HP Geotech
HEPWORTH-PAWLAK GEOTECHNICAL

Hepworth-Pawlak Geotechnical, Inc.
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Silverthorne, Colorado 80498
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July 31, 2006

Compass Homes Development
Attn: Tim Crane
P.O. Box 5265
Frisco, CO 80443

Job No. 406 0324

Subject: Subsoil Study Review, Proposed Development, Smith Ranch, Summit County, Colorado.

Dear Tim:

As requested, a representative of Hepworth-Pawlak Geotechnical, Inc. reviewed our previous preliminary subsoil study and new preliminary site plan for the subject site to re-evaluate the recommendations contained in the previous report. The findings of our review and recommendations for the preliminary foundation design and pavement section thickness are presented in this report. We previously conducted a subsoil study for preliminary design of foundations and pavement section thickness at the site and presented our findings in a report dated August 8, 2002, Job No. 402 228 (see attachment). The services were performed in accordance with our agreement for geotechnical engineering services to Compass Homes Development dated July 26, 2006.

Proposed Construction: The proposed development will consist of a single family and duplex residences. Approximately 160 to 170 units are planned. Conventional wood frame construction will be used above grade with cast-in-place concrete foundation walls below grade. Ground floor will be slab-on-grade. Grading for the structure is assumed to be relatively minor with cut depths between about 4 to 10 feet. We assume relatively light foundation loadings, typical of the proposed type of construction.

Conclusions: Based on our review of the previous preliminary subsoil study performed at the subject site and preliminary site plan prepared by Gage Davis Associates dated April 14, 2006, the preliminary foundation design and pavement section thickness recommendations presented in our previous report can be used for preliminary planning.

Once final plans are developed, we should re-evaluate the traffic loadings and pavement section thickness. If building loadings, location or grading plans change significantly from those described above, we should be notified to re-evaluate the recommendations contained in this report. A representative of the geotechnical engineer should observe all footing excavations prior to concrete placement to evaluate bearing conditions.

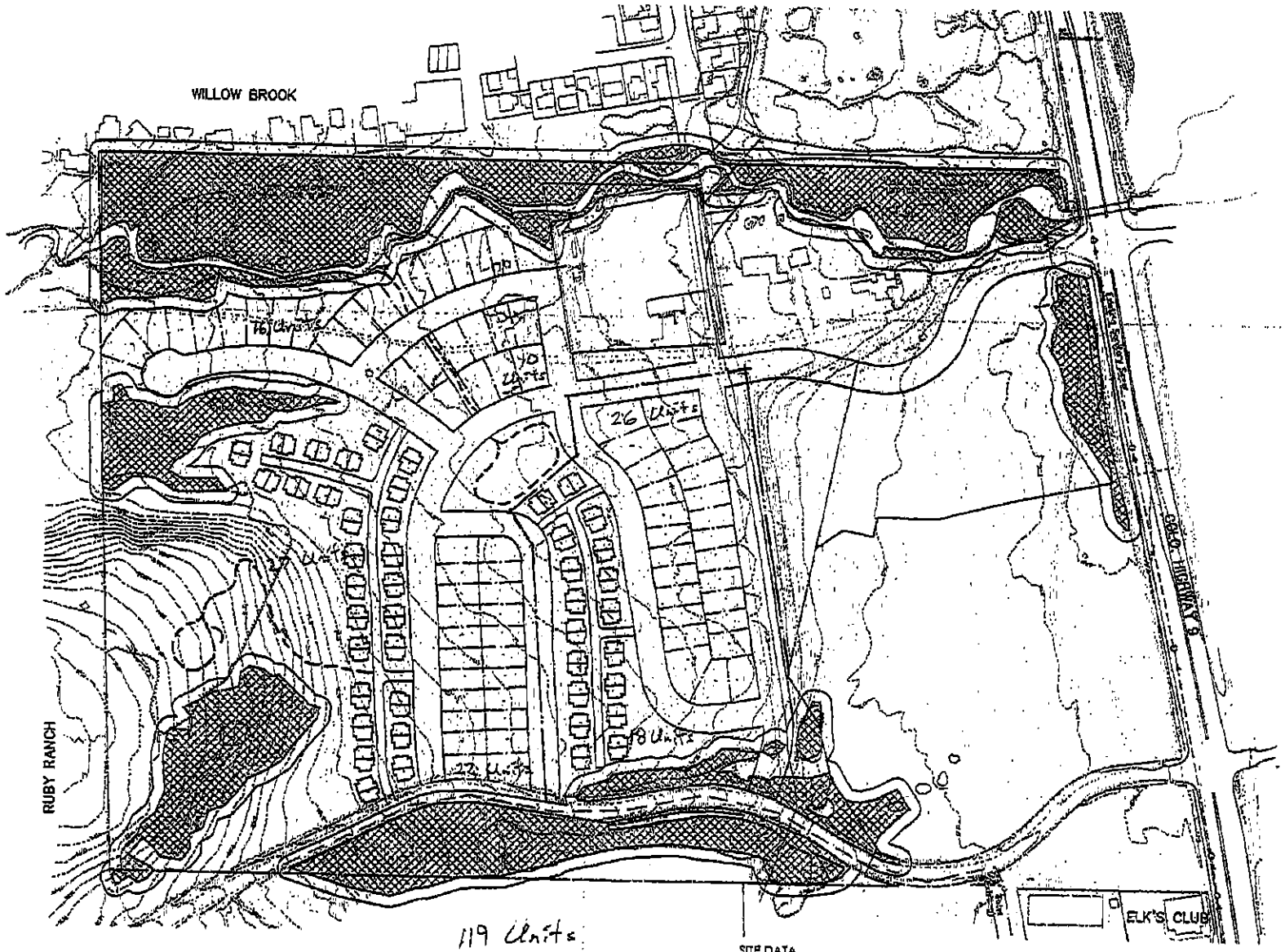
Limitations: The recommendations submitted in this letter are based on our review of the site plan submitted to us and the previous limited subsurface exploration at the site. Variations in the subsurface conditions below the excavation could increase the risk of foundation movement. We should be advised of any variations encountered in the excavation conditions for possible changes to recommendations contained in this letter. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted.

Sincerely,

HEPWORTH - PAWLAK GEOTECHNICAL, INC.

Ronald J. Uhle, P.E., C.C.E.
Reviewed by: JAD

Attachments: Preliminary Site Plan
Preliminary Geotechnical Study



SMITH RANCH
preliminary site plan

SITE DATA			
INTRAWEST		COMPASS HOMES	
DUPLEX	36	DUPLEX	54
SINGLE FAMILY	26	SINGLE FAMILY	51
TOTAL	62	TOTAL	105

SCALE 0 50 100 200 400

APRIL 14, 200

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PRELIMINARY GEOTECHNICAL STUDY
SILVER MOUNTAIN VILLAGE
PLANNED UNIT DEVELOPMENT
SILVERTHORNE, COLORADO

JOB NO. 402 228

AUGUST 8, 2002

PREPARED FOR:
GOLD MOUNTAIN REALITY
ATTN: TOM WARNES
P.O. BOX 23358
SILVERTHORNE, COLORADO 80498

TABLE OF CONTENTS

PURPOSE AND SCOPE OF STUDY

This report presents the results of a preliminary geotechnical study for the proposed Silver Mountain Village Planned Unit Development to be located on the Smith Ranch Property, Silverthorne, Colorado. The project site is shown on Figure 1. The purpose of the study was to evaluate the subsurface conditions and their impact on the project. The study was conducted in accordance with our proposal for geotechnical engineering services to Gold Mountain Reality, dated June 28, 2002. Previous subsoil studies conducted on the site by others are presented in the "References" section of this report.

A field exploration program consisting of reconnaissance and exploratory pits was conducted to obtain information on the site and subsurface conditions. Samples of the subsoils obtained during the field exploration were tested in the laboratory to determine their classification, compressibility or swell and other engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for project planning and preliminary design. This report summarizes the data obtained during this study and presents our conclusions and recommendations based on the proposed development and subsurface conditions encountered.

PROPOSED DEVELOPMENT

The proposed development will consist of residential, commercial and educational facilities and open space areas. The commercial and educational facilities will be developed independently. The proposed residential development will consist of about 45 single family residences, 37 townhomes and 100 apartment units. The single family residences are proposed to be two story wood frame structures with slab-on-grade ground floors and possible attached garages. The townhome complex is proposed to consist of duplexes or triplexes that are three story wood frame structures with walkout basement levels and attached garages. The apartment buildings are proposed to be two and three story wood frame structures with slab-on-grade ground floors.

A series of interconnecting streets will service the proposed development and provide access to the existing town streets and the adjacent subdivisions. The preliminary grading plans show relatively minor cuts and fills for development of the building sites and roadways. Municipal utilities will service the development.

If development plans change significantly from those described, we should be notified to re-evaluate the recommendations presented in this report.

SITE CONDITIONS

At the time of our field exploration the site was vacant pastureland. The project site is located in part of Sections 1 and 2, Township 5 South, Range 78 West of the 6th Principle Meridian. The project site is bordered by Colorado State Highway No. 9 to the east, Ruby Ranch Road to the south, Ruby Ranch Subdivision to the west and Willow Brook Subdivision to the north. The ground surface in the area of the proposed residential development consist of two relatively flat to gently eastwardly sloping terraces. The terraces are separated by a moderately steep north to south trending escarpment. The elevation ranges from about 8,700 feet to about 8,785 feet.

Vegetation generally consists of native grass. Willows are located in the wetland areas along Willow Creek, Ruby Ranch Road and in the northeastern corner of the site. At the time of our field exploration the pastureland was being irrigated and surface water was present in the northern two-thirds of the property. Water was also present and flowing in Willow Creek, the irrigation ditches along Ruby Ranch Road, and the drainage ditch along Colorado State Highway No. 9.

FIELD EXPLORATION

The field exploration for the project was conducted on July 16, 2002. Eight exploratory pits were excavated at the locations shown on Figure 1 to evaluate the

subsurface conditions. The pits were excavated with a rubber-tired backhoe. The pits were logged by a representative of Hepworth-Pawlak Geotechnical, Inc.

Samples of the subsoils were taken with relatively undisturbed and disturbed sampling methods. Depths at which the samples were taken are shown on the Logs of Exploratory Pits, Figure 2. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Figure 2. The subsoils encountered in Pits 1, 3, 4, 7 and 8 consist of about 0.5 to 2 feet of topsoil overlying relatively dense, slightly silty to silty, sandy gravel containing cobbles and boulders with occasional clayey areas. Man-placed slightly silty to slightly clayey sandy gravel fill containing organics was encountered in Pits 2 and 5 to depths of 3 and 2 feet, respectively. The subsoils encountered in Pit 6, below about 2 feet of topsoil, consist of about a 2.5 foot thick layer of sandy clay overlying relatively dense, clayey to silty sandy gravel containing cobbles and boulders to the depth explored. Excavation in the dense gravel with rubber tired excavation equipment was difficult due to the cobbles and boulders and practical excavation was encountered in exploratory Pit 1.

Laboratory testing performed on samples obtained from the exploratory pits included natural moisture content and density, gradation analyses, liquid and plastic limits, swell-consolidation and Hveem stabilometer. Results of gradation analyses performed on bulk samples obtained from the exploratory pits (minus 5 inch fraction) of the natural coarse granular soils are shown on Figures 4 and 5. Results of swell-consolidation testing performed on a relatively undisturbed drive sample of the sandy clay, presented on Figure 6, indicate low compressibility under relatively light surcharge loading and a low expansion potential when wetted under a constant light surcharge. The results of the Hveem stabilometer 'R-value' performed on sample of

the granular soils (minus U.S. No. 4 sieve fraction) are presented on Figure 7. The laboratory test results are summarized in Table 1.

Free water was encountered in the pits at the time of excavation between about 3 to 6 feet below the adjacent ground surface. The subsoils encountered above the free water were slightly moist to moist.

PRELIMINARY DESIGN RECOMMENDATIONS

The conclusions and recommendations presented below are based on the proposed development, subsurface conditions encountered in the exploratory pits and our experience in the area. The recommendations are suitable for planning and preliminary design but site specific excavation observation should be conducted at the time of individual lot development.

FOUNDATIONS

Bearing conditions will vary depending on the specific location of the buildings on the property. Based on the nature of the subsoils encountered in the exploratory pits and the proposed construction, spread footings bearing on the undisturbed natural sandy gravel should be suitable at the building sites.

The design and construction criteria presented below should be observed for a spread footing foundation system.

1) Footings for the single family residences placed on the undisturbed natural sandy gravel or footings placed on structural fill should be designed for an allowable soil bearing pressure of 2,000 pounds per square foot (psf). Footings for apartment and townhome complexes placed on the undisturbed natural sandy gravel soil should be designed for an allowable soil bearing pressure of 3,000 psf. Based on

experience, we expect settlement of footings designed and constructed as discussed in this section will be about 1 inch or less.

2) The continuous wall footings should have a minimum width of 16 inches for the single family residences and a minimum width of 18 inches for the multi-family residences. Isolated footing pads should have a minimum width of 2 feet.

3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 40 inches below exterior grade is typically used in this area.

4) Continuous foundation walls should be reinforced top and bottom to span local anomalies by assuming an unsupported length of at least 10 feet. Foundation walls acting as retaining structures should also be designed to resist lateral earth pressures as discussed in the "Foundation and Retaining Walls" section of this report.

5) All existing fill, topsoil and any loose or disturbed soils should be removed and the footing bearing level extended down to relatively dense natural sandy gravel or properly compacted structural fill. Voids created by the removal of rocks should be filled with properly compacted structural fill or lean concrete. Clay encountered at the foundation bearing level should be removed and replaced with structural fill. If water seepage is encountered, the footing areas should be dewatered before concrete placement.

6) Structural fill placed for foundation support should be a granular material excluding rocks larger than 6 inches and compacted to at least 98% of the maximum standard Proctor (ASTM D-698) dry density at moisture content near optimum. The fill should extend beyond the footing edges, a distance equal to at least the depth of fill below the footing.

7) A representative of the geotechnical engineer should observe all footing excavations prior to concrete placement to evaluate bearing conditions and compaction of structural fill.

FOUNDATION AND RETAINING WALLS

Foundation walls and retaining structures which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of 50 pounds per cubic foot (pcf) for backfill consisting of the on-site granular soils. Cantilevered retaining structures which are separate from buildings and can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of 40 pcf for backfill consisting of the on-site granular soils. The granular backfill material should be devoid of topsoil, vegetation and rocks larger than 6 inches.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.45. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 400 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be compacted to at least 95% of the maximum standard Proctor dry density at a moisture content near optimum.

FLOOR SLABS

The natural on-site soils, exclusive of topsoil, existing fill and clay, are suitable to support lightly to moderately loaded slab-on-grade construction. To reduce the effects of some differential movement, floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. A minimum 4 inch layer of

free-draining gravel should be placed beneath basement level slabs to facilitate drainage. This material should consist of minus 2 inch aggregate with at least 50% retained on the No. 4 sieve and less than 2% passing the No. 200 sieve.

Fill material beneath slabs can consist of the on-site gravelly soils, excluding topsoil and oversized rocks. The fill should be spread in thin horizontal lifts, adjusted near optimum moisture content, and compacted to at least 95% of the maximum standard Proctor dry density. All vegetation, topsoil and loose or disturbed soil should be removed prior to fill placement.

UNDERDRAIN SYSTEM

Free water was encountered in the exploratory pits during excavation and it has been our experience in mountainous areas that groundwater levels can rise during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can also create a local perched groundwater level. An underdrain and wall drain system should be provided to protect below-grade construction, such as retaining walls, crawlspace and basement areas from wetting and hydrostatic pressure buildup.

The underdrain system should consist of drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining gravel. The drain pipe should be placed at each level of excavation and at least 1 foot below lowest adjacent finish grade and sloped at a minimum 1% to a suitable gravity outlet or a sump pump system. Free-draining gravel used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 2 inches. The drain gravel backfill should be at least 1.5 feet thick.

The wall drain system should consist of a geocomposite wall drain or 1 foot of free-draining gravel placed adjacent to below-grade construction walls. The wall drain should extend to within 1 to 2 feet of finish grade and connect to the underdrain system. A typical foundation drain detail is shown on Figure 8.

SITE GRADING

The risk of construction-induced slope instability at the site appears low. Cut depths for the building pads and driveway access should not exceed about 10 feet. Fills should be limited to about 10 feet thick, and not be placed upslope of the proposed borrow area. Structural fills should be compacted to at least 95% of the maximum standard Proctor density near optimum moisture content. Prior to fill placement, the subgrade should be carefully prepared by removing all vegetation and topsoil. The fill should be benched into the portions of the slopes exceeding 20% grade. The on-site soils excluding oversized rock and topsoil should be suitable for use in embankment fills.

Permanent unretained cut and fill slopes should be graded at 2 horizontal to 1 vertical or flatter and protected against erosion by revegetation, rock riprap or other means. This office should review site grading plans for the project prior to construction.

SURFACE DRAINAGE

The grading plan for the subdivision should consider runoff from uphill slopes through the project and at individual sites. Water should not be allowed to pond which could impact slope stability and foundations. To limit infiltration into the bearing soils next to buildings, exterior backfill should be well compacted and have a positive slope away from the building for a distance of 10 feet. Roof downspouts and drains should discharge well beyond the limits of all backfill and landscape irrigation should be restricted.

PAVEMENT SECTION DESIGN RECOMMENDATION

A pavement section is a layered system designed to distribute concentrated traffic loads to the subgrade. Performance of the pavement structure is directly related to the physical properties of the subgrade soils, pavement section and traffic loadings. Soils are represented for pavement design purposes by means of a soil support value for flexible (asphalt cement) pavements and by a modulus of subgrade reaction for rigid (portland cement) pavements. Both values are empirically related to strength. The

traffic loading such as the number and magnitude of wheel loads, are major factors for pavement design.

TRAFFIC LOADING

The traffic loadings for the project were based on the proposed number of residential units and types and an education facilities square footage of about 47,000 square feet (sf). The number of trips was generated based on the Summit County Road and Bridge standards, adopted September 12, 1998, revised December 20, 1999 of 10 trips per single family residence, 7 trips per unit of multi-family dwellings and 12.3 trips per 1,000 sf for the proposed education facilities. Bus traffic for the proposed school facility was estimated to be about 3,600 trips per year with 70% of the traffic on Plata Street and 30% on Adams Street. We assumed a growth rate of 2 percent, a 20 year design period and a distribution of 90% for single unit vehicles and 10% multiple unit trucks. Based on the AADT estimated per Summit County Road and Bridge standard, the growth rate, and the assumed axle load percentages, we evaluated the roadways subjected to an equivalent 18-kip single-axle load application (ESAL) as shown below.

Estimated Roadway Traffic Loadings

Roadway Names	Adams Avenue	Plata Street West of School	Plata Street East of School	Willow Run and Willow Lane	Ruby Ranch Road, West of Adams Ave.
20 year Design ESAL's	230,000	220,000	400,000	175,000	250,000

The Colorado Department of Transportation (CDOT) Pavement Design Manual (July, 2000) and the AASHTO Guide for Design of Pavement Structures (AASHTO, 1993) were used for the development of pavement thickness design and construction recommendations. A subgrade resilient modulus of 13,000 psi was used for evaluation of the pavement section where gravels were encountered, since the R-value test was performed on a clayey, silty sand matrix material (minus U.S. No. 4 sieve fraction) of

the granular material obtained from Pit 4. A design serviceability loss of 2.5, a reliability of 75%, an environmental factor of 0.2, strength coefficients of 0.42 for asphaltic concrete and 0.14 for aggregate base course were assumed for the pavement section analysis. The structural numbers were determined by the AASHTO Method.

The pavement section design alternatives for proposed roadways constructed on the natural granular soils are presented in the Table below. The pavement section thickness presented below does not include construction traffic loads and consideration should be given to staging asphalt concrete placement.

Pavement Section Design Thickness

Roadways	Asphalt Concrete (AC) Thickness (full depth)	Asphalt Concrete (AC) + Aggregate Base Course (ABC) Thickness (composite section)
Adams Avenue	5.5" AC	3.5" AC + 6.0" ABC
Plata Street East of School Facility	6.0" AC	4.0" AC + 6.0" ABC
Plata Street West of School Facility	5.0" AC	3.0" AC + 6.0" ABC
Willow Run and Willow Lane	5.0" AC	3.0" AC + 6.0" ABC
Ruby Ranch Road West of Adams Avenue	6.0" AC	4.0" AC + 6.0" ABC

As an alternative to asphalt pavement, in area where truck turning movements are concentrated, such as the bus entrances for the educational facility, we recommend the pavement section consist of portland cement concrete. We recommend a full depth portland cement concrete thickness of 6 inches. The design thickness of the rigid portland cement concrete assumed a modulus of subgrade reaction of 300 pci and a concrete design strength of 4,000 psi. Consideration should be given to joints, dowels and steel reinforcement for the concrete pavement slab.

MATERIALS

The asphalt should consist of a mixture of aggregate, filler and asphalt cement. The asphalt mixture should meet the Town of Silverthorne and CDOT grading requirements for an asphalt mix. The asphalt cement used should be grade AC-10.

The asphalt should be a batched hot mix, approved by the engineer, and placed and compacted to a density of 92% to 96% of the maximum theoretical density, determined according to Colorado Procedure 51. The asphalt should be placed in lifts not exceeding 3 inches thick or less than 1.5 inches thick. We recommend a State Highway Grading C or S type asphalt concrete. If two lifts are placed, the top lift should meet State Highway Grading CX or SX.

The aggregate base course should have a minimum 'R' value of 84 and meet CDOT Class 6 gradation specifications. The aggregate base course should be compacted to at least 95% of the maximum modified Proctor (ASTM D-1557) dry density at a moisture content near optimum.

SUBGRADE PREPARATION

The existing subgrade material should be scarified to a minimum depth of 12 inches, moisture conditioned to within -2 to +1 percent of the optimum moisture content, and compacted to at least 95% of the maximum modified Proctor dry density. All organic, clay soils, loose and disturbed soils should be removed prior to placing base course materials. The completed pavement subgrade should be proof-rolled with a heavily loaded pneumatic tired vehicle. Areas which deform excessively should be removed and replaced with structural material to achieve a stable subgrade prior to placing pavement materials.

The subsoil study performed was for preliminary recommendations and subsurface exploration did not occur in the existing Ruby Ranch roadway. Based on the findings presented in the previous subsoil studies and our findings, it appears that Ruby Ranch Road may be underlain by sandy clay. We recommend that prior to placing pavement

materials on Ruby Ranch Road, the subgrade conditions should be evaluated to verify the pavement section thickness contained in this report.

COMPACTION RECOMMENDATIONS

All fill placed within the roadway, such as utility and grading fill, may consist of the on-site granular material devoid of organic material and oversized rock as approved by a representative of the geotechnical engineer. The fill should be compacted to at least 90%of the maximum modified Proctor dry density (ASTM D-1557) at a moisture content near optimum except for the final 2 feet which should be compacted to a least 95% of the maximum modified Proctor dry density. Fill placed outside the right-of-way or in landscape areas should be compacted to at least 90% of the maximum standard Proctor (ASTM D-698) dry density at a moisture content near optimum.

DRAINAGE

The collection and diversion of surface drainage away from paved areas is extremely important to the satisfactory performance of pavement. Drainage design should provide for the removal of water from paved areas and prevent wetting of the subgrade soils. In areas where cuts are proposed for the roadway, consideration should be given to installing drains designed to keep free water about 3 feet below the surface of the roadway to limit the potential for frost heave. The fine grained soils encountered during the exploration have a potential for frost heave. The pavement section design presented in this report assumes that adequate drainage is provided to help limit the potential for frost heave.

LIMITATIONS

This study has been conducted according to generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from the field reconnaissance, review of published geologic reports, the exploratory pits located as shown on Figure 1, the proposed type of

construction and our experience in the area. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory pits and variations in the subsurface conditions may not become evident until excavation is performed. If conditions encountered during construction appear different from those described in this report, we should be notified so that re-evaluation of the recommendations may be made.

This report has been prepared for the exclusive use by our client for planning and preliminary design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation, conduct additional evaluations and review and monitor the implementation of our recommendations. Significant design changes may require additional analysis or modifications to the recommendations presented herein. We recommend on-site observation of excavations and foundation bearing strata and testing of structural fill by a representative of the geotechnical engineer.

Respectfully Submitted,
HEPWORTH - PAWLAK GEOTECHNICAL, INC.

Christopher J. Noraka
Reviewed By:

Ronald J. Uhle, P.E.
Associate
CJN:rsn

Claffey Ecological Consulting, Inc.

Wetlands-Streams-Wildlife-404 Permitting-NEPA-GPS/GIS

15 Years of Corps Regulatory Experience

April 29, 2008

Ms. Mary Hart
MaryHartDesign, LLC
PO Box 8258
Breckenridge, Colorado 80424

Dear Mary:

I am writing to you in regard to wetlands at Red Mountain Ranch in Silverthorne, Colorado. At the request of Joe Maglicic of Compass Homes, we delineated wetlands on the property in the summer of 2007. Our boundary for this delineation included the property bounded by Ruby Ranch Road on the south and the southern boundary of Willow Creek on the north, and the east and west property boundaries. Range West, Inc surveyed the wetland boundaries and the plans described below are an accurate representation of the boundary. The Range West plans are labeled: Wetland Location Map of a Portion of SMITH RANCH, Dated 08/21/08, Project 19989.

When the delineation was complete, we met on site with Nick Mezei of the Corps of Engineers' Frisco Regulatory Office to review the wetland boundaries. We plan to submit a wetland delineation report to Nick this spring and receive a jurisdiction a determination from the Corps. During the field visit, Nick agreed that wetland D (see Range West plan), located in the west central portion of the property, is isolated and would not be considered a jurisdictional wetland. This determination is not final until the jurisdiction determination letter is issued, but based on other cases and the Corps and EPA guidance on isolated wetlands, I am confident the Corps will determine that wetland D is isolated. Nick also determined that wetland C, a small wetland pocket north of D, is also isolated.

This field season, I plan to evaluate the wetlands along Willow Creek in regard to the Town of Silverthorne's wetland setback requirements. One concept we discussed maintains the Town's 25-foot wetland setback in this area and restores the wetland setback restoration within the degraded setback. The setback in this area has been disturbed by past agricultural activities and includes non native pasture grasses, weeds and some evidence of older grading. The setback restoration would restore the area to a native plant riparian community using native grasses and shrubs. The restored setback would perform setback functions of water quality maintenance and wildlife habitat at a higher rate than current conditions.

1371 17 Road • Fruita, Colorado 81521
970-858-1670 • 970-858-1744 FAX

Another concept discussed to provide additional water quality protection would be to perform grading along the edge of the setback line such that stormwater runoff would be directed away from Willow Creek into the subdivision's stormwater system. If you have further questions regarding wetlands at the project, please call.

Sincerely,

Michael Claffey

Michael Claffey
Claffey Ecological Consulting, Inc.

Copy Furnished:
Joe Maglicic, Compass Homes

Xcel Energy℠

PO Box 1819 Silverthorne, CO 80498

April 29, 2008

Blake Shutler
Compass Homes Construction, LLC
PO Box 5265
Frisco, CO 80443

Re: Will serve letter for the **Smith Ranch**

Dear Mr. Shutler,

In accordance with our tariffs filed with and approved by the Colorado Public Utilities Commission, Gas and Electric facilities can be made available to serve your project at the **Smith Ranch**.

Service will be provided after engineering is completed, payment is received, any easements are signed and construction can be completed. We will have better information available after design has been completed as to a scheduled in-service date.

If I can be of further assistance, please contact me at 970-262-4034.

Sincerely,

Loren Vawser

Mr. Loren Vawser
Designer / Mtn Div.