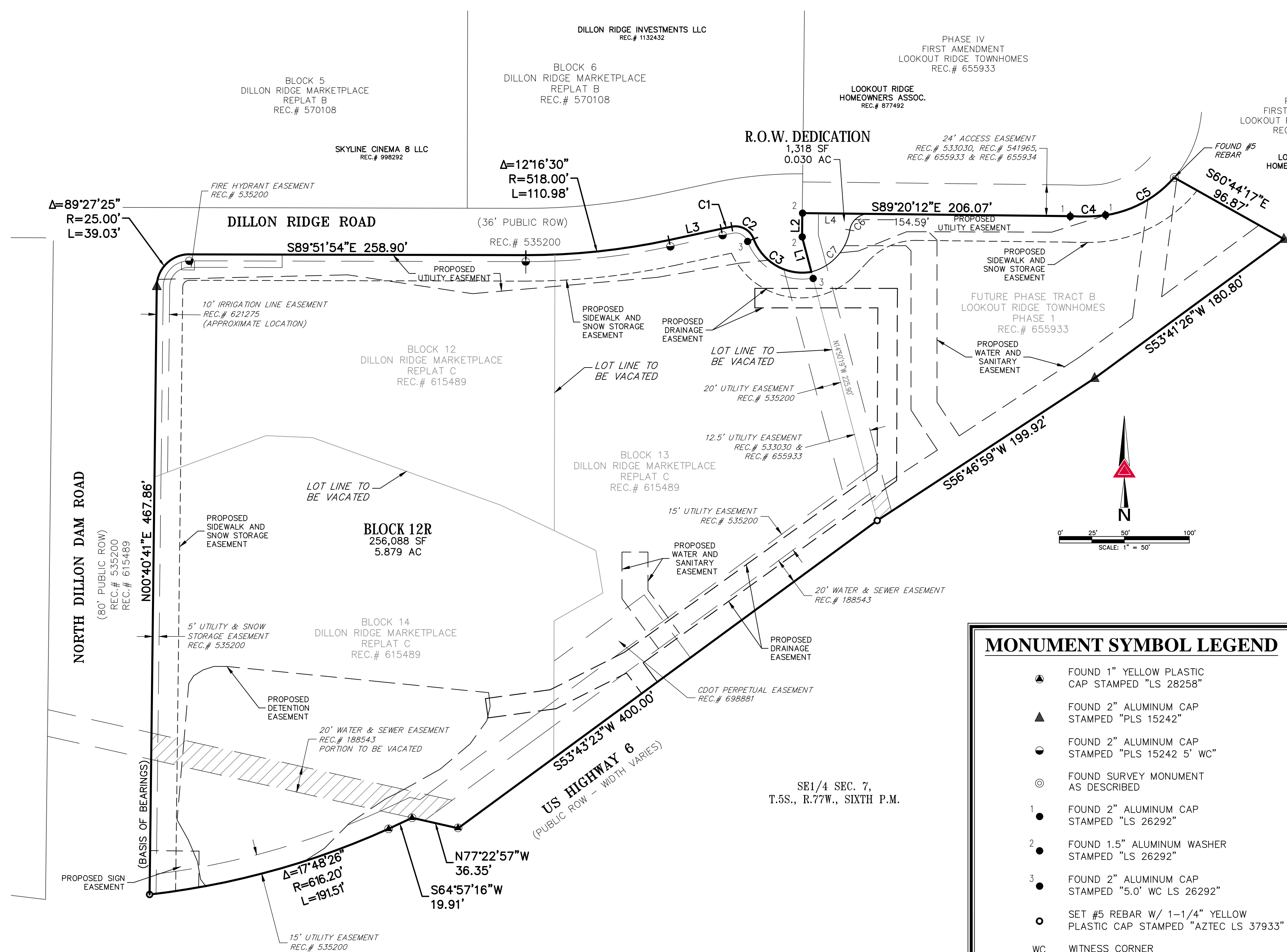
STATE OF COLORADO)) SS.

COUNTY OF SUMMIT))
THE FOREGOING INSTRUMENT OF "DILLON RIDGE MARKETPLACE REPLAT E," WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 2018, BY _____ AS _____ OF TEN MILE HOLDINGS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____



MONUMENT SYMBOL LEGEND

- ▲ FOUND 1" YELLOW PLASTIC CAP STAMPED "LS 28258"
- ▲ FOUND 2" ALUMINUM CAP STAMPED "PLS 15242"
- FOUND 2" ALUMINUM CAP STAMPED "PLS 15242 5" WC"
- ⊙ FOUND SURVEY MONUMENT AS DESCRIBED
- 1 ● FOUND 2" ALUMINUM CAP STAMPED "LS 26292"
- 2 ● FOUND 1.5" ALUMINUM WASHER STAMPED "LS 26292"
- 3 ● FOUND 2" ALUMINUM CAP STAMPED "5.0" WC LS 26292"
- SET #5 REBAR W/ 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- WC WITNESS CORNER

LINE TABLE

LINE	BEARING	LENGTH
L1	N14°50'19"W	27.91'
L2	N00°37'05"E	18.25'
L3	N77°51'32"E	41.11'
L4	S89°20'12"E	51.48'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	1°41'35"	282.00'	8.33'	S78°42'20"W, 8.33'
C2	79°46'57"	15.00'	20.89'	N60°33'25"W, 19.24'
C3	79°25'54"	40.00'	55.45'	S60°22'53"E, 51.12'
C4	9°38'18"	162.00'	27.25'	N88°27'53"E, 27.22'
C5	40°31'05"	87.00'	61.52'	N61°15'28"E, 60.25'
C6	81°06'34"	15.00'	21.23'	S50°06'31"W, 19.51'
C7	66°08'14"	40.00'	46.17'	N42°37'21"E, 43.65'

TOWN CLERK'S CERTIFICATE

STATE OF COLORADO)) SS.
TOWN OF DILLON))
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ A.D., _____ AND IS DULY RECORDED.

ADRIENNE STUCKEY, TOWN CLERK

TITLE COMPANY'S CERTIFICATE

_____ DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY THE VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

DATED THIS _____ DAY OF _____, A.D. _____

AGENT _____

SE1/4 SEC. 7,
T.5S., R.77W., SIXTH P.M.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)) SS.
COUNTY OF SUMMIT))
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ THIS _____ DAY OF _____, A.D., _____ AND FILED UNDER RECEPTION NO. _____

SUMMIT COUNTY CLERK AND RECORDER _____

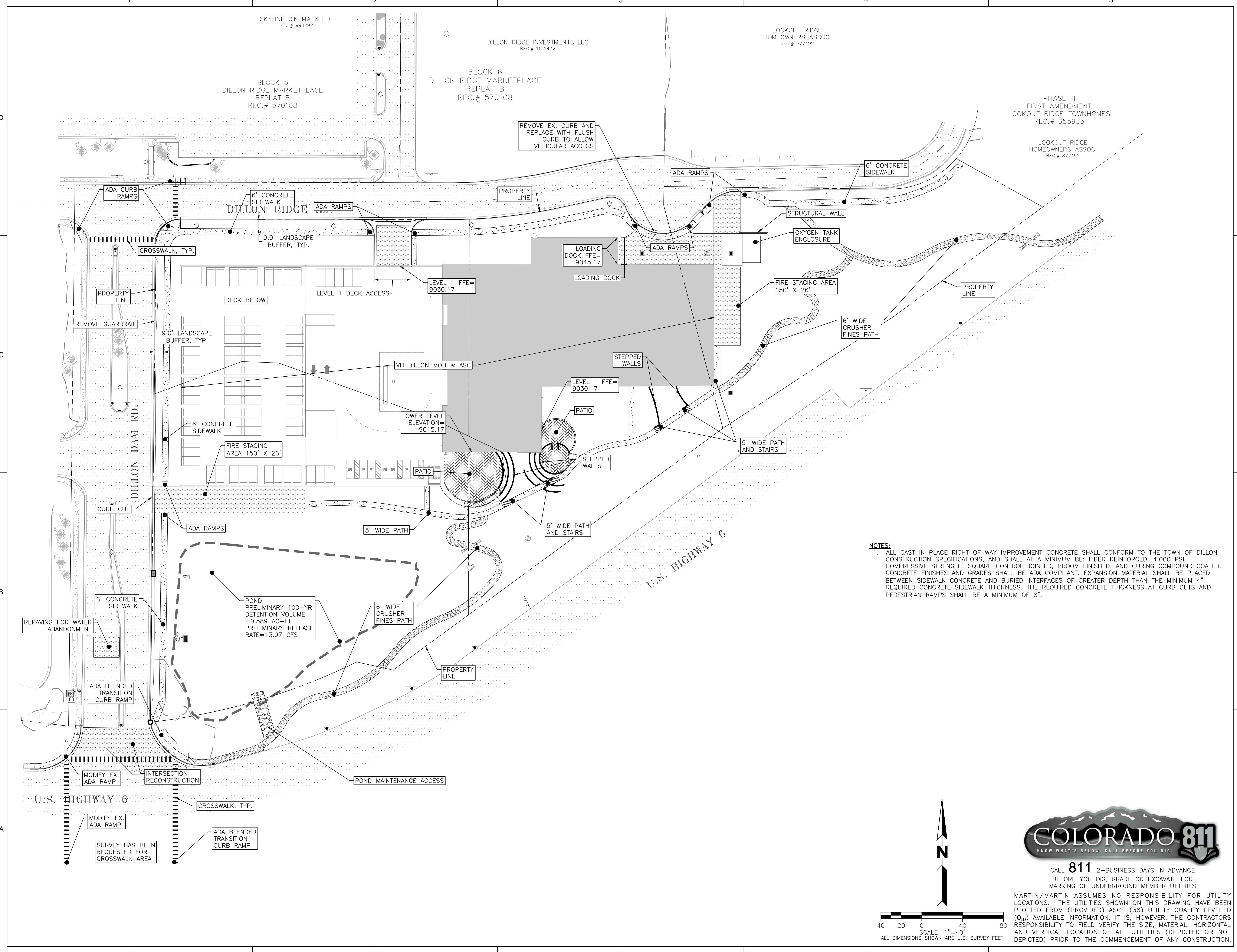
AzTec
Consultants, Inc.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER		DATE OF PREPARATION:	7/8/2019
TEN MILE HOLDINGS, LLC		SCALE:	1"=100'
101 SOUTH MAIN STREET BRECKENRIDGE, COLORADO 970-453-0550		SHEET 1 OF 1	

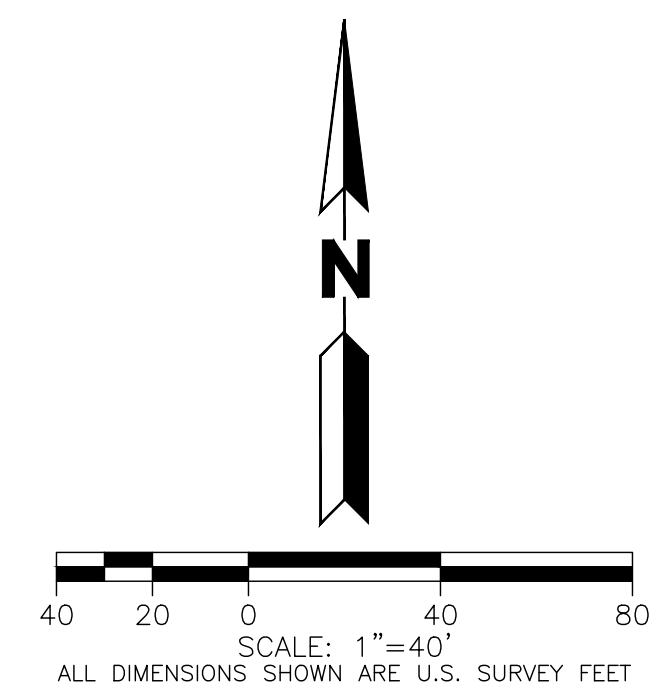
AzTec Proj. No.: 141218-01

Drawn By: JEL

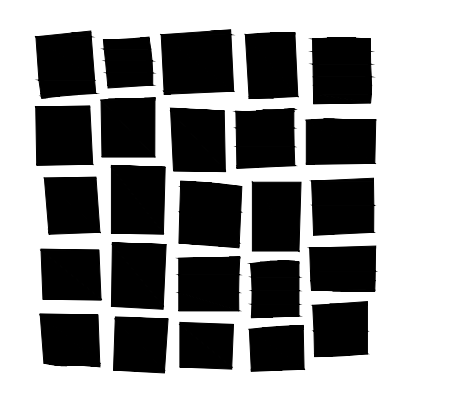
PLOT DATE: Wednesday, June 26, 2019 3:27 PM LAST SAVED BY: DVERRATTI
 DRAWING LOCATION: H:\MC18.1267-VH - Dillon Ridge Marketplace\PRELIMINARY SITE AND UTILITY.dwg



NOTES:
 1. ALL CAST IN PLACE RIGHT OF WAY IMPROVEMENT CONCRETE SHALL CONFORM TO THE TOWN OF DILLON CONSTRUCTION SPECIFICATIONS, AND SHALL AT A MINIMUM BE: FIBER REINFORCED, 4,000 PSI COMPRESSIVE STRENGTH, SQUARE CONTROL JOINTED, BROOM FINISHED, AND CURING COMPOUND COATED. CONCRETE FINISHES AND GRADES SHALL BE ADA COMPLIANT. EXPANSION MATERIAL SHALL BE PLACED BETWEEN SIDEWALK CONCRETE AND BURIED INTERFACES OF GREATER DEPTH THAN THE MINIMUM 4" REQUIRED CONCRETE SIDEWALK THICKNESS. THE REQUIRED CONCRETE THICKNESS AT CURB CUTS AND PEDESTRIAN RAMPS SHALL BE A MINIMUM OF 8".



811 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE OR EXCAVATE FOR
 MARKING OF UNDERGROUND MEMBER UTILITIES
 MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY
 LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN
 PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D
 (Q₁₀) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS
 RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL
 AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT
 DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



**DAVIS
 PARTNERSHIP
 ARCHITECTS**

2901 Blake Street, Suite 100
 Denver, CO 80205
 303.861.8555

Consultant
 MC18.1267

 0101 FAWCETT ROAD, SUITE 200, AVON, COLORADO 81602
 970.956.6007 MARTINMARTIN.COM

**PROGRESS PRINTS
 NOT FOR
 CONSTRUCTION**

Original Issuance	Date
PUD DEVELOPMENT PLAN - REVISED	07/23/2019

Revisions	Date	No.
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Project Information

**VAIL HEALTH
 DILLON ASC**
 North Dillon Dam Road
 Dillon, CO 80435

Sheet Information

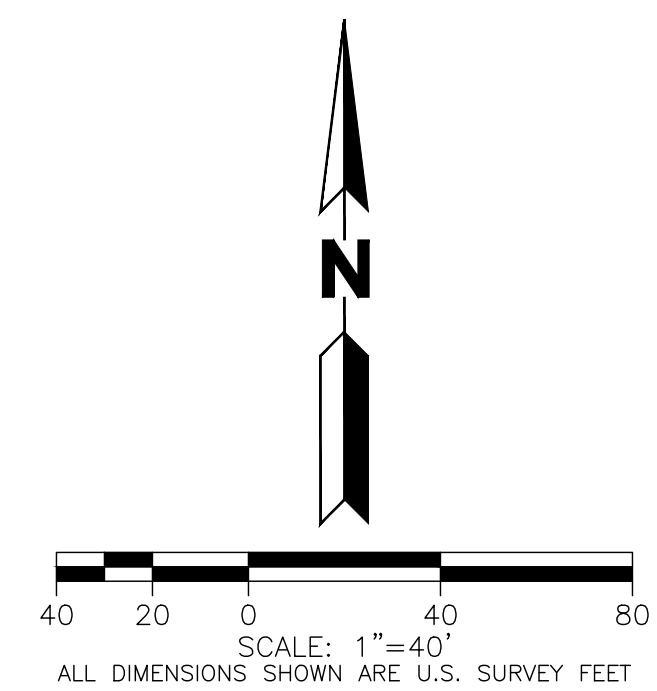
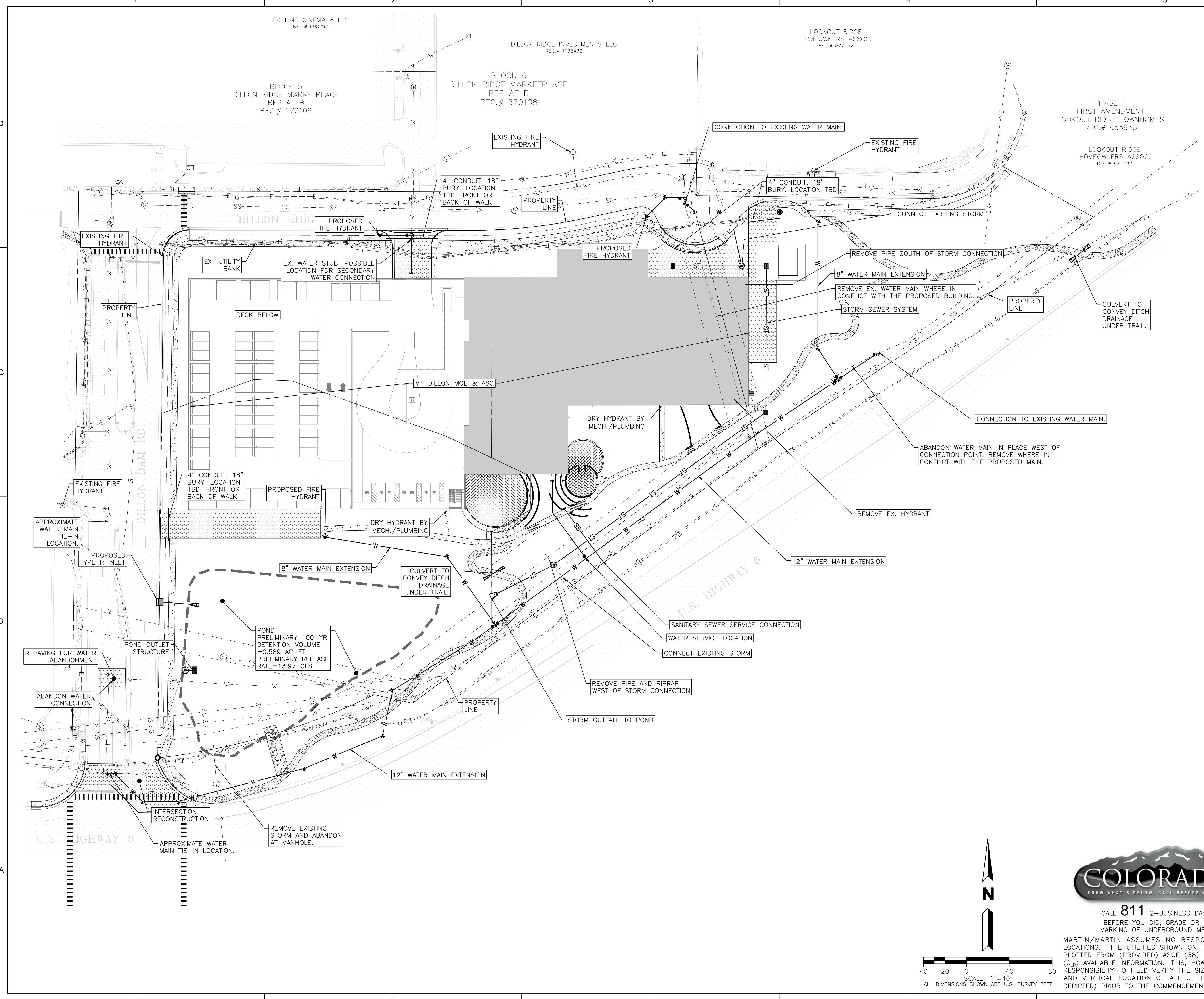
Sheet Title:
**PRELIMINARY SITE
 PLAN**

Sheet Number:

C-001

DPA Project: 18917.00

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 DRAWING LOCATION: H:\MC18.1267-VH - Dillon Ridge Marketplace\PLANS\PRELIMINARY SITE AND UTILITY.dwg



811 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE OR EXCAVATE FOR
 MARKING OF UNDERGROUND MEMBER UTILITIES
 MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY
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 PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D
 (Q₁₀) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS
 RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL
 AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT
 DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



**DAVIS
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 ARCHITECTS**

2901 Blake Street, Suite 100
 Denver, CO 80205
 303.861.8555



0101 FAWCETT ROAD, SUITE 200, AVON, COLORADO 81602
 970.956.6007 MARTINMARTIN.COM

**PROGRESS PRINTS
 NOT FOR
 CONSTRUCTION**

Original Issuance	Date
PUD DEVELOPMENT PLAN - REVISED	07/23/2019

Revisions	Date	No.
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Project Information

**VAIL HEALTH
 DILLON ASC**
 North Dillon Dam Road
 Dillon, CO 80435

Sheet Information

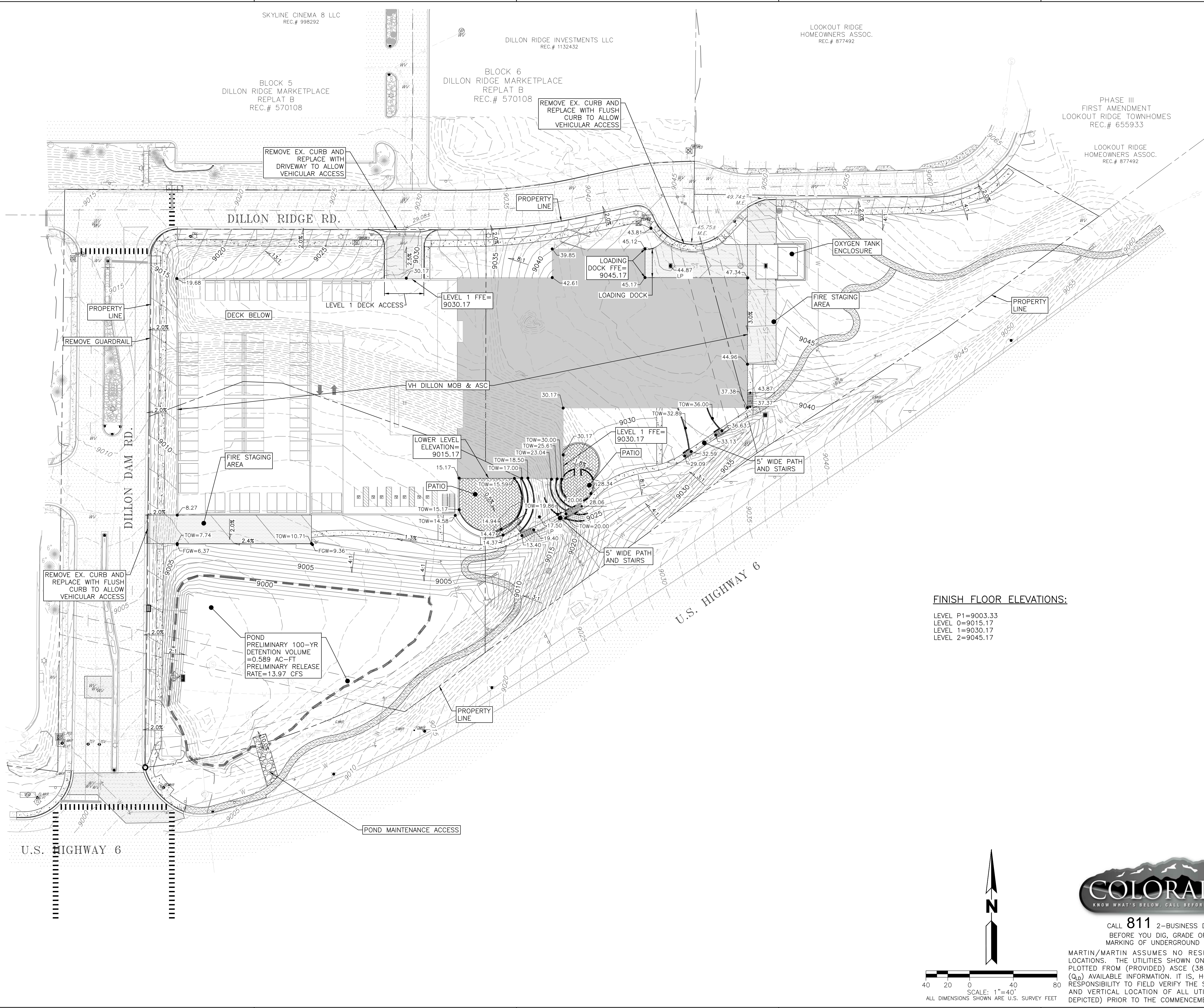
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**PRELIMINARY
 UTILITY PLAN**

Sheet Number:

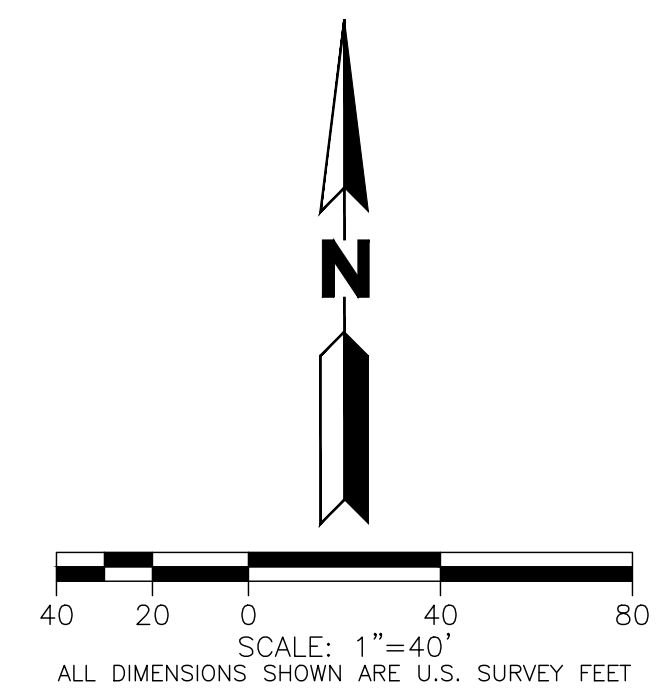
C-002

DPA Project: 18917.00

PLOT DATE: Wednesday, June 26, 2019 3:28 PM LAST SAVED BY: DVERRATTI
 DRAWING LOCATION: H:\MC18.1267\PLANS\PRELIMINARY\PRELIMINARY GRADING.dwg

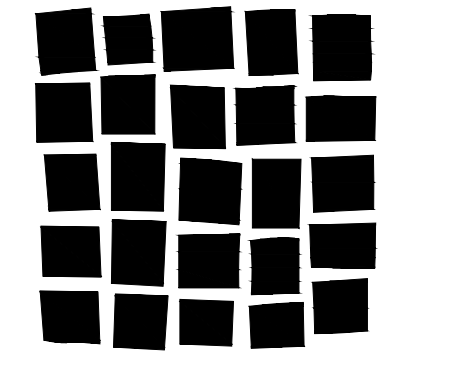


FINISH FLOOR ELEVATIONS:
 LEVEL P1=9003.33
 LEVEL 0=9015.17
 LEVEL 1=9030.17
 LEVEL 2=9045.17



811 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE OR EXCAVATE FOR
 MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY
 LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN
 PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D
 (Q₁₀) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS
 RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL
 AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT
 DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



**DAVIS
 PARTNERSHIP
 ARCHITECTS**

2901 Blake Street, Suite 100
 Denver, CO 80205
 303.861.8555

Consultant

MC18.1267

 MARTIN/MARTIN
 CONSULTING ENGINEERS
 0101 FAWCETT ROAD, SUITE 200, AVON, COLORADO 81602
 970.926.6007 MARTINMARTIN.COM

**PROGRESS PRINTS
 NOT FOR
 CONSTRUCTION**

Original Issuance	Date
PUD DEVELOPMENT PLAN - REVISED	07/23/2019

Revisions	Date	No.
-----------	------	-----

Project Information

**VAIL HEALTH
 DILLON ASC**
 North Dillon Dam Road
 Dillon, CO 80435

Sheet Information

Sheet Title:
**PRELIMINARY
 GRADING PLAN**

Sheet Number:
C-003

DPA Project: 18917.00

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
6. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
7. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. IF THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS BASIS FOR THE BID, IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
8. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
12. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
16. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBTSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
17. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNEXPECTED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
19. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
20. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
21. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
24. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE, CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
25. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN

- DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
27. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
28. RETENTION AND WATER QUALITY PONDS: IF RETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
29. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
7. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
8. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FILL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

EROSION NOTES

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY OF THE TOWN OF DILLON AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT ON PUBLIC RIGHT OF WAYS.
5. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
6. THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.
7. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 3 YEARS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY SPADE CUT OR STEEL EDGER. REFER TO PLANS. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SLOPED FENCES WITH 1" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED WOOD LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH SMALL NUGGET WOOD LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
25. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
26. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

SHEET INDEX

L.100	LANDSCAPE NOTES
L.101	LANDSCAPE PLAN
L.102	SNOW STORAGE PLAN
L.201	LANDSCAPE DETAILS

VICINITY MAP



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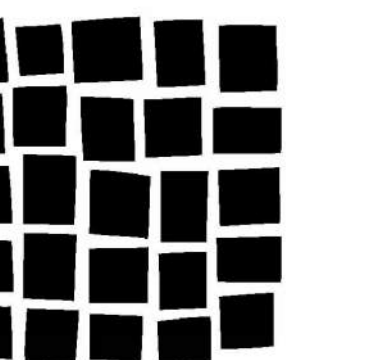
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LANDSCAPE NOTES

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L-100

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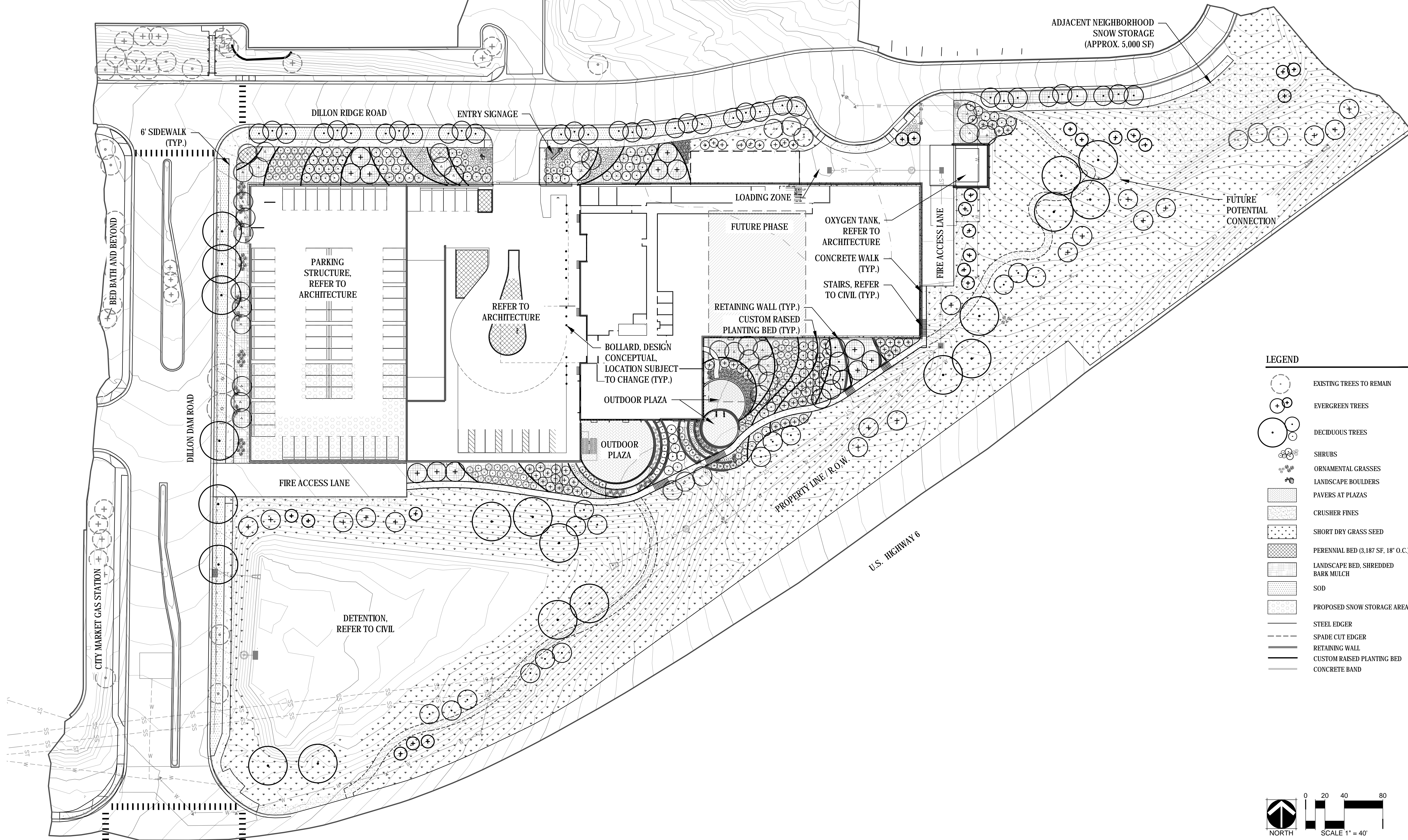
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LANDSCAPE PLAN

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SHORT DRY GRASS SEED MIXTURE

COMMON NAME	% OF TOTAL	LBS. PER 1000 S.F.
HARD FESCUE, VNS	30%	0.6 LBS.
CREEPING RED FESCUE, VNS	30%	0.6 LBS.
SHEEP FESCUE, MEKLENBERGER	25%	0.5 LBS.
CANADA BLUEGRASS, RUBENS	10%	0.2 LBS.
CANBY BLUEGRASS, CANBAR	5%	0.1 LBS.
TOTAL	100%	2.0 LBS.

SLOPES OVER 3:1 SHALL BE HAYED AND TACKIFIED OR NETTED
SPREAD SEED AT A RATE OF 2 LBS PER 1000 SF

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	REQUIRED TREES	PROVIDED TREES
STREETSCAPE FOR DILLON RIDGE ROAD ONLY	47	56
BUFFER / SCREENING AREAS	N/A	111
TOTAL	47	167

PLANT SCHEDULE

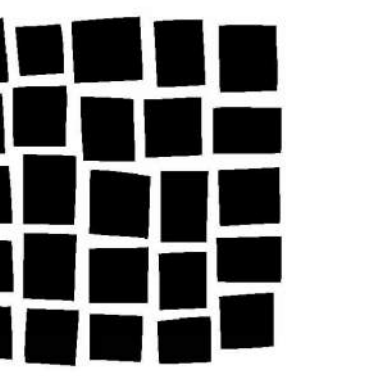
QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS TREES				
41	ASP	ASPEN, QUAKING (SINGLE STEM)	POPULUS TREMULOIDES	6' HT. 1.5" CAL. B&B
15	ASM	ASPEN, QUAKING (CLUMP)	POPULUS TREMULOIDES	6' HT. MULTI-STEM B&B
40	CAN	SCHUBERT CHOCCHERRY	PRUNUS VIRGINIANA SCHUBERT	1.5" CAL. B&B
20	LAN	NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA	2" CAL. B&B
EVERGREEN TREES				
22	BRP	BRISTLEcone PINE	PRUNUS ARISTATA	6' HT. MN. B&B
29	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS	(19) 6' HT. MN. B&B (10) 8' HT. MN. B&B
SHRUBS				
62	GSP	BLUE GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.
41	RTD	RED TWIG DOGWOOD	CORNUS SERICEA BAILEYI	#5 CONT.
27	MSL	SLOWGROW MUGO PINE	PRUNUS MUGO SLOWGROW	#5 CONT.
32	MSN	MOUNTAIN SNOWBERRY	SYMPHORICARPOS OREOPHILUS	#5 CONT.
45	NMO	MOUNTAIN NINEBARK	PHYSCARPUS MONOGYNUS	#5 CONT.
42	PEC	PEKING COTONEASTER	COTONEASTER ACUTIFOLIA	#5 CONT.
43	POT	GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA GOLD DROP	#5 CONT.
40	REB	RED BERRIED ELDER	SAMBUCUS PIRENS	#5 CONT.
20	RSP	ROCK SPIREA	HOLODISCUS DUMOSUS	#5 CONT.
43	WRO	WOODS ROSE	ROSA WOODSII	#5 CONT.
ORNAMENTAL GRASSES				
55	AVG	BLUE AVENA/OAT GRASS	HELICTOTRICHON SEMPEVIRENS	#1 CONT.
145	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	#1 CONT.

IRRIGATION NOTES

- ALL TREES, SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS SHALL BE IRRIGATED.
- ALL TREES, SHRUBS AND ORNAMENTAL GRASSES TO BE DRIP IRRIGATED.
- ALL PERENNIALS TO BE SPRAY IRRIGATED.

SCHEMATIC DESIGN NOTES

- SCHEMATIC DESIGN ONLY, SUBJECT TO CHANGE.
- NOT INTENDED FOR PRICING OR CONSTRUCTION.



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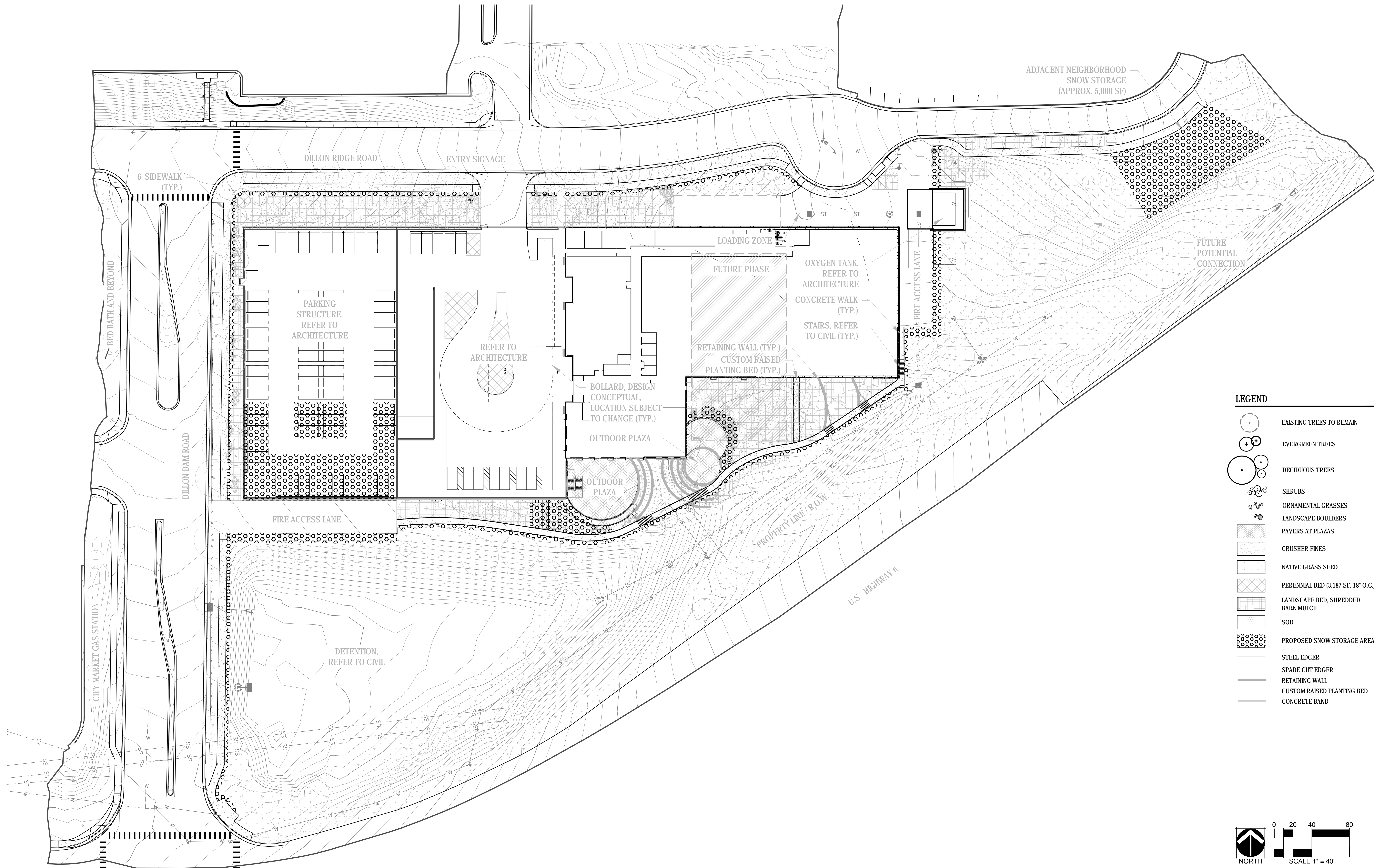
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SNOW STORAGE PLAN

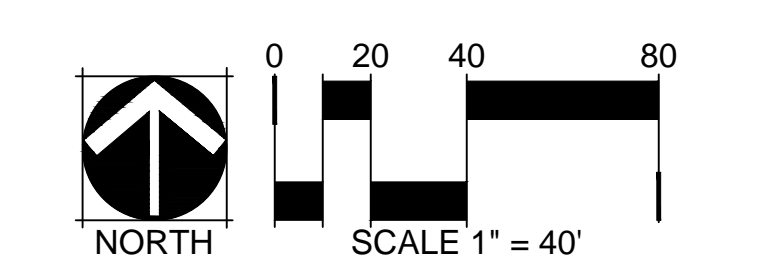
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- LEGEND**
- EXISTING TREES TO REMAIN
 - EVERGREEN TREES
 - DECIDUOUS TREES
 - SHRUBS
 - ORNAMENTAL GRASSES
 - LANDSCAPE BOULDERS
 - PAVERS AT PLAZAS
 - CRUSHER FINES
 - NATIVE GRASS SEED
 - PERENNIAL BED (3,187 SF, 18" O.C.)
 - LANDSCAPE BED, SHREDDED BARK MULCH
 - SOD
 - PROPOSED SNOW STORAGE AREA
 - STEEL EDGER
 - SPAE CUT EDGER
 - RETAINING WALL
 - CUSTOM RAISED PLANTING BED
 - CONCRETE BAND



SNOW STORAGE CALCULATIONS

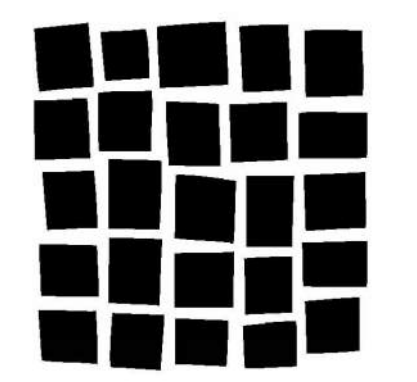
SIDEWALK PAVED AREA:	16,044 SF
25% REQ'D STORAGE:	4,986 SF
STORAGE PROVIDED:	7,842 SF
PARKING GARAGE PAVED AREA (UNCOVERED):	25,800 SF
PARKING GARAGE REQ'D STORAGE:	6,450 SF
STORAGE PROVIDED:	6,473 SF
ADDITIONAL STORAGE PROVIDED:	5,000 SF

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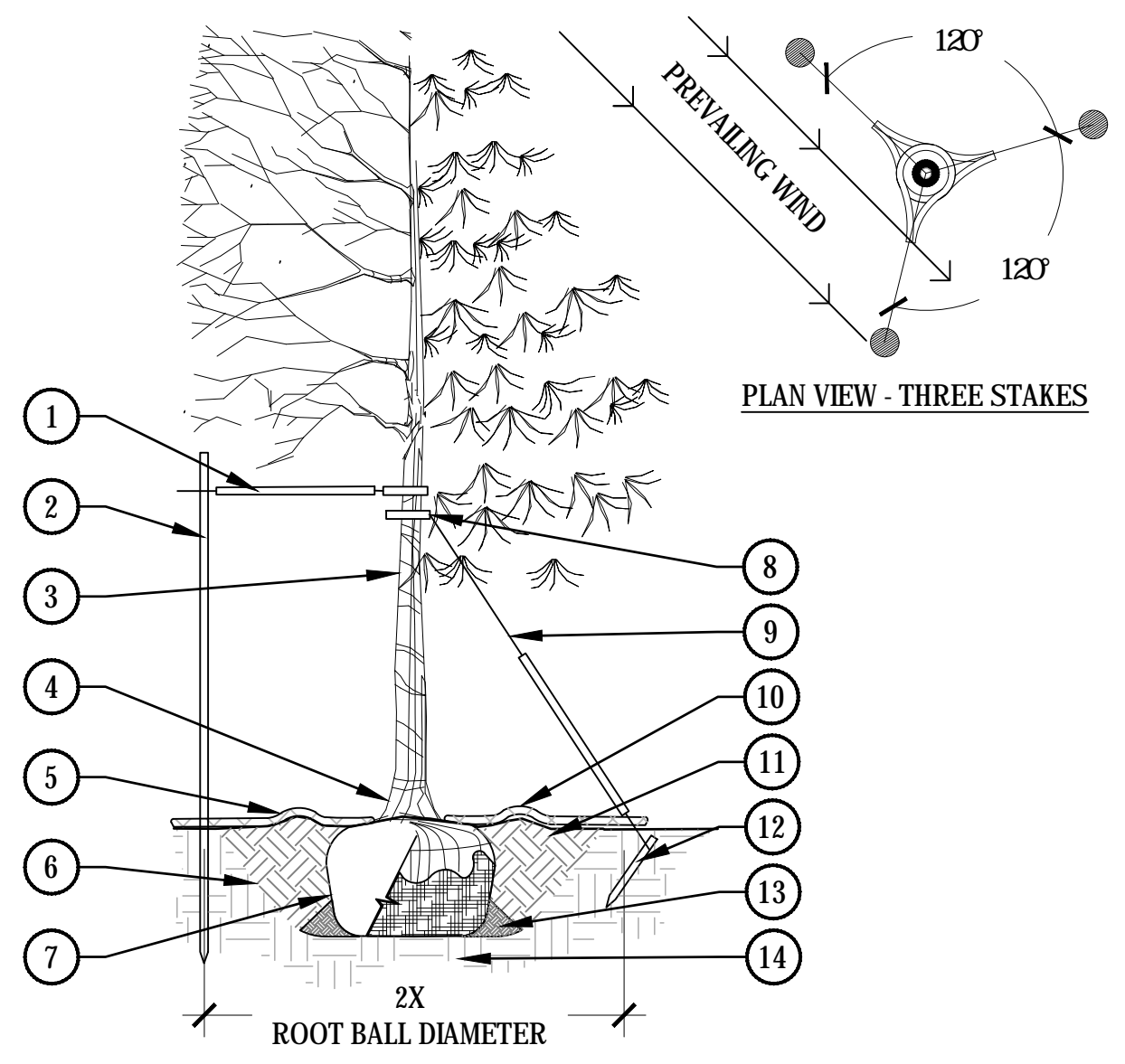
LANDSCAPE DETAILS

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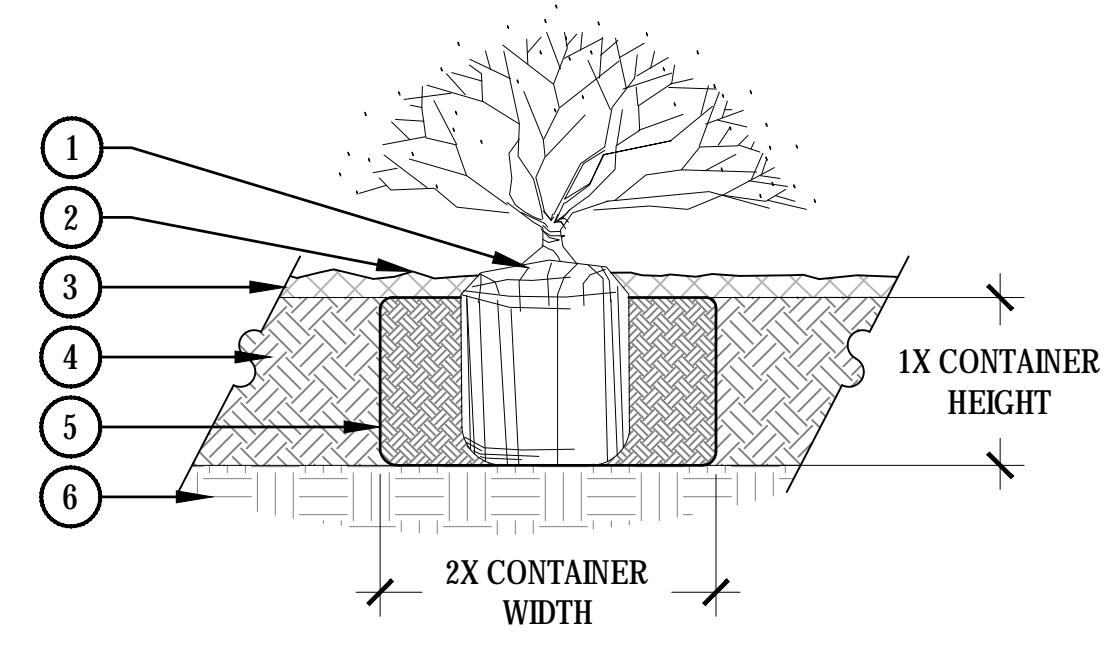
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DPA Project

- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WINDSIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE.
- 6" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY. WRAP FROM BASE OF TRUNK TO BOTTOM LIMB.
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1" ABOVE FINISHED GRADE.
- 2" Ø RADIUS MULCH RING, VENTURED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FINISHED GRADE REFERENCES TOP OF MULCH.
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK.
- GROMMETTED NYLON STRAPS.
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING.
- 2" Ø STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.



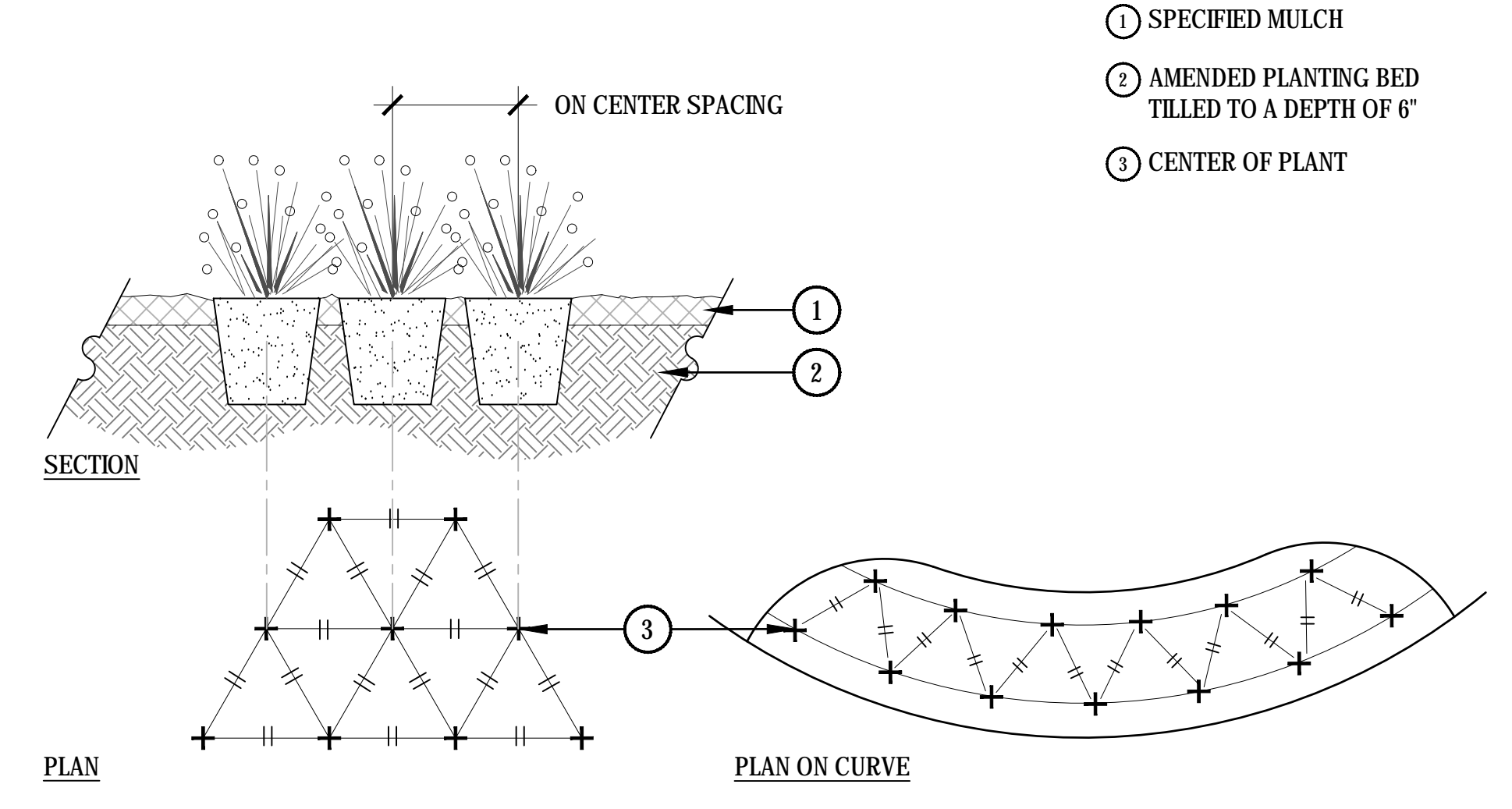
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 - PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. DO NOT PRUNE MORE THAN 20% OF LIMBS.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

2 SHRUB PLANTING

SCALE: 1/12" = 1'-0"

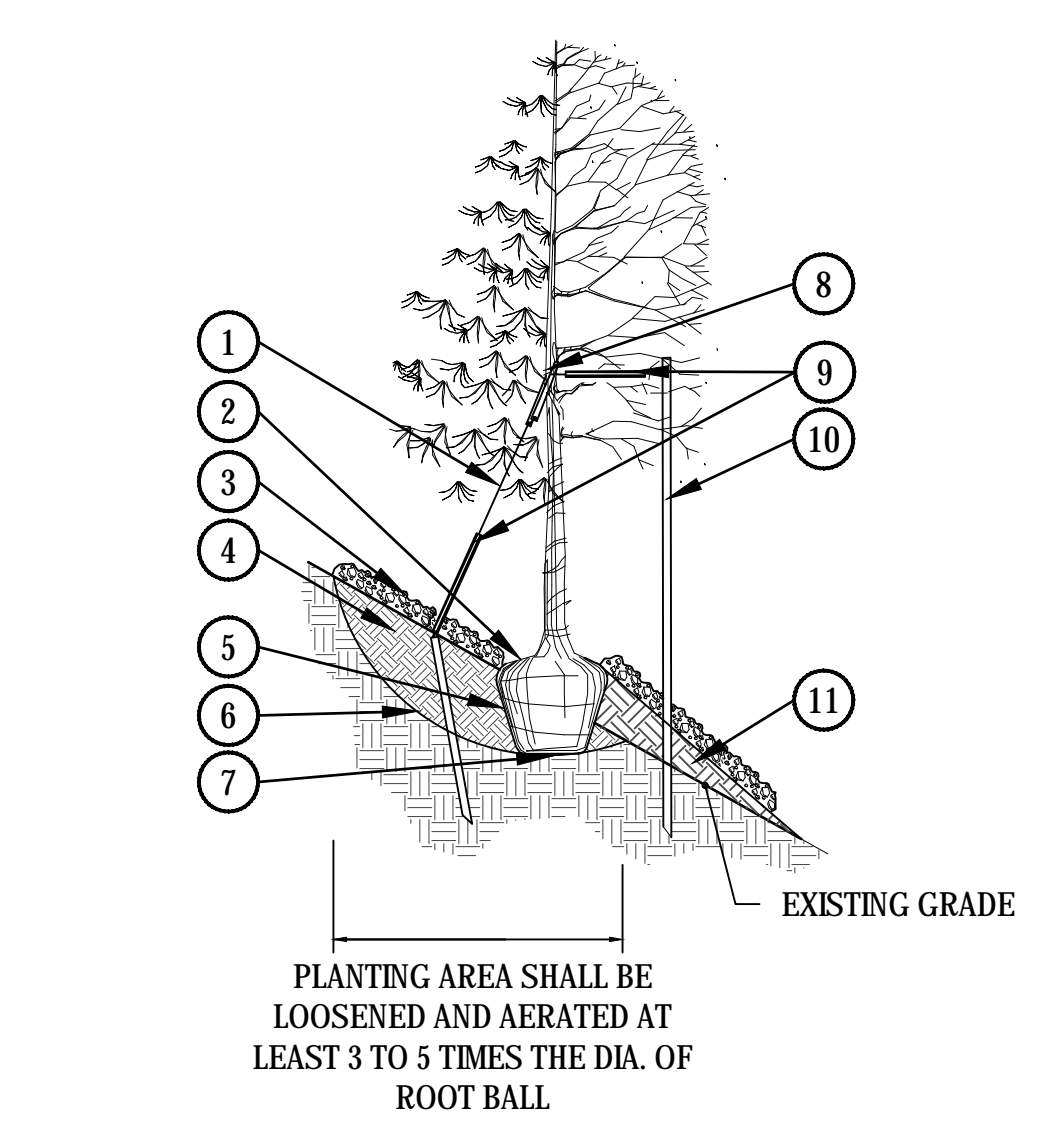


- SPECIFIED MULCH
- AMENDED PLANTING BED FILLED TO A DEPTH OF 6"
- CENTER OF PLANT

- NOTES:**
- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



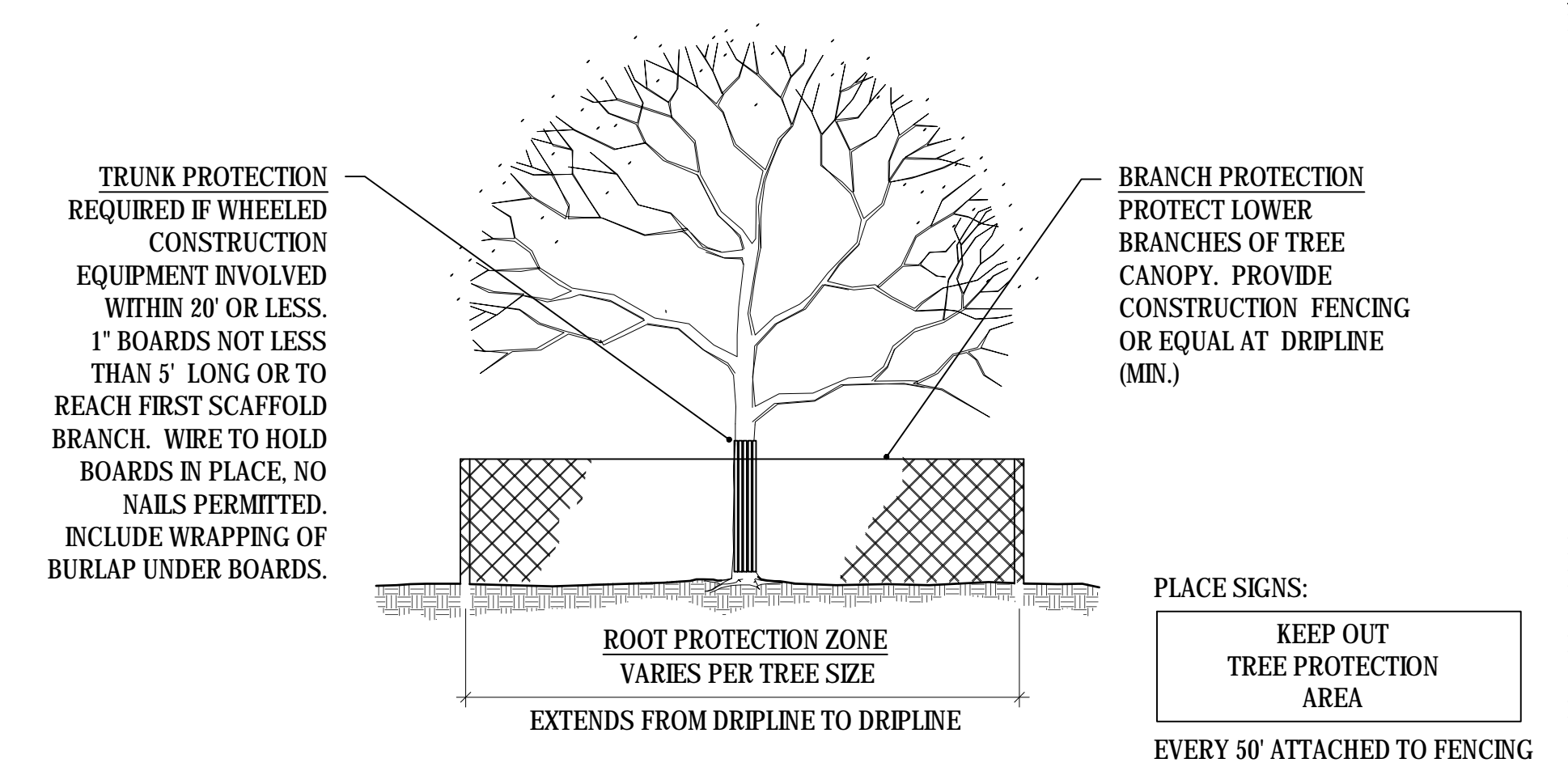
- USE GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL. ALL WIRE TO BE MIN. 12 GAUGE GALVANIZED.
- TOP MOST ROOT IN ROOTBALL: 1" 2" ABOVE EXISTING GRADE, UPHILL SIDE.
- 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK. FINISHED GRADE REFERENCES TOP OF MULCH.
- BACKFILL WITH PLANT MIX. PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST AND EXCAVATED SOIL. WATER THOROUGHLY WHEN BACKFILLING.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM THE TOP 2/3 OF ROOTBALL.
- SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOTBALL DIA.
- ROOTBALL TO SIT DIRECTLY ON TOP OF UNDISTURBED SOIL TO PREVENT SETTLEMENT.
- GROMMETTED NYLON STRAP (TYPICAL OVER WIRES).
- 24" x 3/4" P.V.C. MARKERS (TYPICAL OVER WIRES).
- TREATED WOOD POST W/ GROMMETTED NYLON STRAPS. USE 2 GUY WIRES.
- UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE.

- NOTES:**
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (THREE TO FIVE INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSEND AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 - TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOTBALL WITH SOIL.
 - FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
 - STAKE TREES PER DIAGRAM AFTER A MINIMUM OF 3 YEARS CONFIRM TREE IS ESTABLISHED. CHECK FOR ROOTBALL STABILITY. APPLY HAND PRESSURE TO TRUNK OF TREE. WHEN ROOTBALL DOES NOT MOVE, REMOVE STAKING.
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
 - ADJUST STAKING, STRAPS AND GUY WIRES ANNUALLY.

- PRUNING:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

4 TREE PLANTING ON SLOPE

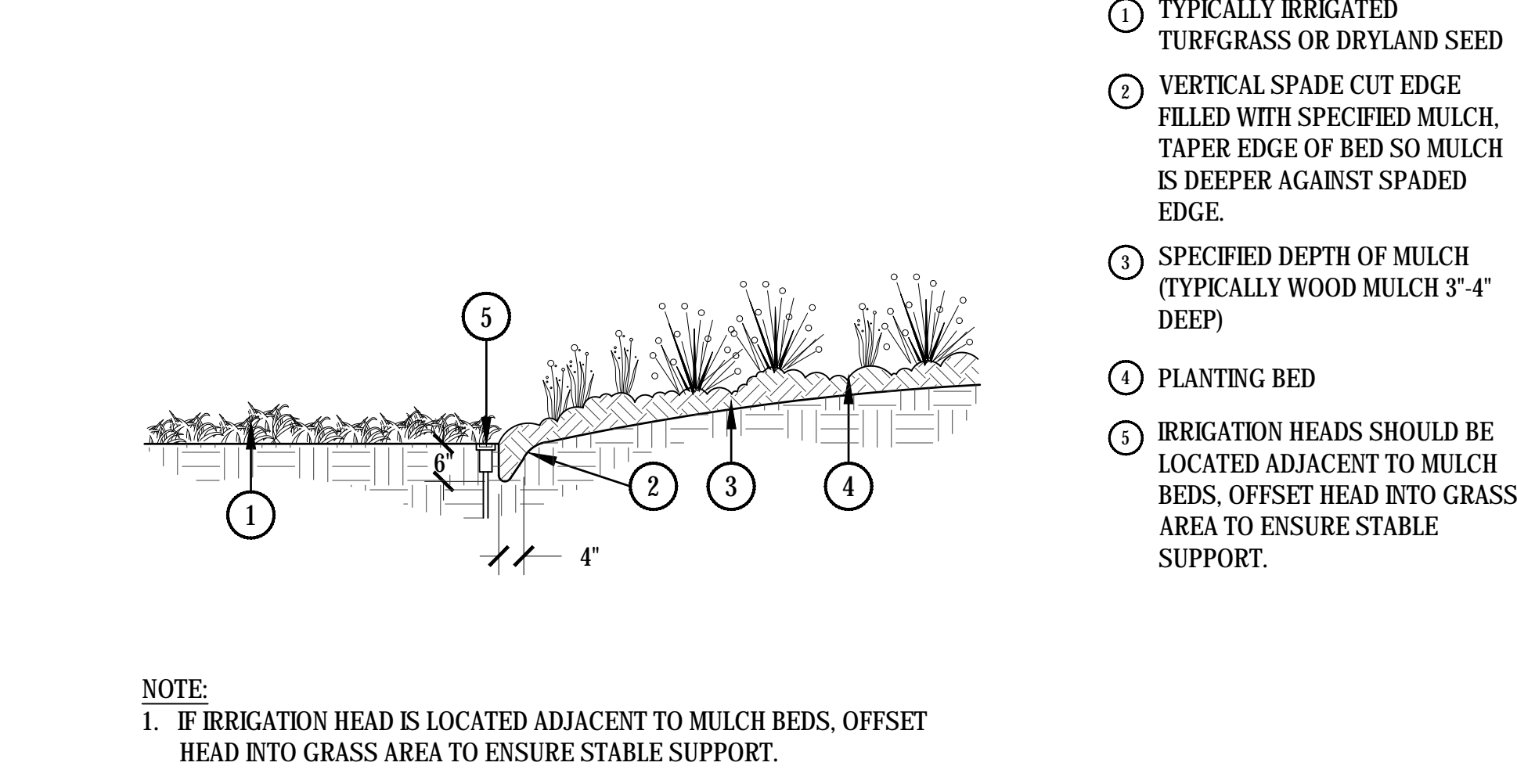
SCALE: 1/4" = 1'-0"



- TRUNK PROTECTION** REQUIRED IF WHEELED CONSTRUCTION EQUIPMENT INVOLVED WITHIN 20' OR LESS, 1" BOARDS NOT LESS THAN 5' LONG OR TO REACH FIRST SCARFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE. NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.
- BRANCH PROTECTION** PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE (MIN.)
- ROOT PROTECTION ZONE** VARIES PER TREE SIZE EXTENDS FROM DRIPLINE TO DRIPLINE
- PLACE SIGNS:** KEEP OUT TREE PROTECTION AREA EVERY 50' ATTACHED TO FENCING

5 TREE PROTECTION

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

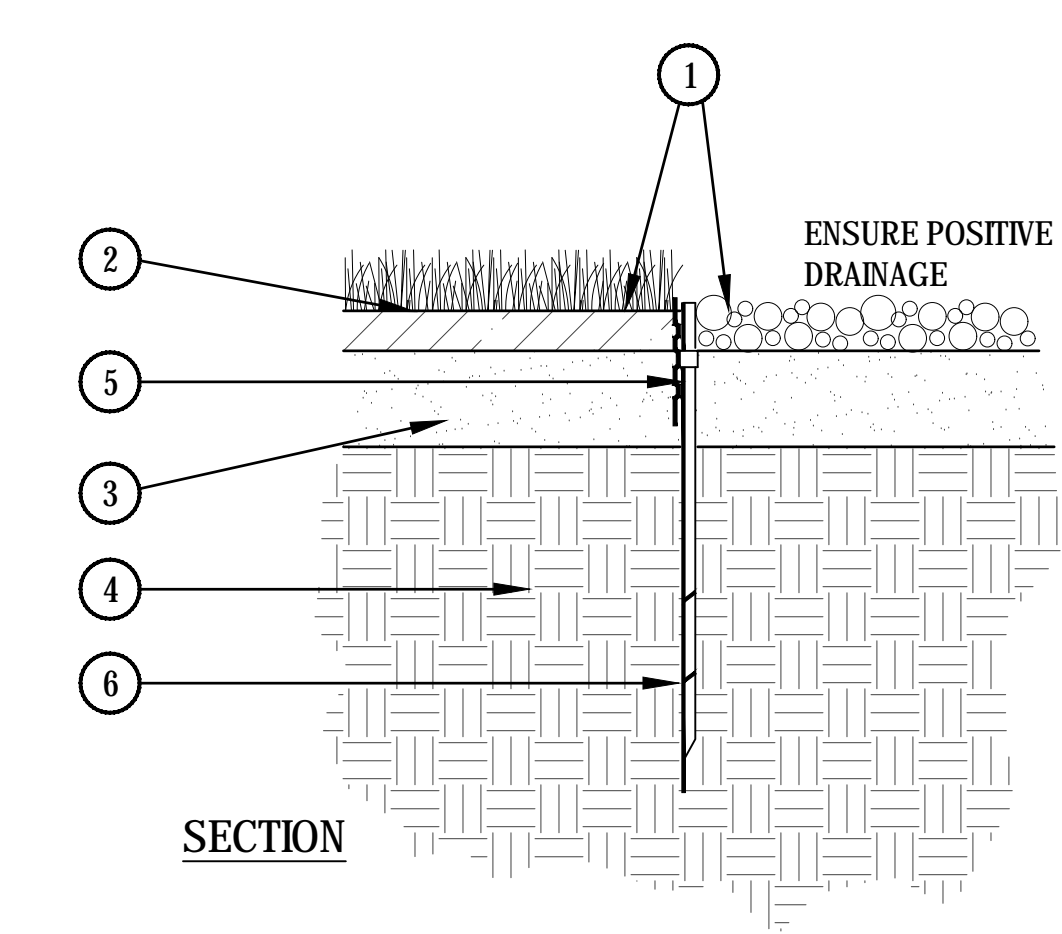


- TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
- VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH. TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
- SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH 3"-4" DEEP)
- PLANTING BED
- IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS. OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

- NOTE:**
- IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

7 SPADE CUT EDGE

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

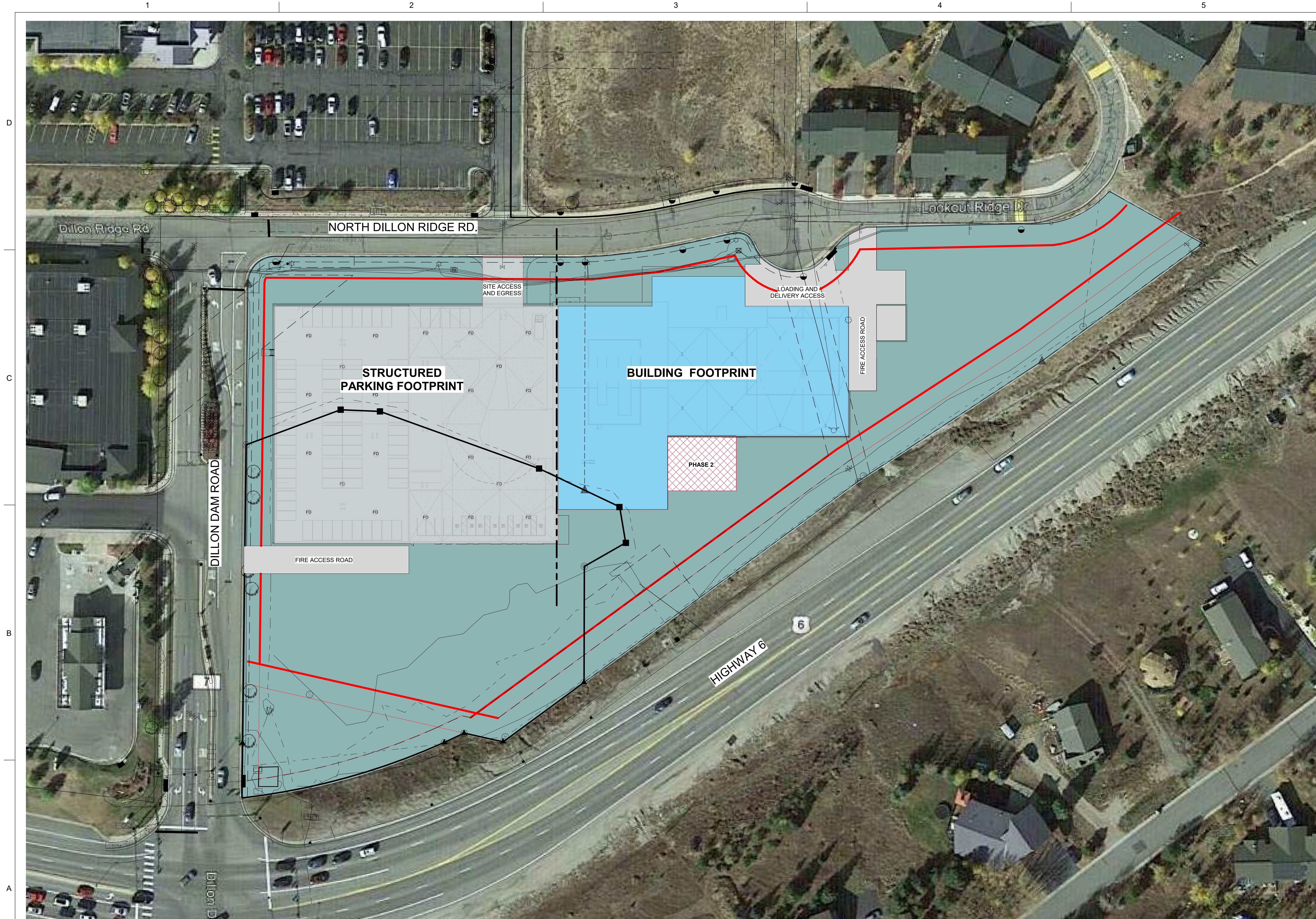


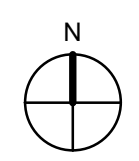
- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUISHER FINES SHALL BE FLUSH WITH TOP OF EDGER.
- TURF THATCH
- AMENDED SOIL PER SPECIFICATIONS
- SUBGRADE
- PERFORATED STEEL EDGER. COYTEE LANDSCAPE PRODUCTS MODEL: PERFEDGE (16GA) BLACK OR APPROVED EQUAL.
- EDGER STAKE

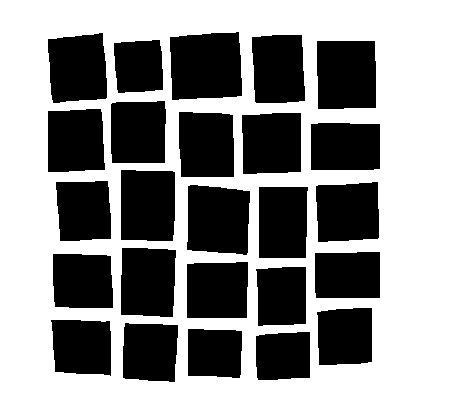
- NOTES:**
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

6 STEEL EDGER

SCALE: 1" = 1'-0"




1 SITE PLAN
 1" = 40'-0"



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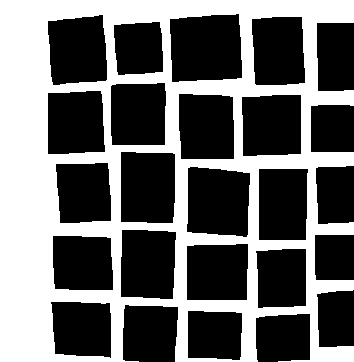
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ARCHITECTURAL SITE PLAN

Sheet Number:

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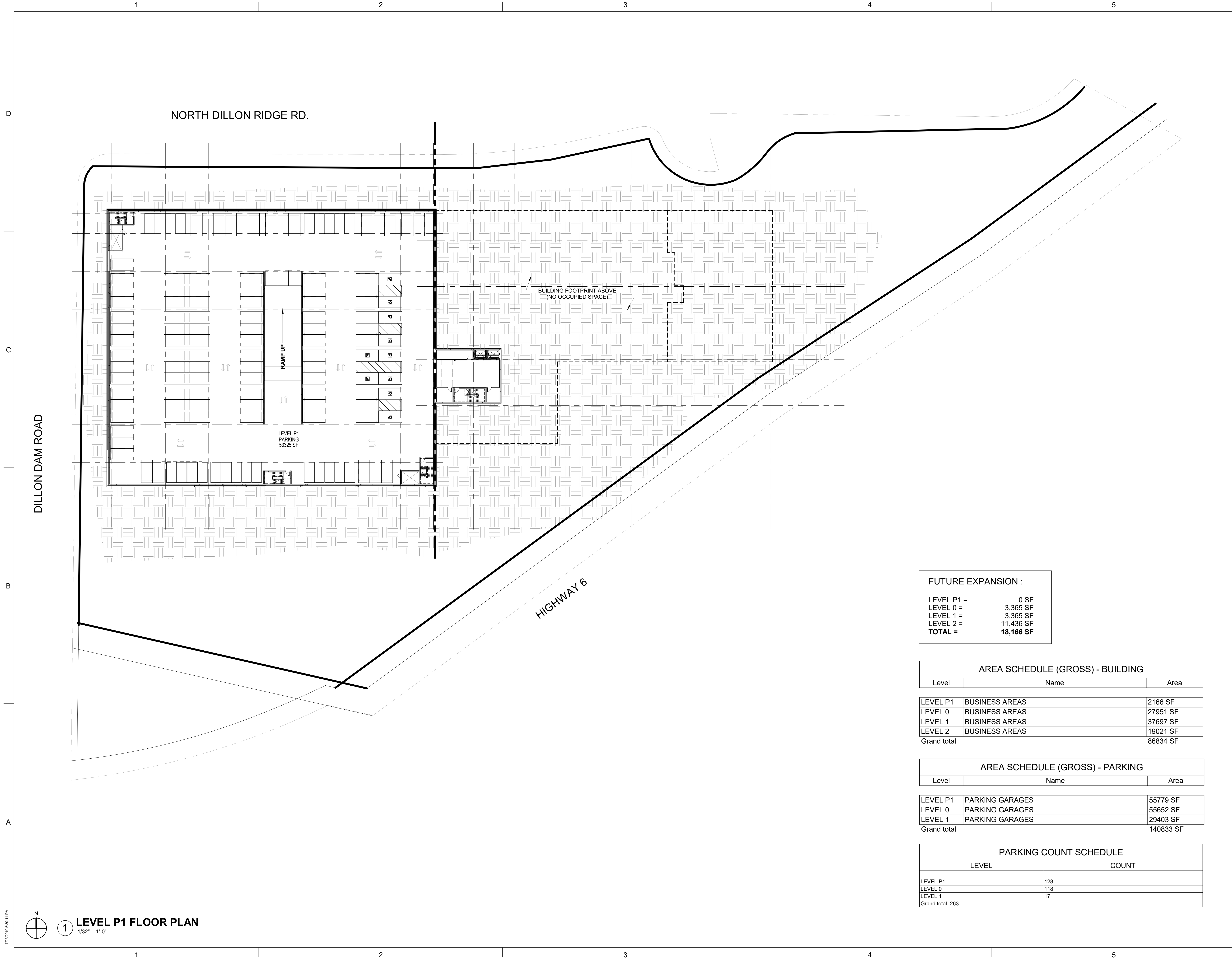
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Sheet Title:
LEVEL P1

Sheet Number:

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BUILDING FOOTPRINT ABOVE
(NO OCCUPIED SPACE)

LEVEL P1
PARKING
53325 SF

RAMP UP

HIGHWAY 6

NORTH DILLON RIDGE RD.

DILLON DAM ROAD

FUTURE EXPANSION :

LEVEL P1 =	0 SF
LEVEL 0 =	3,365 SF
LEVEL 1 =	3,365 SF
LEVEL 2 =	11,436 SF
TOTAL =	18,166 SF

AREA SCHEDULE (GROSS) - BUILDING

Level	Name	Area
LEVEL P1	BUSINESS AREAS	2166 SF
LEVEL 0	BUSINESS AREAS	27951 SF
LEVEL 1	BUSINESS AREAS	37697 SF
LEVEL 2	BUSINESS AREAS	19021 SF
Grand total		86834 SF

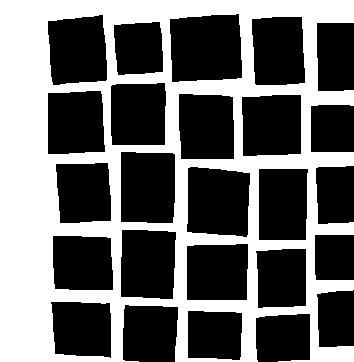
AREA SCHEDULE (GROSS) - PARKING

Level	Name	Area
LEVEL P1	PARKING GARAGES	55779 SF
LEVEL 0	PARKING GARAGES	55652 SF
LEVEL 1	PARKING GARAGES	29403 SF
Grand total		140833 SF

PARKING COUNT SCHEDULE

LEVEL	COUNT
LEVEL P1	128
LEVEL 0	118
LEVEL 1	17
Grand total:	263

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N
1 LEVEL P1 FLOOR PLAN
1/32" = 1'-0"



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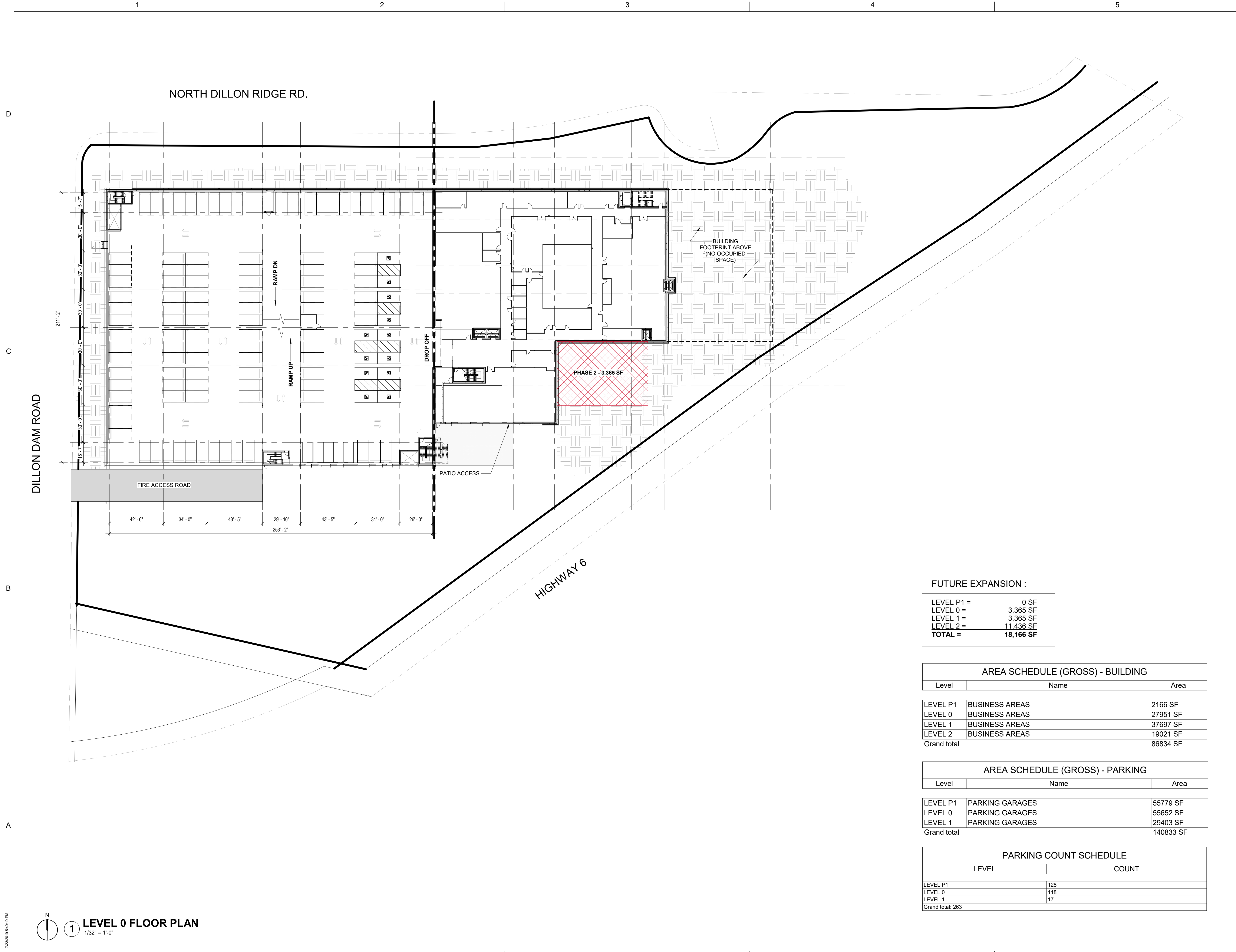
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Sheet Title:
LEVEL 0

Sheet Number:

A-02

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PHASE 2 - 3,365 SF

BUILDING FOOTPRINT ABOVE (NO OCCUPIED SPACE)

FUTURE EXPANSION :

LEVEL P1 =	0 SF
LEVEL 0 =	3,365 SF
LEVEL 1 =	3,365 SF
LEVEL 2 =	11,436 SF
TOTAL =	18,166 SF

AREA SCHEDULE (GROSS) - BUILDING

Level	Name	Area
LEVEL P1	BUSINESS AREAS	2166 SF
LEVEL 0	BUSINESS AREAS	27951 SF
LEVEL 1	BUSINESS AREAS	37697 SF
LEVEL 2	BUSINESS AREAS	19021 SF
Grand total		86834 SF

AREA SCHEDULE (GROSS) - PARKING

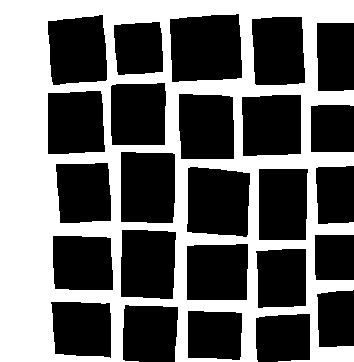
Level	Name	Area
LEVEL P1	PARKING GARAGES	55779 SF
LEVEL 0	PARKING GARAGES	55652 SF
LEVEL 1	PARKING GARAGES	29403 SF
Grand total		140833 SF

PARKING COUNT SCHEDULE

LEVEL	COUNT
LEVEL P1	128
LEVEL 0	118
LEVEL 1	17
Grand total:	263

1 LEVEL 0 FLOOR PLAN
1/32" = 1'-0"

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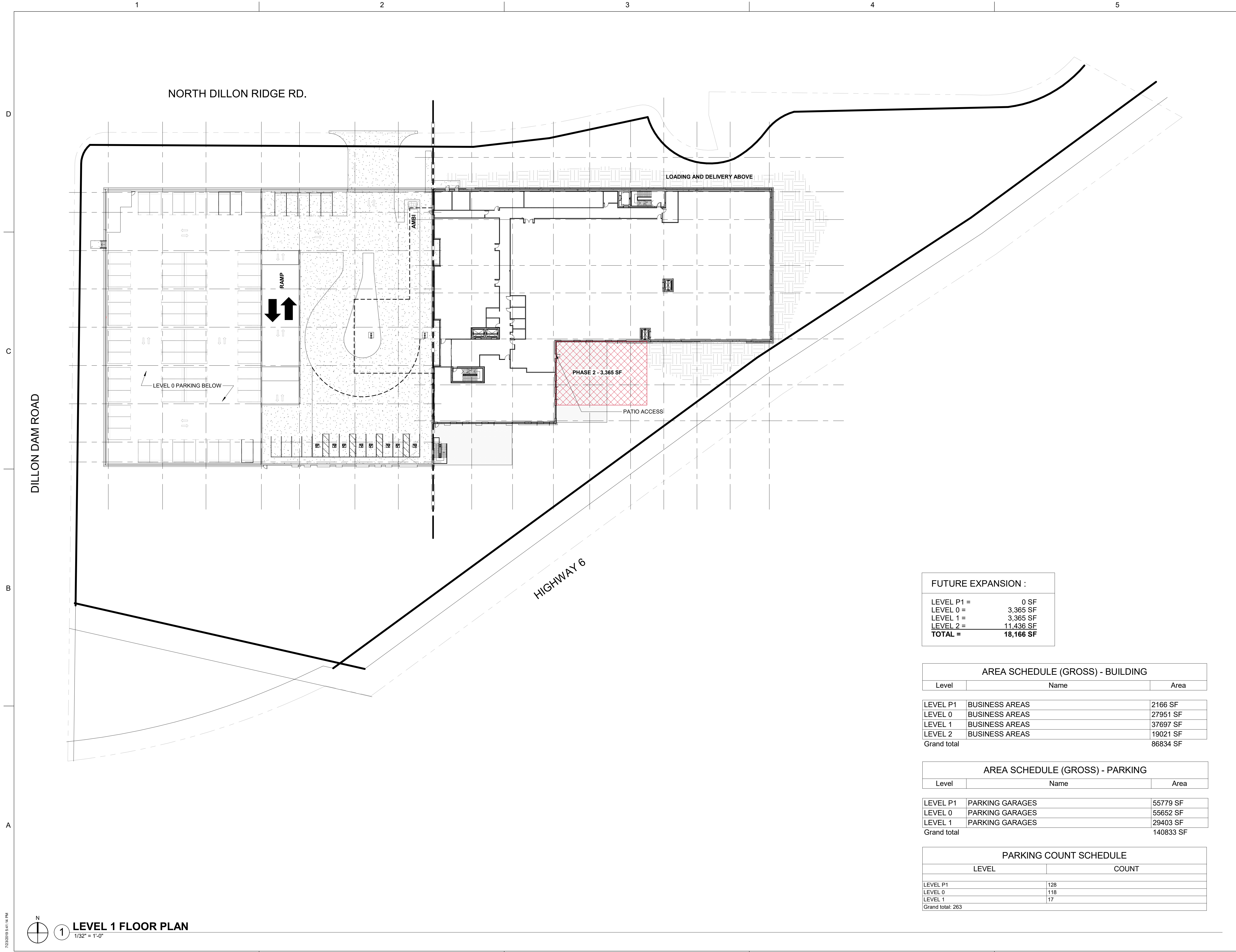
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Sheet Number:

A-03

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FUTURE EXPANSION :

LEVEL P1 =	0 SF
LEVEL 0 =	3,365 SF
LEVEL 1 =	3,365 SF
LEVEL 2 =	11,436 SF
TOTAL =	18,166 SF

AREA SCHEDULE (GROSS) - BUILDING

Level	Name	Area
LEVEL P1	BUSINESS AREAS	2166 SF
LEVEL 0	BUSINESS AREAS	27951 SF
LEVEL 1	BUSINESS AREAS	37697 SF
LEVEL 2	BUSINESS AREAS	19021 SF
Grand total		86834 SF

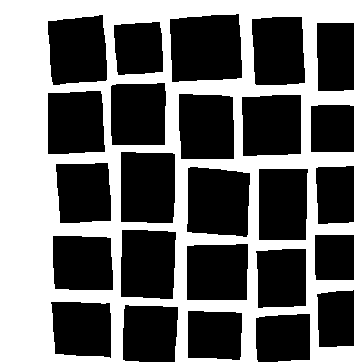
AREA SCHEDULE (GROSS) - PARKING

Level	Name	Area
LEVEL P1	PARKING GARAGES	55779 SF
LEVEL 0	PARKING GARAGES	55652 SF
LEVEL 1	PARKING GARAGES	29403 SF
Grand total		140833 SF

PARKING COUNT SCHEDULE

LEVEL	COUNT
LEVEL P1	128
LEVEL 0	118
LEVEL 1	17
Grand total:	263

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1 **LEVEL 1 FLOOR PLAN**
1/32" = 1'-0"



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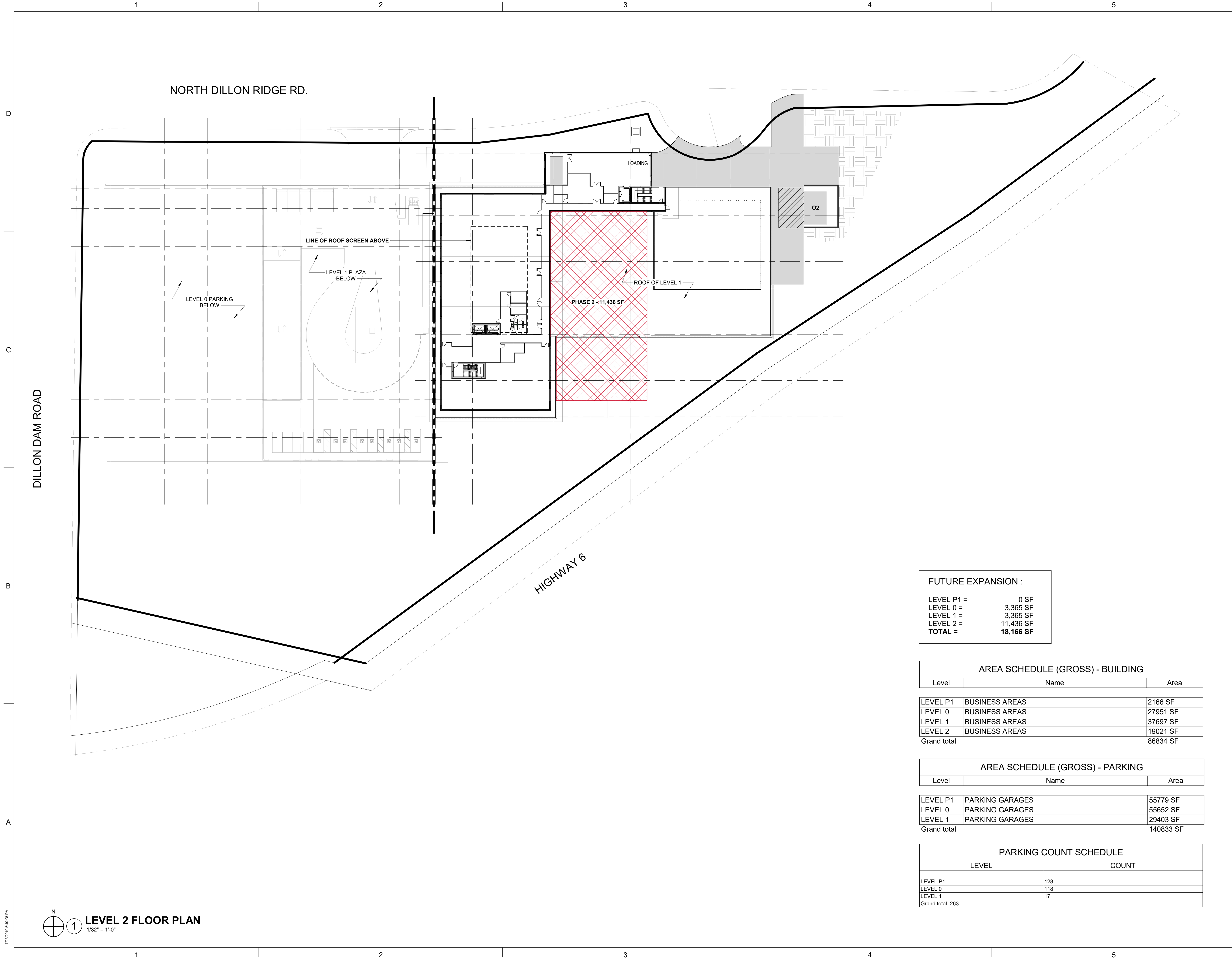
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Sheet Number:

A-04

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FUTURE EXPANSION :

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LEVEL 0 =	3,365 SF
LEVEL 1 =	3,365 SF
LEVEL 2 =	11,436 SF
TOTAL =	18,166 SF

AREA SCHEDULE (GROSS) - BUILDING

Level	Name	Area
LEVEL P1	BUSINESS AREAS	2166 SF
LEVEL 0	BUSINESS AREAS	27951 SF
LEVEL 1	BUSINESS AREAS	37697 SF
LEVEL 2	BUSINESS AREAS	19021 SF
Grand total		86834 SF

AREA SCHEDULE (GROSS) - PARKING

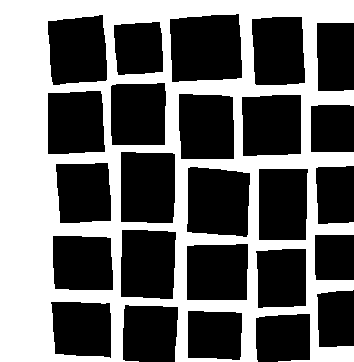
Level	Name	Area
LEVEL P1	PARKING GARAGES	55779 SF
LEVEL 0	PARKING GARAGES	55652 SF
LEVEL 1	PARKING GARAGES	29403 SF
Grand total		140833 SF

PARKING COUNT SCHEDULE

LEVEL	COUNT
LEVEL P1	128
LEVEL 0	118
LEVEL 1	17
Grand total:	263

LEVEL 2 FLOOR PLAN
1/32" = 1'-0"

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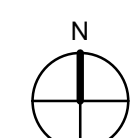
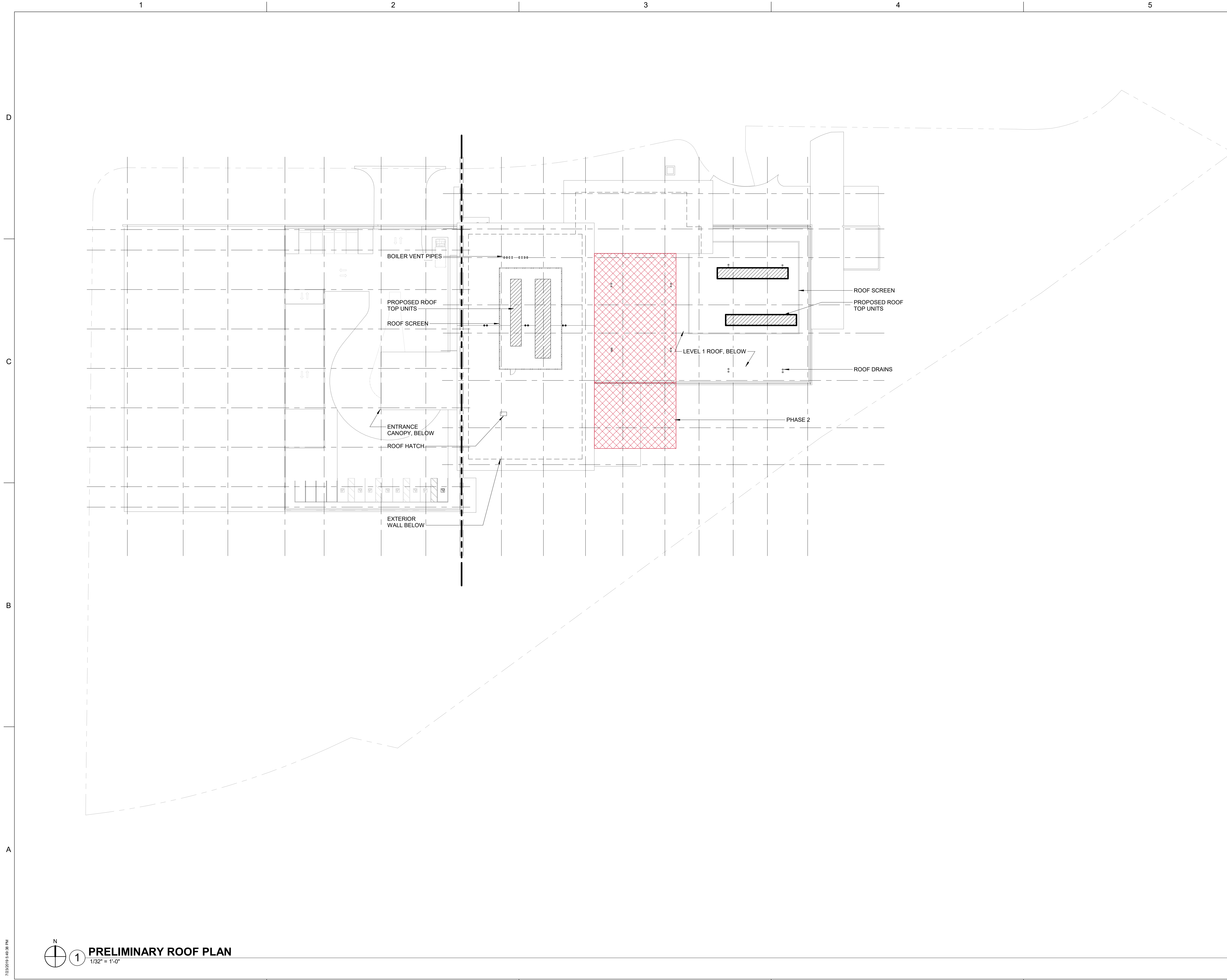
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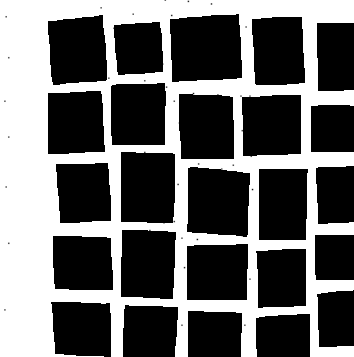
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1 PRELIMINARY ROOF PLAN
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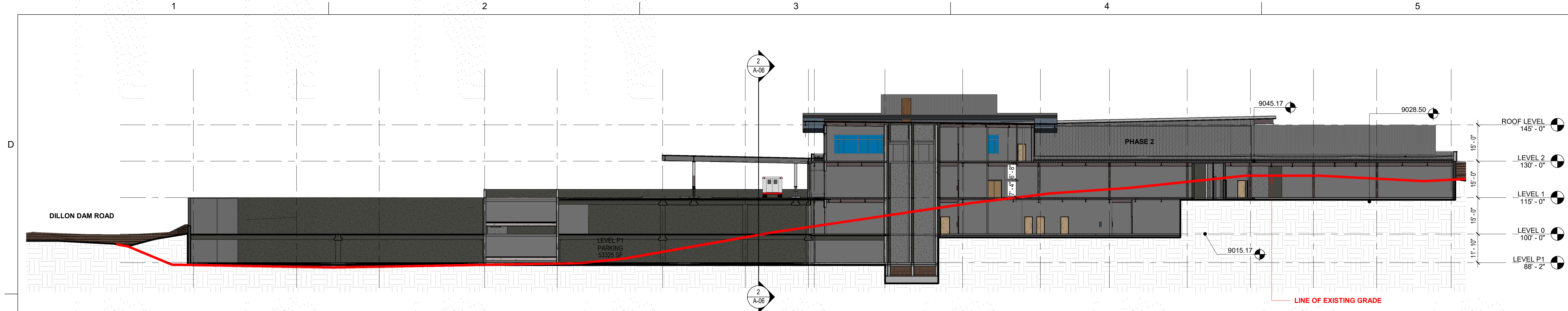
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Sheet Number:

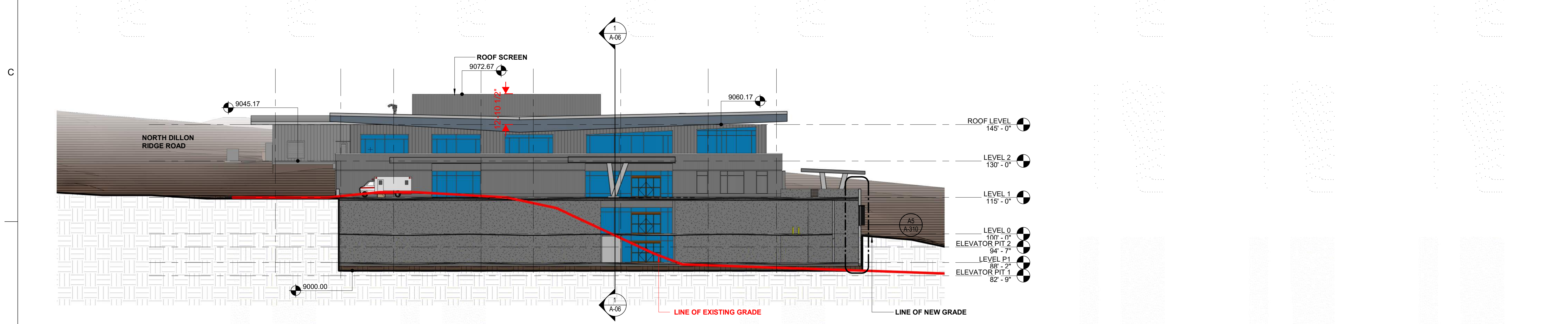
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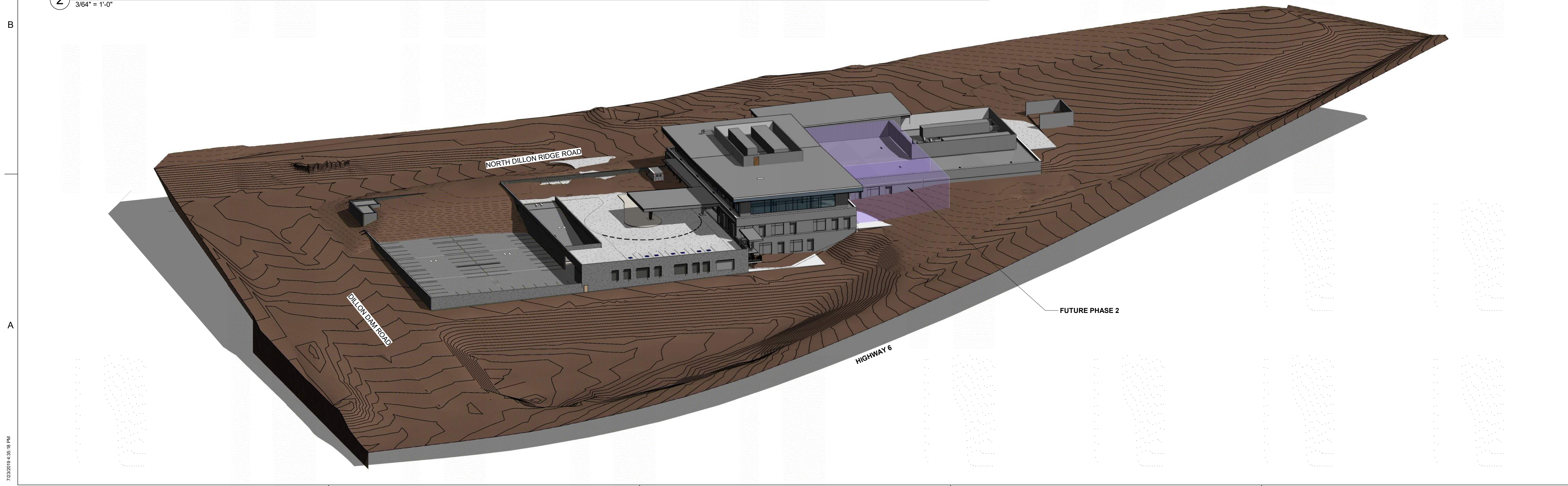
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2 BUILDING STACKING DIAGRAM - 2

3/64" = 1'-0"



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1

2

3

4

5

D



WEST ELEVATION

C



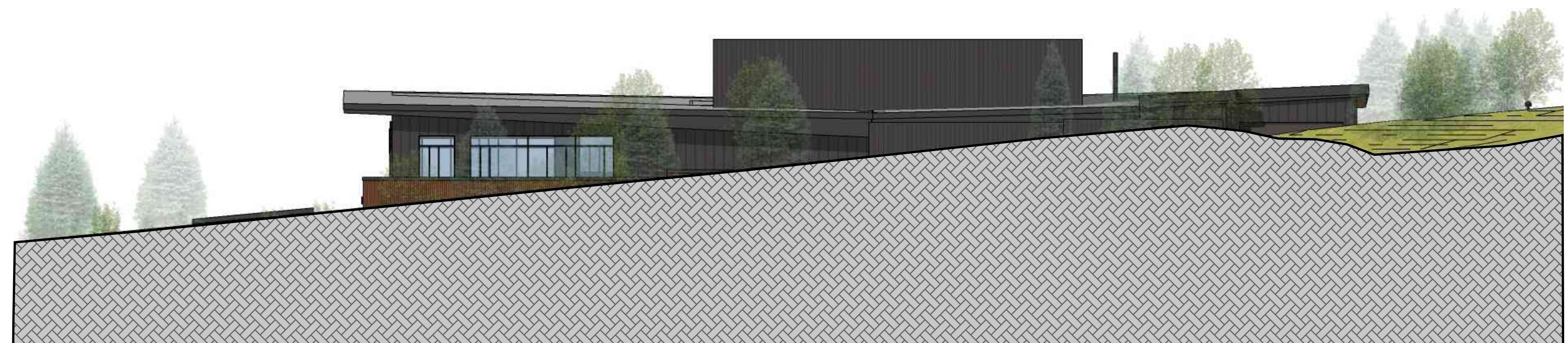
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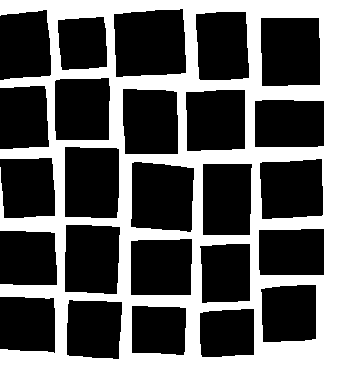


SOUTH ELEVATION

A



EAST ELEVATION



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Sheet Title:
**SITE
SECTIONS/ELEVATIONS**

Sheet Number:

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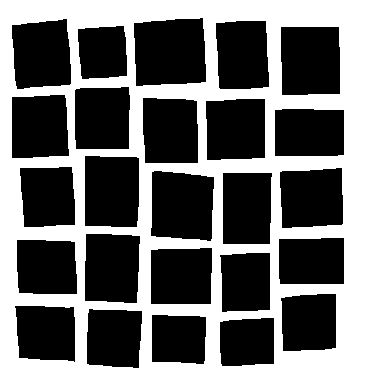
SOUTH PERSPECTIVE - PHASE 1

B



A

SOUTH PERSPECTIVE - PHASE 2



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**PROJECT
RENDERINGS**

Sheet Number:

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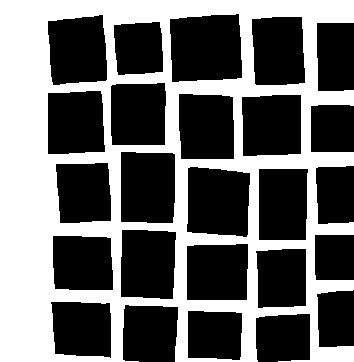
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NORTH PERSPECTIVE - PHASE 1



NORTH PERSPECTIVE - PHASE 2



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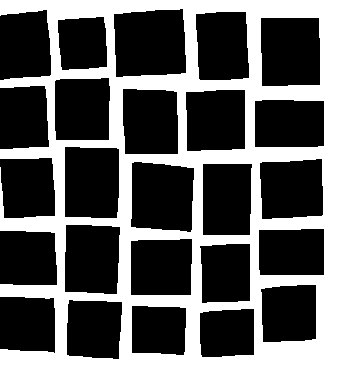
BUILDING ENTRY PERSPECTIVE

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Revisions	Date	No.
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Project Information

**VAIL HEALTH - DILLON
MEDICAL BUILDING**
DILLON, COLORADO 80435

Sheet Information

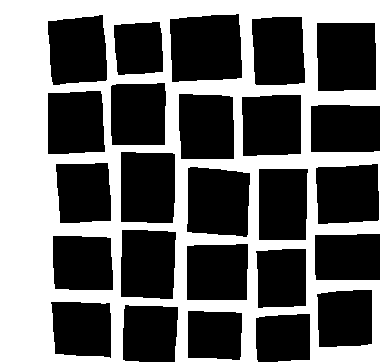
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Revisions Date No.

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Project Information

**VAIL HEALTH - DILLON
MEDICAL BUILDING**
DILLON, COLORADO 80435

Sheet Information

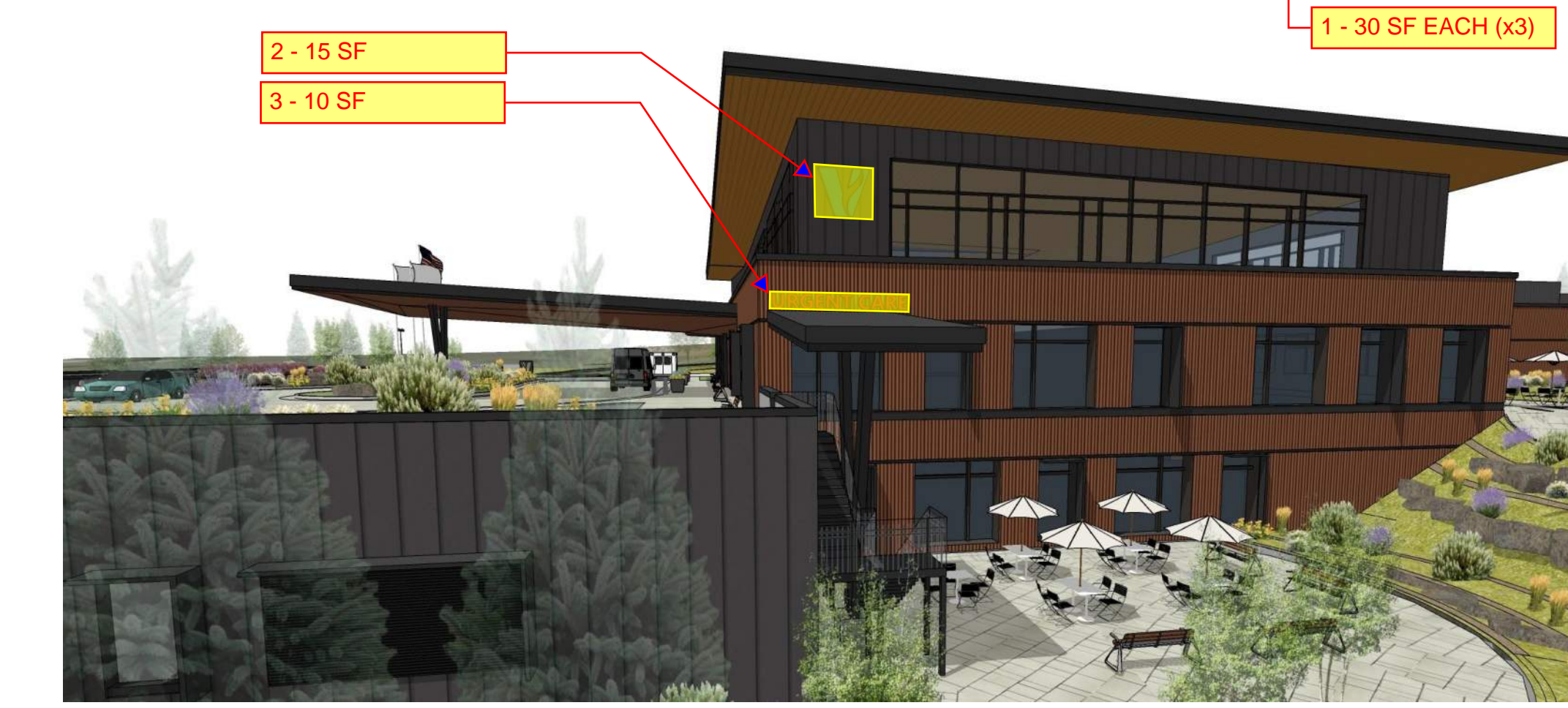
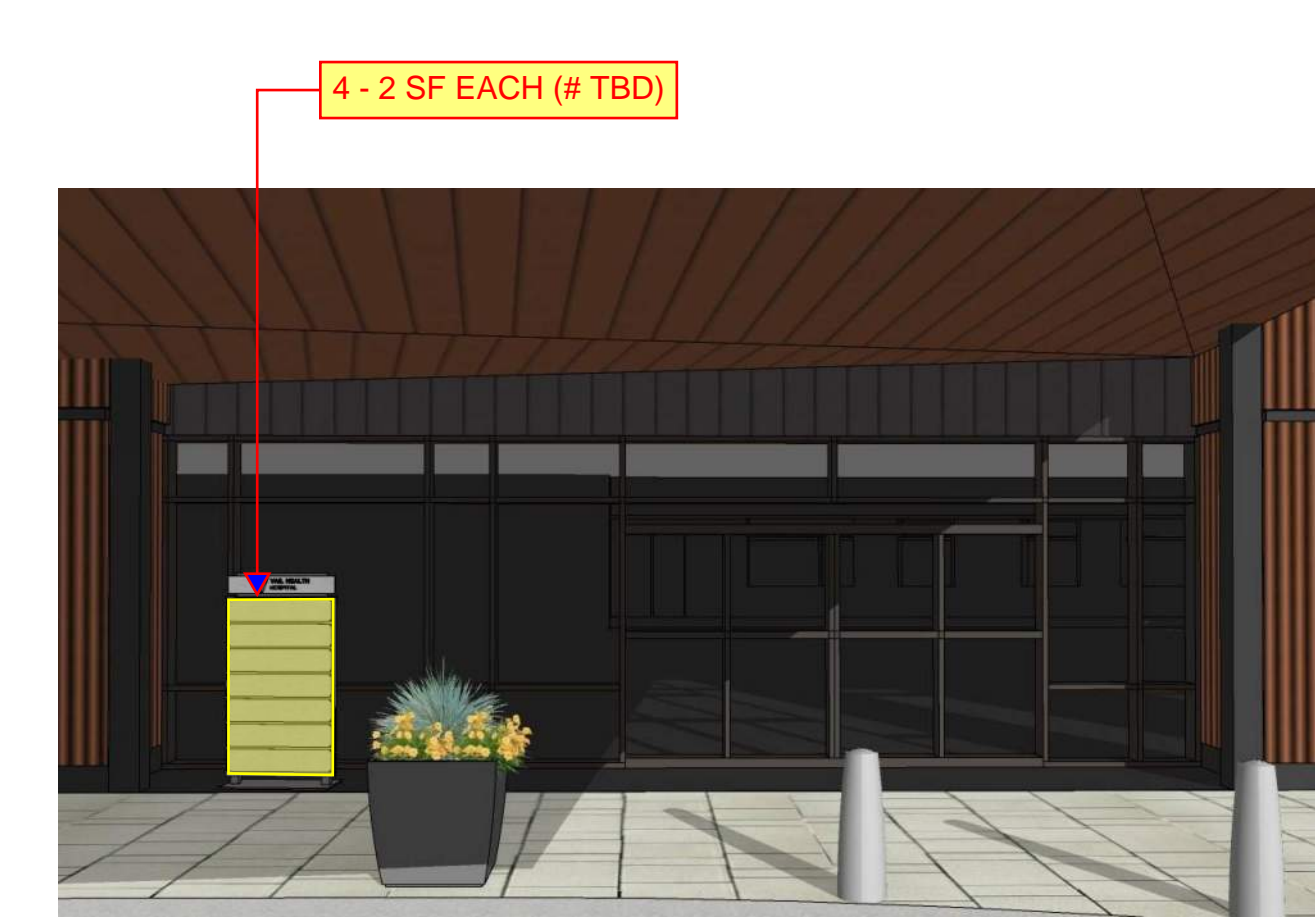
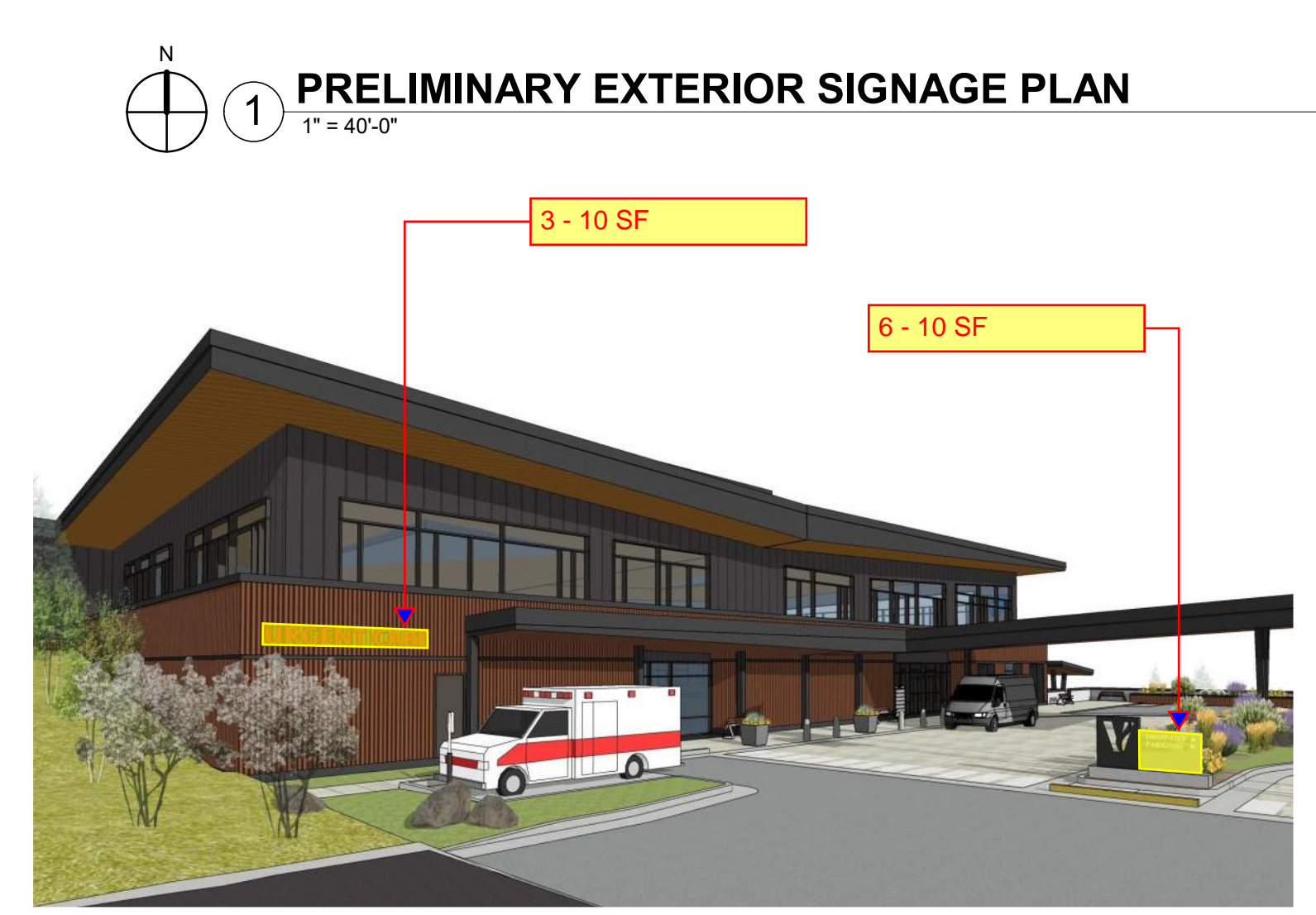
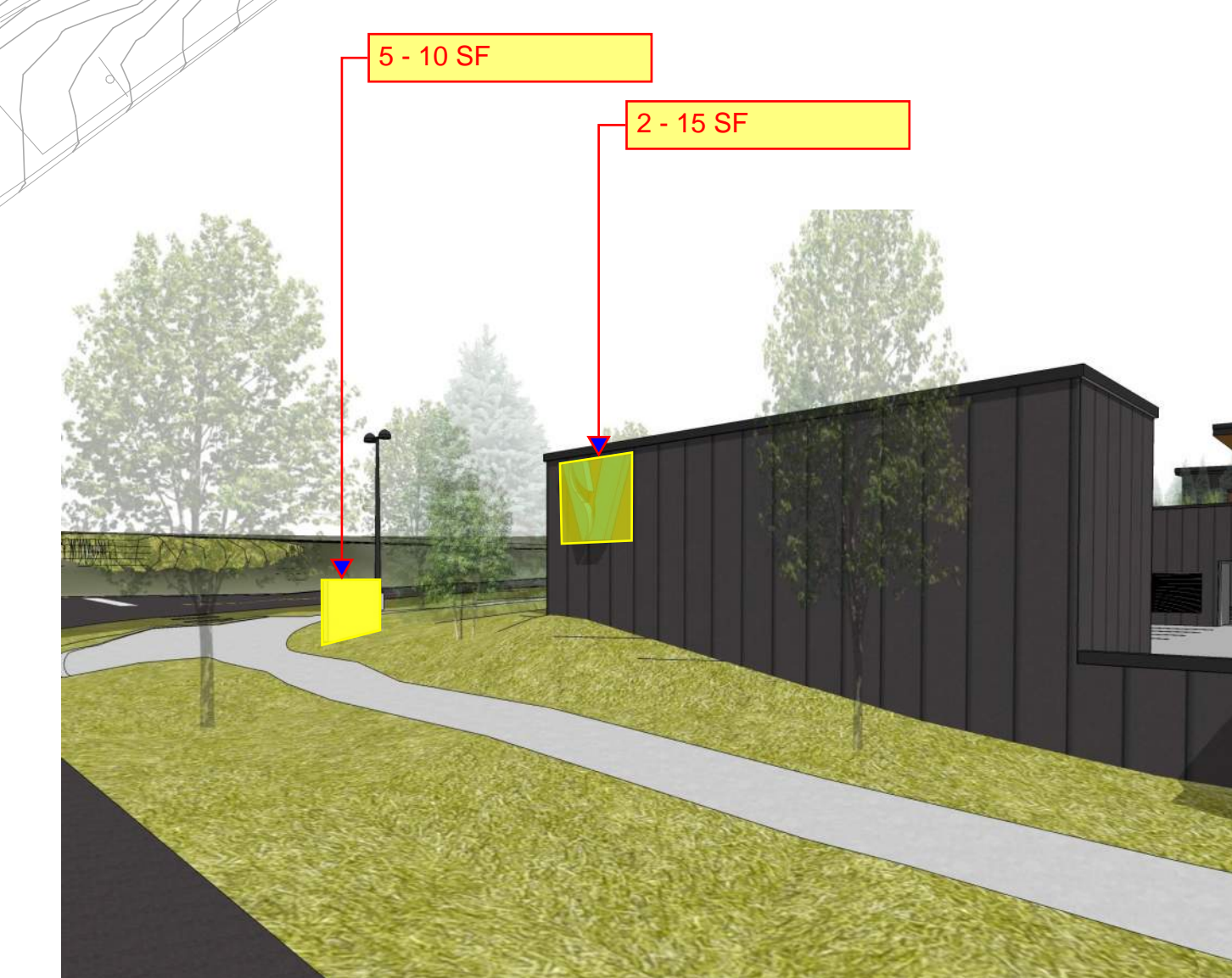
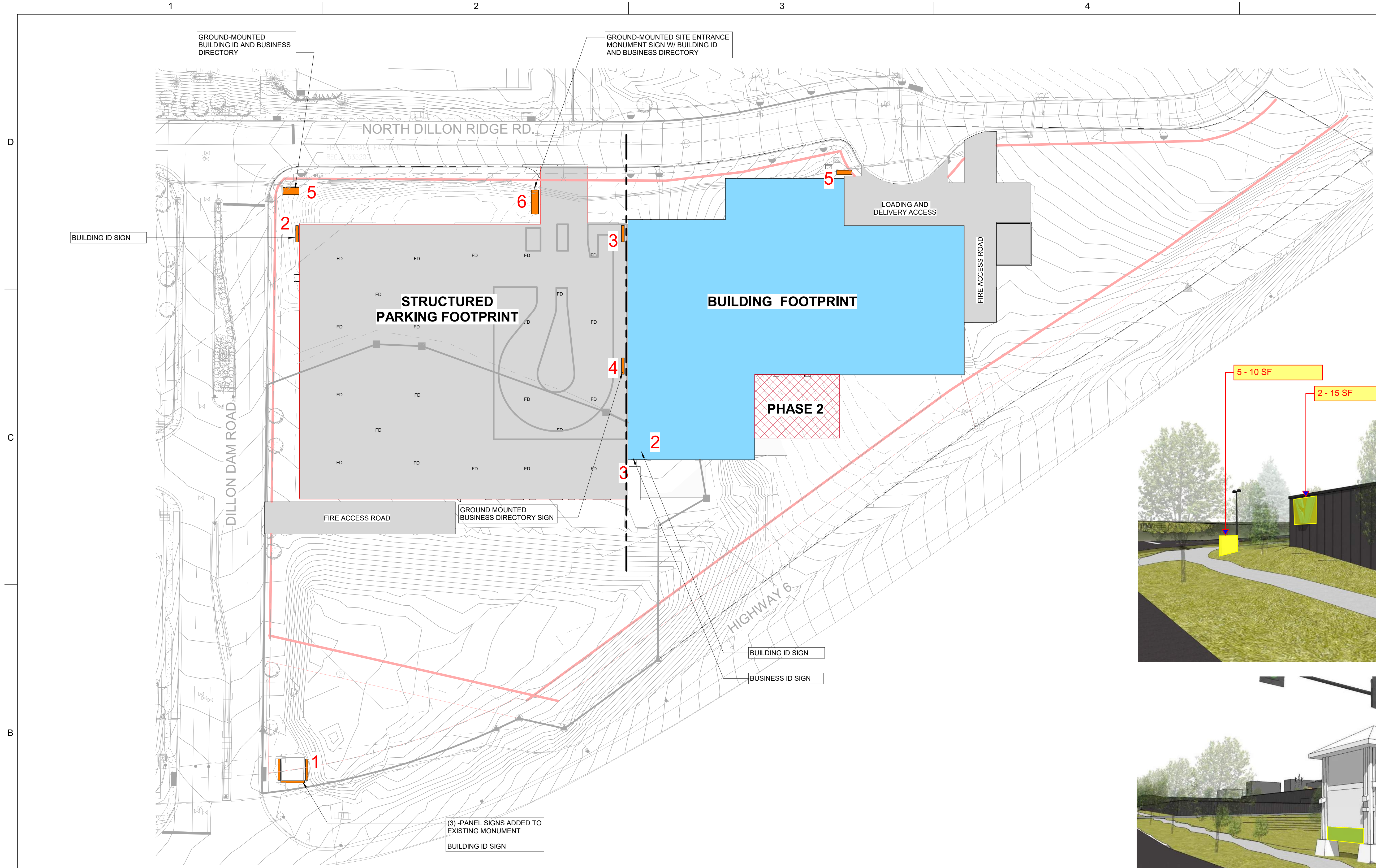
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PRELIMINARY EXTERIOR SIGNAGE PLAN
1" = 40'-0"

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