

**SILVERTHORNE TOWN COUNCIL MEETING
AGENDA FOR MARCH 23, 2016- 6:00 PM**



- I. CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA**
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- V. CITIZENS' COMMENTS***
- VI. CONSENT CALENDAR**
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* Citizens making comments during Citizen's Comments or Public Hearings should state their name and address for the record, be topic specific, and limit comments to 3-5 minutes. Council may add citizen Comment items as an Action Item by motion; however, the general policy is to refer citizen comments for review and recommendation. Public presentations must be pre-arranged a week in advance with the Town Manager and limited to 10 minutes.

COUNCIL WORK SESSION: MARCH 22, 2016 – 6:00 P.M.
TOPIC: GENERAL STAFF UPDATES

**SILVERTHORNE TOWN COUNCIL WORK SESSION
PUBLIC ISSUES SCHEDULE
2016**

*The Council Work Sessions are held every 2nd and 4th Tuesday of each month and begin at 6:00 p.m. with open discussions. The following issues will be addressed from 6:15 p.m. until completed. Additional items to be discussed will be scheduled as time permits.
"OPEN" indicates a topic has not yet been selected.*

APRIL 12 OPEN

APRIL 26 OPEN

MAY10 OPEN

MAY 24 OPEN

**FUTURE WORK SESSION DISCUSSION ITEMS:
HISTORIC SOCIETY**

March 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 EDAC Meeting Planning Commission	2	3	4	5
6	7	8 Work Session	9 Council Meeting	10	11 Payroll	12
13	14	15 Work Session Planning Commission	16 Court	17	18 Country Western Dance, 7:00 PM @ Pavilion	19 Theatre Panel @ 11 AM Stargazing Snow- shoe @ 6 PM
20	21	22 Work Session	23 Council Meeting	24 SPORT Meeting	25 Payroll	26
27	28	29 Work Session	30 Council Meeting	31 Volunteer Appreciation 5:30— 7:30 PM	NO SCHOOL	

April 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Payroll	2 Girl Scout Water Fun Day, 9:00 AM @ Rec Center
3	4 Registration for Summer Programming Begins	5 Municipal Election @ Town Hall Planning Commission	6	7	8	9
10	11	12 Work Session	13 Council Meeting	14	15 Country Western Dance, 7:00 PM @ Pavilion Payroll	16
No School—Spring Break						
17	18	19 Planning Commission	20 Court	21 SPORT Meeting	22	23 Theatre Ground Breaking 4 PM @ Pavilion Lawn
24	25	26 Work Session	27 Council Meeting	28	29 Payroll	30

June 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3 Summer Free Day	4
5	6	7 Work Session	8 Council Meeting	9	10 Payroll	11
12	13	14 Planning Commission	15 Court	16 SPORT Meeting	17	18
19	20	21 Work Session	22 Council Meeting	23	24 Payroll	25
26	27	28	29	30		

Town of Silverthorne
Council Agenda Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *RH*
FROM: Susan Schulman, Executive Assistant to the Town Manager *SS*
DATE: March 18, 2016 for Meeting of March 23, 2016
SUBJECT: Staff Comments

Attached please find the Staff Comments and Updates for the March 23, 2016 Town Council Agenda and Meeting. This includes:

1. Public Safety Update
2. Public Works Update
3. Community Development Update
4. Recreation and Culture Update

ACTION REQUIRED

No action is required; these items have been submitted for informational purposes.

Public Safety – March 17, 2016

Incidents – On 03/05/16 Sergeant Siebel responded to a drugs call at Target. Upon arrival, Sergeant Siebel was first greeted by the Store Manager outside the front doors who explained he had a situation pending within one of the women's changing stalls. Once Sergeant Siebel entered the store he was "immediately assailed with the odor of burnt marijuana." Sergeant Siebel walked to the back of the store where the changing rooms are located and was able to contact the suspect after some time. The female admitted to smoking marijuana. It was also determined she was wearing Target clothes while smoking marijuana and believed she did this so her clothes did not pick up the odor of marijuana when she went home to her family. She has a return court date of 4/20.

On 03/11/16 Officer Ponedel was on patrol when he observed a blue Jeep exit I-70 westbound a high rate of speed and travel onto Hwy 9 and failed to travel in a single lane. Officer Ponedel traveled behind the vehicle and observed the Jeep swerve across the entire inside lane. This vehicle also slowly drifted towards the curb and quickly correct once within 2-3 inches from the curb while on Hwy 6 and repeated this about two more times prior to being stopped. Upon contact, Officer Ponedel observed the driver's eyes were watery and bloodshot, his speech was slurred, and there was a distinct odor of an unknown alcoholic beverage coming from his vehicle. The driver explained he had traveled from Denver and only had "one beer." After failing to complete the roadside maneuvers as a sober party would, he was placed into custody and his BrAC was 0.139 g/210L.

On 03/15/16 Officers Tarnoff and Steele observed shoeprints in the snow walking around the Summit Place Shopping Center. These shoeprints continued towards the door on the east side of the building near Tuesday Morning where they found an open door. Outside of the door, the officers found a large bag that was later identified to be urine outside of the door along with vomit. Upon entering the building, Officers Tarnoff, Steele, and Baldwin discovered a homeless female sleeping in one of the opened business suites. This female was highly intoxicated and her BrAC result was 0.355. Officer Steele assisted her to his vehicle as she struggled while walking, he took her to SMC for a medical clearance, and he took her to Detox where she stayed in a safe warm bed until she was sober.

In addition to the above officers handled; multiple accidents, thefts, disturbances, frauds, harassments, intoxicated persons, medicals, numerous other agency assists, as well as business and area checks. Officers also participated in municipal court and county court proceedings, and initiated many traffic citations and warnings.

Feedback from the community – Officers were thanked by Town Council for conducting a drug related search warrant in a local residence resulting in multiple

criminal charges.

Department Training – Sergeant Osborn and Chief Higby attended Radical Muslim Education and Sergeant Osborn also attended a Sexual Assault training.

Staffing –The department is currently down one chief, one sergeant, and two officers. Sergeant Higby has been filling in as Interim Chief and our current trainees continue to do well. As of now, we currently have one person continuing in the hiring process.

Public Works Department – March 18, 2016

Streets – We are back doing what we do best, plowing snow, and lots of it. Busy week with almost 2 feet of snow. As this all begins to melt again we will then switch back to drainage and sweeping.

Parks – Jess is busy working with Joanne and the Theater folks preparing for this summer's Rainbow Park concerts. She is also working on getting summer seasonal help hired and ordering all of our flowers. As time permits, we are also continuing to remove holiday lighting.

Utilities – Utility staff is busy with various maintenance work to all of our water and sewer systems.

Engineering – Dan is busy with reviews of Summit Sky Ranch, Blue River 50, and other smaller projects. He is also gearing up for this summer's streets and drainage work.

JSA – The plant is quite busy with all the spring break visitors, but things are running well.

SPAC – I remain busy working with staff on the final theater details and preparing for construction. We have obtained our new highway access permit for the employee lot. We are working on options for irrigating the remaining turf area of the Pavilion lawn.

Community Development Department – March 17, 2016

Blue River Trail – The design has been modified and the next step would be to acquire the necessary easements, meet with FEMA concerning the flood plain, and Army Corps of Engineers concerning wetlands. Summit County Open Space Advisory Committee (OSAC) has been participating in acquiring an easement from Blue River Valley Ranch Lake Estates.

Town Core Rezoning – Town Council has approved the creation of the Town Core Zone District. Town Council has also approved the rezoning of the properties within the Town Core area to the newly created Town Core Zone District. This will

help to implement the Comprehensive Plan vision to create a pedestrian friendly downtown.

Summit Sky Ranch (aka South Maryland Creek Ranch) – The first Final Plat for SMCR has been approved by Town Council. The focus now shifts to the installation of infrastructure.

Lake Dillon Theatre Company (LDTC) – Design work continues on this exciting new Performing Arts Center. The Preliminary Plan has been reviewed and approved by the Planning Commission and Town Council. The Final Site Plan has been submitted for review.

Transportation Plan Update – Staff is working on the update to the Town Transportation Plan. This includes gathering traffic counts at various intersections as well as modeling the Level of Service. Staff will be discussing the impacts to Highway 9 in the Town Core with representatives from CDOT.

University of Colorado Environmental Design Studios – Two undergraduate studios from the College of Environmental Design will be studying Silverthorne for this semester. One class will be focusing on the Town Core area, the other will be focusing on workforce housing, specifically Smith Ranch. Staff continues to meet with the students to discuss these exciting issues.

Rocky Mountain Land Use Institute (RMLUI) – Mark Leidal attended the RMLUI Conference at the University of Denver on April 10-11.

Current Applications – The following is a list of applications which have been submitted to the Community Development Department and are currently being processed (ex parte rules apply):

- Silverthorne Performing Arts Center – Final Plan
- The Mattress Firm – Preliminary Site Plan
- Blue River 50 – Preliminary Site Plan
- Angler Mountain Ranch Lakeside Townhomes Filing No. 9 – Final Plat and Final Site Plan

Recreation and Culture – March 17, 2016

We are pleased to announce that Tiffany Novak, $\frac{3}{4}$ Front Desk Clerk, has accepted the position of Guest Services Coordinator at the Recreation Center. Tiffany has worked at the Town for three years and has demonstrated enthusiasm and passion for the Recreation Center and all the programs and services offered here. Tiffany is a long time Summit County local and is thrilled to represent the Town in the important role of providing excellent care to our Recreation Center guests. Her responsibilities include supervising front desk operations and managing a variety of facility functions including administration of RecTrac software, facility scheduling, guest services communications, and management of the reduced rates programs.

Pavilion Events Manager, Rob DeVerna, serves on the board for the Colorado Festivals and Event Association (CFEA), and through this role recently assisted with planning for CFEA's annual conference. Rob assisted the rest of the Conference Committee in program design, food and beverage logistics, activity design, and entertainment. The conference included a day and a half of breakout sessions focused on all aspects of events and festivals, from legal issues to technology to sponsorship. Rob planned with the conference committee for over five months and the conference committee is happy to report they were able to successfully execute a conference that was completely out of the box compared to what they have done in the past.

In support of the Arts and Culture Strategic Plan goals, staff is working to create a temporary and interactive community art project to be installed on the construction fence of the Performing Arts Complex. This art work is intended to showcase our community's artists, invite people to gather at the future Performing Arts Complex site, educate participants about the theatre partnership, and begin messaging that the Pavilion lawn is the geographical center of arts in Silverthorne.

The Town and Lake Dillon Theatre Company (LDTTC) staffs are arranging two events to celebrate milestones in LDTTC's move to Silverthorne.

- The first event is this Saturday, March 19 at 11:00 a.m. and is an Open House and Educational Discussion Panel held at the new theatre location in The Outlets. The event invites the community to tour the new space and find out more about the partnership between the Town and LDTTC.
- The second event is a groundbreaking celebration on Saturday, April 23 at the Pavilion Lawn. The event planning is still in progress, but the tentative time is 4:00-5:30 p.m. with a schedule that includes entertainment, give-a-ways, unveiling of the construction wall art installation and messages from key stakeholders. The community event will be followed by an invitation only reception inside the Pavilion that will honor the project's financial donors. Betty Ashley Public Relations is working with staff to assist with event planning and marketing.

Upcoming Pavilion Events

Mar 17	Yoga
	Lake Dillon Theatre Gala
Mar 18	Country Western Dance
Mar 19	Wedding
Mar 20	Wedding
Mar 22	Yoga
Mar 23	Kingdom Hall Worship Service
Mar 24	Lifeline Screening
Mar 25	Wedding
Mar 26	NRO Concert
Mar 27	Wedding
Mar 29	PD Intox Training
Mar 30	Wedding
April 1	Education Foundation of the Summit

April 2	Wedding
April 3	Wedding
April 5	Yoga
April 7	Yoga
	Café Concert

Town of Silverthorne
Council Agenda Memorandum

TO: Town Council
THRU: Ryan Hyland, Town Manager *RH*
FROM: Michele Miller, MMC, Town Clerk *mm*
DATE: March 18, 2016
SUBJECT: Town Council Meeting Minutes from March 9, 2016

SUMMARY: Staff asks the Town Council to approve the Town Council Meeting minutes from March 9, 2016.

STAFF RECOMMENDATION: Staff recommends approval of the Minutes from the meeting.

PROPOSED MOTION: Included in the Consent Calendar motion.

ATTACHMENTS:
Meeting Minutes

MANAGERS COMMENTS:

SILVERTHORNE TOWN COUNCIL
Meeting Minutes
Wednesday, March 9, 2016

CALL TO ORDER/ROLL CALL/APPROVAL OF AGENDA:

Those members present and answering Roll Call were Mayor Bruce Butler, Council Members Derrick Fowler, Peggy Long, Russ Camp, Stuart Richardson, JoAnne Nadalin and Ann-Marie Sandquist. Staff members present were, Town Manager Ryan Hyland, Sergeant Bryan Siebel, Public Works Director Bill Linfield, Assistant Town Manager Mark Leidal, Senior Planner Lina Lesmes, Planning Manager Matt Gennett, Town Attorney Matt Mire, Utilities Manager Zach Margolis, Facilities Manager Rob Coker, Town Engineer Dan Gietzen, Parks Manager Jessamy Roberts and Town Clerk Michele Miller.

Council approved the amended agenda with IX. Action Item - 2016 Business Grants

The Pledge of Allegiance was recited by those present.

STAFF COMMENTS:

Hyland updated Council on the events at the Pavilion and Summit County Historical Society. The Lake Dillon Theater opens at their temporary location in the factory stores tomorrow; they will have an Open House March 19th. Linfield introduced two internal promotions Jessamy Roberts has been hired to fill the new Parks Manager position and Rob Coker, Facilities Manager. These two new positions are a result of the Public Works Strategic Plan.

COUNCIL COMMENTS:

None.

CITIZEN COMMENTS:

None.

CONSENT CALENDAR:

SANDQUIST MOVED TO APPROVE THE CONSENT CALENDAR INCLUDING THE MINUTES FROM FEBRUARY 24, 2016. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

LIQUOR BOARD:

A. SESL Liquors, Inc. dba Porkey's Liquors – Temporary Liquor Permit

NADALIN MOVED TO APPROVE THE TEMPORARY LIQUOR PERMIT APPLICATION FOR SESL LIQUORS, INC. DBA PORKEY'S LIQUORS. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

PUBLIC HEARINGS:

A. Ordinance no. 2016-02 – An Ordinance Rezoning Certain Real Property from C-1, Light commercial Zone District and C-2 Heavy Commercial Zone District, to TC, Town Core District – 2nd Reading

Public hearing opened.

Lina Lesmes, Senior Planner presented Ordinance 2016-02 to Council for consideration. She reviewed her staff report, the public process and she requested approval. Planning Commission voted to recommend approval on February 16, 2016.

Council and staff talked about parking.

No public comment, public hearing closed.

Council thanked Lesmes for all the work and planning

Butler thanked EDAC, citizens and business owners who have worked on this. It's a very exciting time in Silverthorne.

CAMP MOVED TO APPROVE ORDINANCE NO 2016-02; AN ORDINANCE REZONING CERTAIN REAL PROPERTY FROM C-1, LIGHT COMMERCIAL ZONE DISTRICT, AND C-2, HEAVY COMMERCIAL ZONE DISTRICT, TO TC, TOWN CORE ZONE DISTRICT, ON SECOND READING. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

B. Ordinance 2016-03; An Ordinance Approving a Major Amendment to the Silverthorne Town Center Planned Unit Development, Located on Tracts A and B, Silverthorne Town Center Subdivision - 2nd Reading

Public hearing opened.

Lina Lesmes, Senior Planner, presented ordinance 2016-03 to Council for consideration. She reviewed her staff report and requested approval. Planning Commission voted to recommend approval on February 16, 2016.

No public comments, public hearing closed.

SANDQUIST MOVED TO APPROVE ORDINANCE 2016-03 AN ORDINANCE APPROVING A MAJOR AMENDMENT TO THE SILVERTHORNE TOWN CENTER PLANNED UNIT DEVELOPMENT, LOCATED ON TRACTS A AND B, SILVERTHORNE TOWN CENTER SUBDIVISION ON SECOND READING. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

C. South Maryland Creek Ranch – Filing No. 1 – Final Plat, Approved Disturbance Permit Application and Subdivision Improvements Agreement

Public hearing opened.

Matt Gennett, Planning Manager, presented the project to Council for consideration. The Applicant, Tom Everist, Manager, South Maryland Creek Ranch, is seeking Final Plat approval for South Maryland Creek Ranch (SMCR), which includes an amendment to the approved Disturbance Permit Application (DPA). He reviewed the staff report and requested approval.

Council questions

Richardson asked about the offsite right-of-ways for water and sewer.

Staff reviewed the meeting with CDOT and their approval.

Nadalín asked the Town Engineer about comment #2 of his memo dated February 2, 2106.

Gietzen reviewed the project indemnification.

Nadalín asked if there were any citizen comments at the Public Meeting.

Staff stated there were five people that signed into the meeting.

Richardson asked when Council will see the lift station and park site plans.

Tom Everist, Owner/Applicant, South Maryland Creek Ranch, The final plat is a big deal; it represents a tremendous amount of work by their team and Town Staff. This is a turning point for the project. He wants to celebrate where they are in the process. He requested approval.

They have forty pre-sold homes. They are also very excited about the direction Silverthorne is going, it is a wonderful place to live and do business.

Joanna Hopkins, Assistant Development Manager, introduced the South Maryland Creek Ranch team. She did a short PowerPoint presentation. The final plat is similar to what has been approved in the past meetings. She presented graphics to address the breakdown of the tracts within the developments. The applicant agrees with the conditions presented by Staff.

Camp asked about the number of units.

Hopkins reviewed the type and number of units on the property.

Fowler asked of the forty units presold, what is the percentage of Summit County owner's vs second homeowners.

Hopkins stated the project mix has turned out like they hoped. There are approximately 30-40% bought by local Summit County addresses, 75-80% Colorado residents and the balance of 20% are from out of state.

Richardson asked about phase one, public right of ways and utilities.

Hopkins stated before a Certification of Occupancy can be issued, the utilities have to be done. She reviewed the property utilities and points of access.

Richardson asked when the Metro District will be in place.

Hopkins stated that item will come before Council in two weeks.

No public comment, public hearing closed.

Council comments.

Nadalín is happy to hear that the development is attracting people who are going to live here year round.

Sandquist stated this is a long process for everyone, she is very happy with the project.

Long stated this is a great project and she will be happy to see the project built.

Butler stated this project has evolved a lot over the years. There has been a commitment to see it through. This is a good product mix for Silverthorne and it will be done in a quality way. Good luck.

Resolution 2016-06; a Resolution Approving a Final Plat for SMCR – Filing No. 1

NADALIN MOVED TO APPROVE RESOLUTION 2016-06, A RESOLUTION APPROVING A FINAL PLAT FOR SOUTH MARYLAND CREEK RANCH – FILING NO. 1. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

Resolution 2016-07; a Resolution Approving an SIA with Maryland Creek Ranch, LLC for SMCR – Filing No. 1

NADALIN MOVED TO APPROVE RESOLUTION 2016-07 AS CORRECTED, APPROVING A SUBDIVISION IMPROVEMENTS AGREEMENT WITH MARYLAND CREEK RANCH, LLC FOR SOUTH MARYLAND CREEK RANCH – FILING NO. 1. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

Everist thanked Council and staff. He informed Council that they have five professionals moving into their development.

ACTION ITEM:

2016 BUSINESS GRANT PROGRAM

Ryan Hyland, Town Manager, summarized the Business Grant Program and reviewed the recommendations made by the EDAC Executive Committee. The total of \$35,000 has been reviewed by the EDAC Executive Committee and Council.

Richardson requested that money allocated for grants this year, be spent by the recipients this year and not rolled over to the next year.

Sandquist feels this is an enjoyable and effective project for the Town of Silverthorne and its businesses.

SANDQUIST MOVED TO APPROVE THE BUSINESS GRANT FUNDING RECOMMENDATIONS AS RECOMMENDED BY THE EDAC EXECUTIVE COMMITTEE. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

DISCUSSION ITEMS:

None.

SANDQUIST MOVED TO GO INTO A CONFERENCE WITH THE TOWN ATTORNEY AND TOWN MANAGER AT 7:05 P.M. UNDER CHARTER SECTION 4.13 (c) AND CRS 24-6-402(4)(f) FOR THE PURPOSE OF CONDUCTING THE ANNUAL REVIEW OF THE TOWN MANAGER. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

AND SHE FURTHER MOVED TO RECONVENE THE COUNCIL MEETING AFTER THE CONCLUSION OF THE EXECUTIVE SESSION, FOR THE PURPOSE OF TAKING ANY ACTIONS DEEMED NECESSARY. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

EXECUTIVE SESSION:

For a conference with the Town Attorney and Town Manager under Charter section 4.13 (c) and CRS 24-6-402(4)(f) for the purpose of conducting the annual review of the Town Manager.

INFORMATIONAL:

- A. Planning Commission Meeting Minutes, March 1, 2016
- B. EDAC Meeting Minutes, March 1, 2016
- C. SPORT Committee Meeting Minutes, February 18, 2016

SANDQUIST MOVED TO APPROVE A 3.5% SALARY INCREASE TO TOWN MANAGER RYAN HYLAND EMPLOYMENT CONTRACT EFFECTIVE FEBRUARY 17, 2016. MOTION SECONDED. MOTION PASSED UNANIMOUSLY BY COUNCIL.

NADALIN MOVED TO ADJOURN. MOTION SECONDED. MEETING ADJOURNED AT 8:07 P.M.

BRUCE BUTLER, MAYOR

ATTEST

MICHELE MILLER, TOWN CLERK

These minutes are only a summary of the proceedings of the meeting. They are not intended to be comprehensive or to include each statement, person speaking or to portray with complete accuracy. The most accurate record of the meeting is the videotape of the meeting, maintained in the office of the Town Clerk.

Town of Silverthorne
Town Council Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *RH*
Mark Leidal, Assistant Town Manager *ML*
FROM: Susan Lee, Planner II *sm*
DATE: March 15, 2016, for the meeting of March 23, 2016
SUBJECT: Resolution 2016-08; a Resolution approving a Professional Services Contract with DHM Design to prepare Construction Documents and Complete Bid Package for the Redevelopment of Arctic Placer Park; and Design Development Drawings, Construction Documents, and Complete Bid Package for the Redevelopment of Rainbow Park West Entrance

SUMMARY: Staff released a Request for Proposals (RFP) to solicit proposals for the preparation of Construction Documents and Complete Bid Package for the Redevelopment of Arctic Placer Park; and Design Development Drawings, Construction Documents, and Complete Bid Package for the Redevelopment of Rainbow Park West Entrance. Two design firms submitted proposals. A steering committee to review the proposals was formed. The committee was made up of representatives from Community Development, the SPORT Committee, Public Works, and Recreation and Culture. After evaluating the proposals and interviewing both firms, the committee unanimously recommends contracting with DHM Design. Resolution 2016-08 would approve the Professional Services Contract with DHM Design. The total cost for their services is not to exceed \$63,295 (*see attached Exhibit B*).

PREVIOUS COUNCIL ACTION: On December 10, 2014, Town Council adopted Resolution 2014-15; a Resolution Amending and Updating the Parks, Open Space and Trails (POST) Master Plan. A Resolution to adopt the Master Plan for Arctic Placer Park was on approved on September 9, 2015.

BACKGROUND: The 2014 POST Master Plan outlines the Town's goals for park improvement, expansion, and enhancement. The POST Plan lists specific improvements and updates needed to keep our park network in line with current safety and use standards. The first step outlined in the POST Plan was to develop park specific master plans to guide the improvements.

Last summer Staff and the SPORT Committee worked together to develop a community supported master plan for the refurbishment of Arctic Placer Park. This plan was adopted by Town Council in September of 2015. The master plan identified several critical improvements for Arctic Placer including: replacing an aging timber retaining wall, updating the play equipment to meet current safety standards, and bringing the park into ADA compliance. The next step in implementing improvements at Arctic Placer Park is to create construction documents and a bid package that can used for selection of a contractor and the construction of the park.

A master plan for Rainbow Park was developed in 2010. The Town has been implementing components of that plan over the past several years including the completion of the tot lot and volleyball courts in 2013 and the new basketball and tennis

Town of Silverthorne
Town Council Memorandum

courts in 2015. There are several park features that require maintenance and improvement in the north western portion of Rainbow Park. These include the deteriorating rock retaining wall by the skate park, aging bathrooms that are becoming more costly to maintain, timber frame planting beds that need replacement, drainage issues, and areas of asphalt pathway that need replaced. The goal for this summer's design work is to create a thoughtful, community driven design solution that encompasses the wide variety of uses that take place in this area of Rainbow Park. Once the design development drawings are publicly vetted and approved, the design consultant will create construction documents and a bid package that can be used for selection of a contractor and the construction of the park.

STAFF COMMENTS: At the annual joint SPORT/ Town Council Worksession held in January of this year, the SPORT Committee reviewed their list of potential goals for the upcoming year. The improvements at Arctic Placer and Rainbow Park were discussed at this meeting. Town Council advised SPORT to move forward with creating design drawings, construction documents, and bid packages to use for contractor selection and implementation of improvements at Arctic Placer and Rainbow Parks.

STAFF RECOMMENDATION: Staff recommends approval of Resolution 2016-08; a Resolution approving a Professional Services Contract with DHM Design to prepare Construction Documents and Complete Bid Package for the Redevelopment of Arctic Placer Park; and Design Development Drawings, Construction Documents, and Complete Bid Package for the Redevelopment of Rainbow Park West Entrance

Suggested Motion: "I move to approve Resolution 2016-08; a Resolution approving a Professional Services Contract with DHM Design to prepare Construction Documents and Complete Bid Package for the Redevelopment of Arctic Placer Park; and Design Development Drawings, Construction Documents, and Complete Bid Package for the Redevelopment of Rainbow Park West Entrance."

ATTACHMENTS:

Exhibit A: Resolution 2016-08

Exhibit B: Professional Services Contract including DHM's Cost of Services and Key Personnel Assignments

Exhibit A

**TOWN OF SILVERTHORNE, COLORADO
Resolution No. 2016-08**

A Resolution approving a Professional Services Contract with DHM Design to prepare Construction Documents and Complete Bid Package for the Redevelopment of Arctic Placer Park; and Design Development Drawings, Construction Documents, and Complete Bid Package for the Redevelopment of Rainbow Park West Entrance

WHEREAS the Town of Silverthorne finds that the creation of detailed design plans and construction documents is necessary to implement important improvements to our parks; and

WHEREAS the Town of Silverthorne has completed the necessary procedures and requirements under applicable law to arrange for the above service; and

WHEREAS the Town of Silverthorne desires to contract with DHM Design for professional services to prepare Construction Documents and Complete Bid Package for the Redevelopment of Arctic Placer Park; and Design Development Drawings, Construction Documents, and Complete Bid Package for the Redevelopment of Rainbow Park West Entrance.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE THAT:

The terms of said Professional Services Contract with DHM Design are in the best interest of the Town of Silverthorne for the preparation of Construction Documents and Complete Bid Package for the Redevelopment of Arctic Placer Park; and Design Development Drawings, Construction Documents, and Complete Bid Package for the Redevelopment of Rainbow Park West Entrance; and the Town of Silverthorne confirms the persons to execute and deliver, and to witness (or attest), respectively, the Professional Services Contract and any related documents necessary to consummation of the transactions contemplated by the Professional Services Contract.

INTRODUCED, READ, APPROVED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE, COLORADO THIS 23TH DAY OF MARCH, 2016.

TOWN COUNCIL:

Bruce Butler, Mayor

ATTEST:

Michele Miller, Town Clerk

Exhibit B

TOWN OF SILVERTHORNE, COLORADO PROFESSIONAL SERVICES CONTRACT

THIS PROFESSIONAL SERVICES CONTRACT ("Contract") is entered into this 25 day of May, 2016, by and between the Town of Silverthorne, Colorado ("Silverthorne") and DHM Design ("Contractor"), collectively referred to herein as the "Parties." In consideration of the mutual promises and covenants contained herein, the parties contract and agree as follows:

1. Purpose of Contract

The purpose of this Contract is as follows: A Contract for professional design services to prepare Construction Documents and Complete Bid Package for the Redevelopment of Arctic Placer Park and Design Development Drawings, Construction Documents, and Complete Bid Package for the Redevelopment of Rainbow Park West Entrance in accordance with the Scope of Work attached as Exhibit 1.

2. Employment of Contractor

Contractor is hereby employed to provide services and/or products to Silverthorne in the manner and under the conditions provided in this Contract. Contractor shall do and perform all tasks, and provide all required information, equipment and services called for in this Contract.

3. Scope of Work

Contractor shall do, perform and carry out all of the activities and shall provide and install all of the products specified on the following exhibits, attached hereto and fully incorporated herein by this reference:

Exhibit 1: Scope of Work and Fee Estimate

Exhibit 2: Key personnel assignments

In the event of any conflict between this Contract and the Exhibits, the terms of the Contract itself shall control.

4. Contract Price and Terms

The Contract Price and terms of payment shall be as follows: The total price for the contract shall not exceed \$63,295 including all Labor and Expenses as outlined in the Fee Estimate attached as Exhibit 1.

5. Term

This Contract shall commence upon execution by the parties and shall continue in force until completion of the Scope of Work or December 1, 2017, whichever occurs

first. The parties recognize and agree that Silverthorne, as a political subdivision of the State of Colorado, is subject to the constitution and laws of the state. Notwithstanding anything in this Contract to the contrary, the obligation of Silverthorne to make payments to Contractor is expressly subject to annual appropriation by Silverthorne of the funds for the next ensuing budget year.

6. **Independent Contract Services**

This Contract is one for independent contract services. Neither Contractor, nor any employee of Contractor, shall be considered an employee of Silverthorne for the purpose of any federal or state law.

7. **Insurance**

Contractor shall, at all times that this Agreement is in effect, cause to maintain in force and effect, an insurance policy or policies that will insure and indemnify both the Owner and Contractor against liability or financial loss resulting from injuries occurring to persons or property in or about the premises or occurring as a result of any acts or activity of Contractor.

Contractor shall maintain worker's compensation insurance, vehicle liability insurance, and general liability insurance for the duration of the Project. The Insurance shall not be canceled without a written notice to the Owner. The policy or policies shall be written by a responsible company or companies. Such Policy shall name Owner as co-insured and a copy of such policy or certificate shall be attached to this Agreement. In the event any services are performed by a subcontractor, the contractor shall require such subcontractor to provide worker's compensation insurance for their employees.

8. **Time of the Essence**

Time is of the essence in the performance of the Scope of Work required of Contractor by this Contract. Any delay in performance of the Scope of Work, in the sole judgment of Silverthorne, shall be an independent ground for immediate termination of the Contract by Silverthorne.

9. **Termination**

Either party to this Contract may terminate the Contract by notifying the other party, in writing, of such party's desire to terminate this Contract not less than thirty (30) days prior to the effective date of such termination. Termination of this Contract shall not affect the rights, duties and liabilities which accrue prior to final termination. Silverthorne may terminate this Contract for cause at any time without the requirement of the giving of written notice of such termination, in the event Contractor fails in any way to perform the Scope of Work. In the event of such termination, Silverthorne shall be liable to Contractor for payments representing that proportion of the Scope of Work actually accomplished to Silverthorne's satisfaction on the date of the notice of such termination. In the event of termination of the Contract, for any reason or for no reason,

the parties hereto each agree to bear their own attorney fees and costs incurred in such termination, including any judicial proceedings resulting therefrom.

10. **Litigation**

In the event that any litigation occurs regarding the validity of this Contract, other than litigation arising between the Parties, Contractor and Silverthorne will fully cooperate to successfully resolve such litigation. In the event of any disputes arising between the parties under this Agreement, the prevailing party shall bear its own litigation costs, including attorneys' fees and collection costs. In lieu of the rights of termination permitted to the Parties and to the extent available in equity, if any obligation hereunder is not performed as herein provided or required, then the party which has a right to such performance shall have the right to an action for specific performance and/or damages. In no case shall either party be liable for or entitled to lost profits, punitive or consequential damages.

11. **No Joint Venture; Partnership; No Assumption of Liability**

Nothing contained in this Contract or subsequent agreements between the Parties is intended by them to create a partnership or joint venture between them, and any indication to the contract is hereby expressly disavowed. It is understood and agreed that this Contract does not provide for the joint exercise by the Parties of any activity, function, or service, nor does it create a joint enterprise, nor does it constitute either Party as an agent of the other for any purpose whatsoever. Neither Party shall in any way assume any of the liability of the other for acts of the other or obligations of the other. Each party shall be responsible for any and all suits, demands, costs, or actions proximately resulting from its own individual acts or emissions.

12. **Controlling Law; Severability**

This Contract shall be governed by the laws of the State of Colorado. If any term or provisions of this Contract shall be found to be illegal or unenforceable, such finding shall not affect the remaining provisions of the Contract, which shall remain in full force and effect. This Contract is deemed an integrated Contract, and may not be modified or amended other than by written amendment executed by both parties. This Contract represents the entire agreement of the Parties, no prior or contemporaneous addition, deletion or other amendment hereto shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto, shall have any force or effect unless embodied in a writing amendatory or other agreement executed by the Parties.

13. **No Implied Waivers**

In no event shall any performance hereunder constitute or be construed to be a waiver by any party of any breach of covenant or condition or any default which may then exist, and the rendering of any such performance when any such breach or default shall exist shall in no way impair or prejudice any right or remedy available with respect to such breach or default; and no assent, expressed or implied, to any breach of any

Mayor

Town Clerk

CONTRACTOR:

By: *Mark Wilcox*
Name: MARK WILCOX
Title: PRINCIPAL

STATE OF COLORADO)
) ss.
COUNTY OF)

Subscribed and sworn to before me this _____ day of _____, 20____,
by _____ as _____ of _____, Contractor.

Witness my hand and official seal.

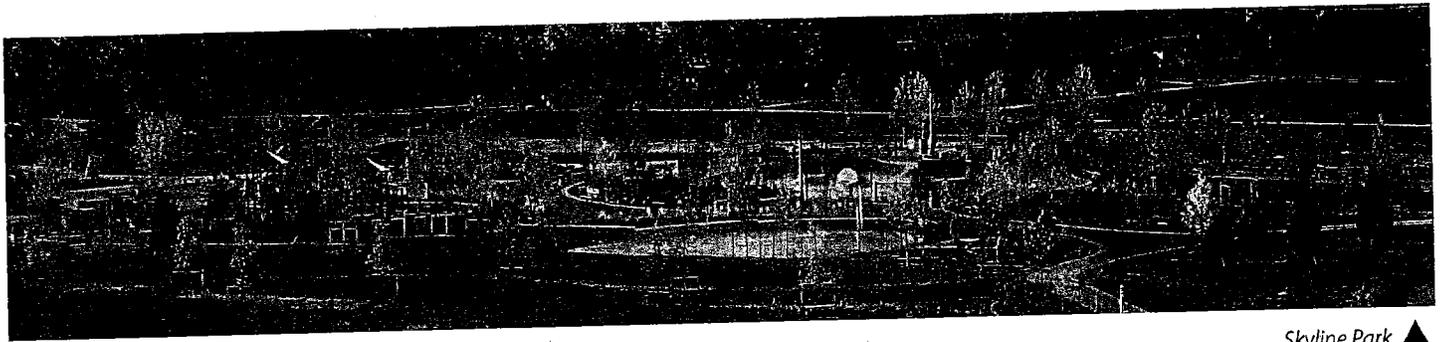
My Commission expires: _____.

[SEAL]

Notary Public

EXHIBIT 1
SCOPE OF WORK AND FEE ESTIMATE

Project Approach and Schedule



Skyline Park ▲

Task One: Design Development Phase

DHM will meet with the Town to review the conceptual master plan developed in August 2015 and review the goals and objectives as outlined in the RFP. Progress meetings and review meetings will be scheduled with Town staff, SPORT committee and with the Town Council and Planning Commission to seek plan approvals.

Design Development plans will be generated based upon the master plan. It is our understanding that the Town has completed survey for the project. No additional survey is included in our scope and fee. The plans prepared in this task will be considered a 50% construction set and can be used for review with Town staff, SPORT Committee, Town Council, and for Public presentations. DHM will meet with the Town to determine any necessary adjustments to the layout of the design development plans before proceeding with final construction documents. George Benecke with CTL Thompson has joined our team to assist with geotechnical services for structure and pavement design criteria.

The design team will develop preliminary plans of the Arctic Placer Park as indicated in the rfp and the master plan. These preliminary plans will include designs for parking improvements, public restroom/ port-a-let facilities to match the architecture and character of the restroom at Willow Grove Open Space, utility services, site grading and landscape plans, hard surfacing around the park, kiosk design for a trailhead/ wayfinding map, and perimeter fencing. Irrigation designs will not be developed but detailed notes will be provided to allow for a design/ build approach to the irrigation system. This allows the contractor the ability to determine the watering needs of the plants while making adjustments to the existing irrigation system to accommodate this.

The design team will concurrently develop preliminary plans of the Rainbow Park West Entrance as indicated in the rfp and the master plan. These preliminary plans will include designs for parking improvements, public restroom and shelter facilities to match the architecture and character of the restroom at Willow Grove Open Space, utility services, site grading and landscape plans, hard surfacing, possible relocation of the existing pavilion on new posts, new retaining wall along the skatepark and perimeter fencing. Irrigation designs will not be developed but detailed notes will be provided to allow for a design/ build approach to the irrigation system. This allows the contractor the ability to determine the watering needs of the plants while making adjustments to the existing irrigation system to accommodate this.

Design Development Drawings will include a specific site plan layout, grading and site details, impacts to existing vegetation and site features, and other details necessary to understand the final design for presentation to the public, agency coordination and any necessary permitting. Draft specifications and contract documents will be prepared early on for review and coordination with the Town to assist with expediting the review and design process. We understand that all topography and survey data will be provided by the Town. If any additional surveying is required for design and permitting this work will be coordinated with the Town for completion.

Willow Grove Open Space Park ▼



Review meetings:

- 1 Design Development kickoff meeting with Town Staff
- 1 Progress meeting with SPORT committee
- 3 Public Presentations for citizen input. Town to coordinate location and advertisement to residents (1 for Arctic Placer Park, 2 for Rainbow Park West Entrance)
- 1 Town Council Meeting
- 1 Planning Commission Meeting

Task Two: Final Design Phase

Upon approval of the Design Development drawings, DHM Design will finalize construction documents. These plans will include final site layout and materials plans, grading and erosion control plans, pavement layout and designs, landscape plans, relocation of shelters/ restrooms, site details, and any other details necessary to the methods of construction to competitively bid the project. Plans will include detailing of the parking lot site plan and site planning of the restrooms.

Willow Grove Open Space Park ▼



JVA Engineering will assist with civil engineering services to review road and pavement designs, utility services, grading and erosion control plans, and SWMP permitting.

We assume that the Arctic Placer Park project will progress from the design development documentation previously completed and approved by the Town. The civil scope anticipates providing on-street parking along the cul-de-sac of Polar Ct. with ADA access to the park features. We understand that no utility extensions are needed for this project and that subsurface drainage infrastructure is contemplated for the playground area. Furthermore, we expect that no stormwater detention facilities will be required and that our scope will be limited to layout and grading design for wall reconstruction only.

The Rainbow Park project will progress from the conceptual level plans and master plans prepared in 2010. The civil scope contemplates improvements to the grading, drainage and horizontal layout of the existing parking area along with grading and drainage improvements for the pavilions. We understand that the restroom facility is specifically excluded from this scope, but expect to analyze existing water and sanitary infrastructure and determine if additional service lines are needed at a conceptual/schematic design level. As with Arctic Placer, we expect no stormwater detention facilities will be required and that our civil scope will be limited to layout and grading efforts. Review meetings:

- 1 Final Design Plan Review meeting with Town Staff

Task Three: Bidding Assistance/Limited Construction Management

Bidding assistance and limited construction management services are included in our scope and fee. Additional services can be provided at the request of the Town. DHM Design will assist with bidding and limited management of construction related to the planned improvements as designed within the bid documents. Services would include bidding assistance and support to secure a contract with the most qualified bidder. DHM will assist with review and approval of submittals and critical inspections (limited to 2) during construction to observe that all work is being done in compliance with the plans and specifications, technical office support for questions pertaining to construction. Our sub-consultants can be available to assist with structural review of restroom facilities and grading during construction if required by the Town. Field reports and punch lists would be prepared to document site meetings.



Costs

Arctic Placer Park/ Rainbow Park West Entrance

DATE: March 2, 2015

DHM Design Corporation

Estimated Design Costs

Work Item	Name	Firm/Title	Rate	Hours	Total	
Design Development						
ARCTIC PLACER						
1 Kickoff Meeting and Site Tour	Wilcox	DHM	Principal-in-charge	\$145	24	\$3,480
	Kaiser	DHM	Sr Designer	\$85	35	\$2,975
2 Preliminary Estimate of Probable Costs for Design Development	Giberson	DHM	Designer	\$75	58	\$4,350
		JVA	Civil/ Structural	\$2,000	1	\$2,000
			Reimbursable Expenses			\$525
			Spanish Interp.	\$400	1	\$400
3 Conceptual grading to understand general impacts to project site	Benecke	CTL	Geotech	\$3,100	1	\$3,100
			SUBTOTAL			\$16,830
4 Design Development drawings at approximate 50% progress level for review with Town. Design plans will include final site layout, grading, erosion control, utility layout, landscape plans, hardscaping, tot lot playground, and other site details necessary to understand final design and prepare permit documents. Site planning and design will be based off the 8/17/15 master plan and RFP documents.						
5 Develop draft technical specifications and contract documents						
6 Preliminary Layout and Profile will be completed to reconstruct a new MSE wall. We've assumed the final structural design of the MSE wall to be completed by manufacturer/ contractor						
7 JVA will provide civil engineering services to locate utility services, assist with grading and erosion control plans, and design recommendations for roadway and pavement.						

All direct reimbursable costs will be at our direct costs per the attached rate sheet.

Meetings:

- 1 Progress Meeting with SPORT
 - 1 Public Open House Presentation
 - 1 Town Council Presentation
 - 1 Kickoff meeting and Site Tour
 - 1 Planning Commission Meeting
- Should additional meetings be necessary beyond what was identified in our scope and fee these services can be provided on a time and materials basis at the request of the Town at our direct hourly rates.

Deliverable Products

- Permit Set (50% construction documents)
 - Draft Technical Specifications and Contract Documents
 - Draft/ preliminary estimate of probable construction costs
 - Assistance with Town Site Plan Approval Process
- All work to be billed hourly as work is completed and cost not to exceed the maximum amount represented above without written approval from the Town.

Rainbow Park West Entrance

Work Item	Name	Firm/Title	Rate	Hours	Total	
RAINBOW PARK WEST ENTRANCE						
1 Kickoff Meeting and Site Tour (combined with Arctic Placer Park)	Wilcox	DHM	Principal-in-charge	\$145	20	\$2,900
	Kaiser	DHM	Sr Designer	\$85	54	\$4,590
2 Preliminary Estimate of Probable Costs for Design Development	Giberson	DHM	Designer	\$75	48	\$3,600
		JVA	Civil			\$0
			Reimbursable Expenses			\$400
3 Conceptual grading to understand general impacts to project site			Spanish Interp.	\$400	2	\$800
				\$0	1	\$0
	Benecke	CTL	Geotech			\$0
			SUBTOTAL			\$12,290
4 Site Plan and Design Development drawings at approximate 50% progress level for review with Town. Design plans will include site layout, grading, erosion control, utility layout, landscape plans, hardscaping around shelter/ restroom, new retaining wall feature at the skate park, relocation of existing pavilion structure and restroom utilizing design from Town, and other site details necessary to understand final design and prepare permit documents. Site planning and design will be based off the preproposal site walk and 3/30/10 master plan and RFP documents.						
5 Develop draft technical specifications and contract documents						
6 JVA Engineering will provide civil engineering services to locate utility services, assist with grading and erosion control plans, and design recommendations for roadway and pavement.						

All direct reimbursable costs will be at our direct costs per the attached rate sheet.

Review Meetings:

- combined with Arctic Placer Park meetings
 - 2 Additional Public Meetings during Master Planning and Design Development
- Should additional meetings be necessary beyond what was identified in our scope and fee these services can be provided on a time and materials basis at the request of the Town at our direct hourly rates.

TOTAL DESIGN DEVELOPMENT SERVICES \$29,120

Deliverable Products

- Permit Set (50% construction documents)
 - Draft Technical Specifications and Contract Documents
 - Draft/ preliminary estimate of probable construction costs
 - Assistance with Town Site Plan Approval Process
- All work to be billed hourly as work is completed and cost not to exceed the maximum amount represented above without written approval from the Town.

Work Item	Name	Firm/Title	Rate	Hours	Total	
Final Design/ Construction Documents						
ARCTIC PLACER						
1 DHM will prepare final design documents for the tot lot as outlined in the Town of Silverthorne's RFP and as directed and approved from the DD permit set. Final design plans will include final site plans final grading, erosion control plans, playground designs, utility layout, SWMP plans, landscape plans, and other details necessary to understand final design and construction documents. We have assumed that irrigation design can be completed as a design/ build system by the related contractor.	Wilcox	DHM	Principal-in-charge	\$145	11	\$1,595
	Kaiser	DHM	Proj. Mgr/ LA	\$85	24	\$2,040
	Giberson	DHM	Designer	\$75	32	\$2,400
		JVA	Civil/ Structural	\$5,200	1	\$5,200
			Reimbursable Expenses			\$275
			SUBTOTAL			\$11,510
2 JVA Engineering will provide final plans to provide Erosion Control and Water Quality Plan and Details, utility services, and civil engineering required for roadway and pavement design						

All direct reimbursable costs will be at our direct costs per the attached rate sheet.

Review Meetings:

- 1 Progress Meeting with Town

3 Restroom/ Port-a-let enclosure details

4 A cost estimate will be prepared that reflects the final design of the site plan

5 Final Specification and Contract Document Preparation

6 Wayfinding Kiosk (sign graphic to be prepared by others and not included in this scope and fee)

Deliverable Products

- 90% Progress Sets for review with the Town
- 100% Construction Document Set
- Technical Specifications and Contract Documents
- Final Estimate of Probable Costs

All work will be billed hourly as work is completed and cost not to exceed the maximum amount represented above without written approval from the Town.

Should additional meetings be necessary beyond what was identified in our scope and fee these services can be provided on a time and materials basis at the request of the Town at our direct hourly rates.

RAINBOW PARK WEST ENTRANCE

1 DHM will prepare final design documents for the Rainbow Park West Entrance as outlined in the Town of Silverthorne's RFP and as directed and approved from the DD permit set. Final design plans will include final site plans, final grading, erosion control plans, SWMP plans, landscape plans, and other details necessary to understand final design and construction documents. We have assumed that irrigation design can be completed as a design/build system by the selected contractor	Wilcox	DHM	Principal-in-charge	\$145	10	\$1,450
	Kaiser	DHM	Proj. Mgr/ LA	\$85	26	\$2,210
	Giberson	DHM	Designer	\$75	40	\$3,000
		JVA	Civil/ Structural	\$11,200	1	\$11,200
			Reimbursable Expenses			
			SUBTOTAL			\$17,860

All direct reimbursable costs will be at our direct costs per the attached rate sheet.

Review Meetings:

1 Progress Meeting with Town (combined with AP progress meeting)

3 Shelter, Restroom and structural details will be provided by the Town and incorporated into the site plan

4 A cost estimate will be prepared that reflects the final design of the site plan

5 Final Specification and Contract Document Preparation

Should additional meetings be necessary beyond what was identified in our scope and fee these services can be provided on a time and materials basis at the request of the Town at our direct hourly rates.

Deliverable Products

- 90% Progress Sets for review with the Town
- 100% Construction Document Set
- Technical Specifications and Contract Documents
- Final Estimate of Probable Costs

All work will be billed hourly as work is completed and cost not to exceed the maximum amount represented above without written approval from the Town.

TOTAL FINAL DESIGN SERVICES \$29,370

Bidding Assistance/ Limited Construction Management

Arctic Placer - summer 2016

1) Bidding Services:

DHM Design
Expenses (mileage and printing to be billed at our direct costs)
Advertisement to be completed by the Town

Meetings

1 Prebid meeting

Answer questions/ assist with addendum preparation

2) Limited Construction Services:

DHM Design
Assumes 2 critical inspections during construction, office support, shop drawing review
Final sign off/ punch list inspection

	Wilcox	DHM	PIC	\$145	8	\$1,160
	Kaiser	DHM	Sr Designer	\$85	12	\$1,020
			Reimbursable Expenses			\$150

	Wilcox	DHM	PIC	\$145	4	\$580
	Kaiser	DHM	Sr Designer	\$85	17	\$1,445
			Reimbursable Expenses			\$450

SUBTOTAL \$4,805

should additional inspections be necessary during the course of construction the DHM Design Team will be available for assistance at our direct hourly rates

TOTAL BIDDING/ CONSTRUCTION SERVICES \$4,805

TOTAL DIRECT LABOR COSTS \$63,295

Additional Value/ Services

Rainbow Park West Entrance - summer 2017

1) Bidding Services:

DHM Design
Expenses (mileage and printing to be billed at our direct costs)
Advertisement to be completed by the Town

Meetings

1 Prebid meeting

Answer questions/ assist with addendum preparation

2) Limited Construction Services:

DHM Design
Assumes 2 critical inspections during construction, office support, shop drawing review
Final sign off/ punch list inspection

	Wilcox	DHM	PIC	\$145	8	\$1,160
	Kaiser	DHM	Sr Designer	\$80	12	\$960
			Reimbursable Expenses			\$150

	Wilcox	DHM	PIC	\$145	4	\$580
	Kaiser	DHM	Sr Designer	\$80	17	\$1,360
			Reimbursable Expenses			\$450

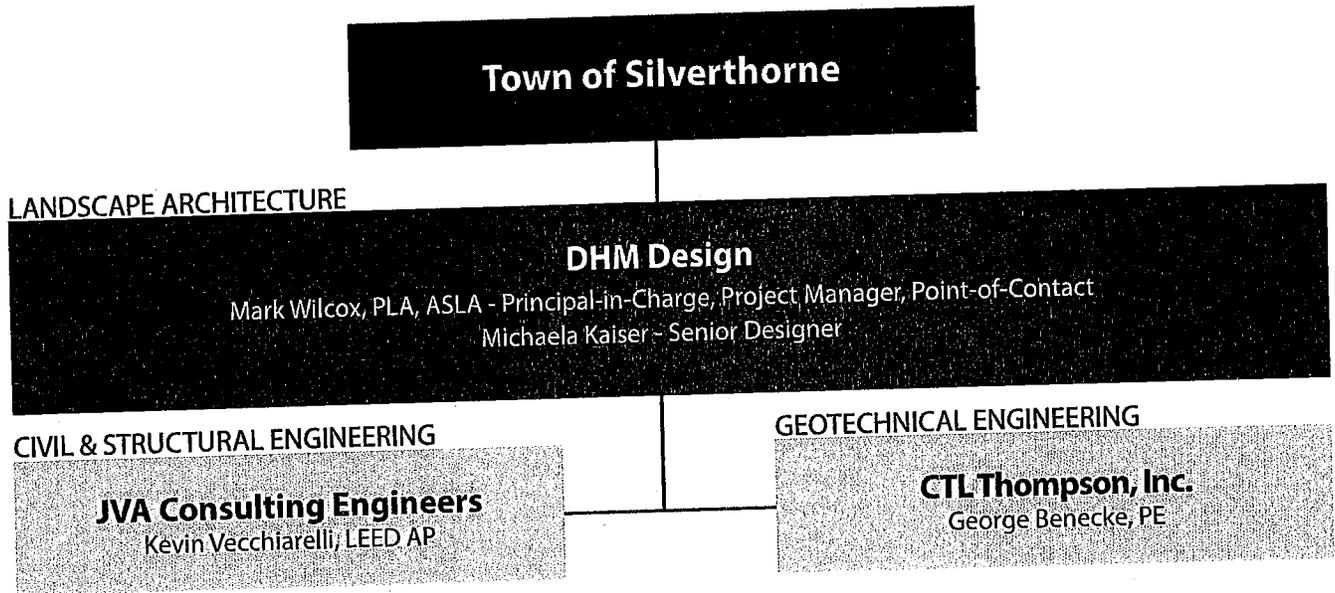
(8 meetings over 2 seasons)	JVA	Civil/ Structural	\$4,000	1		\$4,000
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SUBTOTAL \$8,660

should additional inspections be necessary during the course of construction the DHM Design Team will be available for assistance at our direct hourly rates

EXHIBIT 2
KEY PERSONNEL ASSIGNMENTS

Organizational Structure and Key Personnel



Relevant Projects

Our team has completed multiple similar design projects in the last three years including, but not limited to:

- Johnson Habitat Park; Denver, CO
- Weir Gulch/Sun Valley Riverfront Park; Denver, CO
- Ralston Central Park; Arvada, CO
- Washington Park; Victor, CO
- Wolff Park; Arvada, CO
- Silverthorne Parks Master Plan; Silverthorne, CO
- Blue River Trail; Silverthorne, CO
- Adams County 88th Avenue Open Space; Adams County, CO
- Hopper Hollow Park; Wheat Ridge, CO
- Deerfield Park; Rifle, CO
- Hideaway Park; Winter Park, CO
- Bayou Gulch Regional Park; Douglas County, CO
- Area Trails Project; Mead, CO
- City of Louisville, Trail Extensions; Louisville, CO
- Philip Miller Park; Castle Rock, CO
- Prospector Park; Breckenridge, CO

Professional Licenses

Mark Wilcox: Professional Landscape Architect, Colorado #204
George Benecke: Professional Engineer, Colorado #38827



MARK WILCOX

Principal | Professional Landscape Architect, Colorado | ASLA

DHM DESIGN

EDUCATION

B. of Landscape Architecture, Kansas State University, 1994

MOST NOTABLE WORK

Johnson Habitat Park

Johnson Habitat Park has been transformed with educational, ecological and habitat improvements, through wetland creation, native plant establishment, streambank restoration and recreational improvements. Improved river access and visibility was achieved by opening the floodplain and riverbank, regrading the steep slopes and embankments and creating formal access to the river through ADA concrete trails and sculpted concrete jetties. Recreation opportunities were integrated through an improved and updated regional trail section, educational interactive natural play elements, a fire pit, and traditional play equipment outside of the floodplain. The site features are specially designed to support environmental educational activities.

View the GOCO Grant Video at:

<http://goo.gl/wyAzhA>

Willow Grove Open Space and Trailhead

DHM Design provided master planning, design, floodplain and wetland permitting services, construction documentation, and construction oversight services for the development of a signature trailhead along the Blue River Trail project within the Town of Silverthorne.

SPEAKING ENGAGEMENTS

National Trails Symposium, Little Rock Arkansas; 2008
North Carolina Recreation and Park Association; 2012

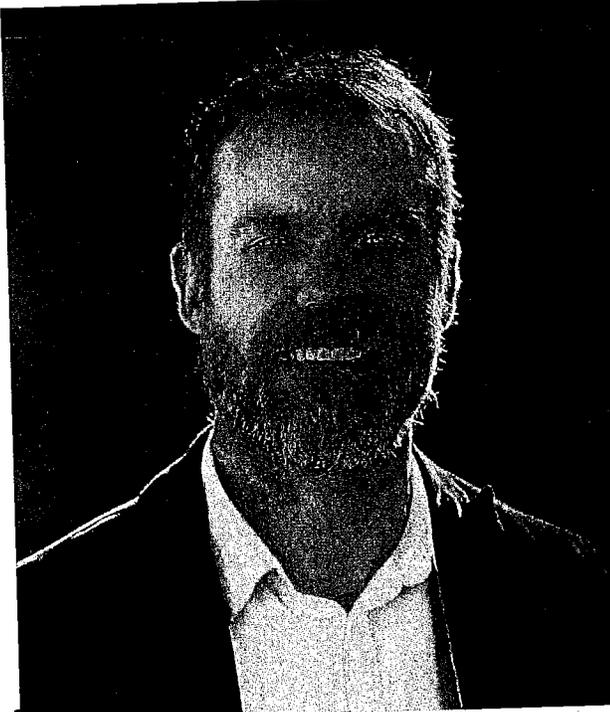
Silverthorne Parks Planning

The town of Silverthorne hired DHM Design to assist in the creation of Master Plans for three town owned properties through an extensive public engagement process.

Arctic Placer Park - The final master plan incorporates an updated playground and play area, that is accessible from the neighborhood through integration of site features and grading to accommodate an accessible route/ walk.

Trent Park/Trent Park Expansion - The design team reviewed upgrades to the existing park and additional programming for the expansion areas included a dog park, bike pump track, multiuse field, perimeter jogging trails, additional parking, bocce ball court, slackline area, bouldering area, new picnic shelter, and a multiuse court.

Angler Mountain Open Space - The preferred alternate includes opportunities for wildlife viewing and limited access to the park site to preserve sensitive wildlife habitat. An accessible route/ walk along Bald Eagle Road incorporates 3 deck structures that extend out into the open space. Soft surface trails were incorporated along the river outside sensitive wetland habitat.



Mark's interests and passions lie in seeing Colorado's rivers become one of our community's greatest assets. In early 2012, Mark assisted the City of Denver write and win a \$4.6 million grant from Great Outdoors Colorado for work along the South Platte River. Mark has worked on numerous river and greenway projects throughout Colorado. He has been involved in a variety of projects; planning and designing parks, trails, public facilities, athletic fields; streetscapes and community designs; resort master planning and development. Mark's contributions to DHM showcase his many diverse talents from managing projects to creating beautiful colorful renderings; planning and designing parks, trails, and greenways, and understanding the technical aspects of implementing these designs. His outstanding abilities have led to DHM's success with the award-winning Sand Creek Greenway.

MICHAELA KAISER

Senior Designer

DHM DESIGN

EDUCATION

M. of Landscape II, PennDesign, University of Pennsylvania, 2014
B. of Science Landscape Architecture, Colorado State University, 2012
Landscape Architecture Study Abroad, Lincoln University-Christchurch, New Zealand, 2011

MOST NOTABLE WORK

Silverthorne Parks Planning

The town of Silverthorne hired DHM Design to assist in the creation of Master Plans for three town owned properties through an extensive public engagement process.

Arctic Placer Park - The final master plan incorporates an updated playground and play area, that is accessible from the neighborhood through integration of site features and grading to accommodate an accessible route/ walk.

Trent Park/Trent Park Expansion - The design team reviewed upgrades to the existing park and additional programming for the expansion areas included a dog park, bike pump track, multiuse field, perimeter jogging trails, additional parking, bocce ball court, slackline area, bouldering area, new picnic shelter, and a multiuse court.

Angler Mountain Open Space - The preferred alternate includes opportunities for wildlife viewing and limited access to the park site to preserve sensitive wildlife habitat. An accessible route/ walk along Bald Eagle Road incorporates 3 deck structures that extend out into the open space. Soft surface trails were incorporated along the river outside sensitive wetland habitat.

Aurora Sports Park Expansion

DHM Design was selected for the preparation of a Master Plan Amendment and to lead the public input process for the City of Aurora. This expansion project focuses on a 17 acre parcel. The proposed expansion actives include 4 Multiuse Synthetic Turf Sports Fields and Support Facilities, Restrooms, Landscape and Irrigation, Parking, Roadways, Field and Site Lighting, Concessions, Pedestrian Pathways, and Landscaping.

RECENT PROJECTS

Boysen Reservoir Resource Management Plan; Natrona County, WY

Johnson Habitat Park Interpretive Panels; Denver, CO

Pikes Peak Summit Complex; Pikes Peak, CO

Holly St. Residence; Cherry Hills Village, CO

Northglenn Medians; Northglenn, CO

Canyon Village Lodging; Yellowstone National Park, WY

North Fork at Briargate; Colorado Springs, CO

Michaela has a landscape architecture degree from CSU and masters from the University of Pennsylvania, PennDesign. Michaela was an interpretive intern at Rocky Mountain National Park and has traveled as far as Europe, New Zealand, Umoja, Kenya and Achote, Panama with her classes and study abroad.



EDUCATION

B.S., Water Resources SUNY College at Brockport, 1996

RELATED EXPERIENCE

Deerfield Park, Rifle, CO

Project engineer for this major renovation of site improvements for the existing City Park. Project components included a 200' clear span bridge, a complete surface and subsurface drainage system, designs for new parking areas and plazas, a new concessions building with full utility extensions and dugouts for the main ball field. Funding and budget constraints temporarily sidelined this project, however the initial phase of construction documents were prepared and construction is slated for completion in the Spring of 2015.

Hideaway Park, Winter Park, CO

Project engineer for the expansion and addition of events space for this existing facility in downtown Winter Park. This multi-use facility includes design of an amphitheater and park venue for the summer concert series for conversion to the Town's sledding hill during winter months. Unique challenges with this project included phased construction plans necessary to provide updates to the pedestrian, roadway, grading, drainage, erosion control and utility infrastructure while allowing concurrent operation of existing facilities.

REGISTRATIONS & ORGANIZATIONS

LEED Accredited Professional
Colorado Department of Transportation, Erosion Control Supervisor
International Erosion Control Association
American Water Resources Association
Grand County Builders Association

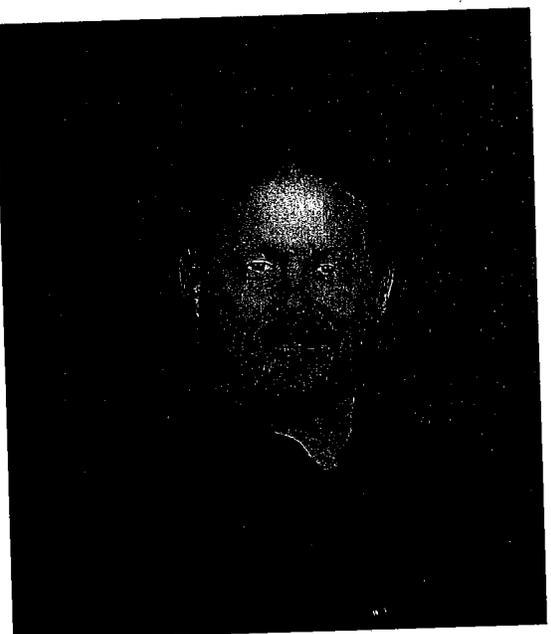
Colorado Dept. Parks and Wildlife Outdoor Discovery Center, Gunnison, CO

Project engineer for this new southwest regional service center, educational and exhibit hall outside of Gunnison. This project has unique challenges in that there are no public utility services extended to the area, requires improvements to US Hwy 50 and is currently an irrigated hay field and has a high ground water table. Road and site design is laid out to minimize disturbance to the natural environment, well and septic designs will be fully permitted through the State and the County and final platting will be required to complete the annexation process with the City. This project is currently in design and pursuing LEED Gold.

YMCA of the Rockies, Snow Mountain Ranch Family Adventure Park, Grand County, CO

Provided civil engineering services for the preparation of the overall master plan of the family adventure park. Identified phasing concerns concerning layout of utilities and grading and drainage designs. The initial phase of the project including the concessions and restroom buildings along with an outdoor, summer tubing hill is anticipated for construction completion in the spring of 2014. Unique challenges overcome with this project include a private water, sanitary sewer and dry utility network with limited capacity along with the design of earthwork borrow areas to bring in the requisite fill materials to make the tubing hill viable.

Kevin is an Associate and Project Engineer with JVA Consulting Engineers. JVA Consulting Engineers Many of JVA's park projects include working closely with the project team and owner beginning at the conceptual or master planning level through final closeout of the project, ranging from one acre upgrades to existing park facilities including restrooms and shelters, to 200+ acre projects with complete infrastructure design, grading, roadway work, and recreation center coordination.



EDUCATION

B. of Civil Engineering, University of Nebraska at Omaha, 2000

REGISTRATIONS & ORGANIZATIONS

Professional Engineer, Colorado
Radiation Safety Officer, Gauge Operator
American Society of Civil Engineers
Colorado Association of Geotechnical Engineers

RELATED EXPERIENCE

- Blue River Trail, Segments 3, 5A and 58
- Town of Breckenridge Concrete Replacement Program
- Arapahoe Basin Ski Patrol Building
- Breckenridge Main Street Revitalization Project
- Strata at Vail
- The Shores Neighborhood
- Verizon Cell Sites
- Breckenridge Main Street Pocket Park
- Eagle Valley Trail Completion Project
- Rainbow Park Court Resurfacing
- Moonstone Road Resurfacing

George Benecke recently joined CTL Thompson with over 17 years of experience. He is the Branch Manager for CTL's Summit County office. Previously to joining CTL, George ran his own company, Silverthorne-based Gore Range Engineering, which focused on residential geotechnical work that included retaining walls, slope stability and surface drainage. Prior to that, he worked in Summit County for geotechnical firm HepworthPawlak. George brings very specific regional knowledge to CTL Thompson and will be responsible for the coordination and analysis of geotechnical investigations, both commercial and residential.

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Town of Silverthorne
Town Council Agenda Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *CH*
Mark Leidal, AICP, Assistant Town Manager *ML*
FROM: Matt Gennett, AICP, Planning Manager *MG*
DATE: March 17, 2016, for the meeting of March 23, 2016
SUBJECT: Replat – Lot 33, Eagles Nest Golf Course, Filing No. 4 (PT2016-6)

SUMMARY: The applicant, Jay Mesinger, is requesting approval of a Replat for Lot 33, Eagles Nest Golf Course (ENGC), Filing No. 4. The proposed Replat will vacate the platted building envelope for Lot 33, and establish a slightly reoriented and reconfigured one to better accommodate a new single-family home. The square footage encompassed by the new building envelope (12,085 sq. ft.) will be slightly smaller than the one being vacated (12,088 sq. ft.). The Eagles Nest HOA has approved this Replat request based in part on the written support of the immediate neighbors.

BACKGROUND: The Final Plat for Eagles Nest Golf Course, Filing No. 4, was approved on July 26, 2000, and included thirty-seven (37) single-family lots with platted building envelopes.

PREVIOUS COUNCIL ACTION: Town Council approved Eagles Nest Golf Course, Filing No. 4, on July 26, 2000, thereby establishing Lot 33.

DISCUSSION: The purpose of the proposed Replat is to reconfigure the platted building envelope to allow for better siting and orientation of a new single-family home. The plat, as submitted, is in general conformance with the Comprehensive Plan and the requirements of Town Code Section 4-5-14, Replat, regarding plat titles, boundaries, plat notes, and certifications.

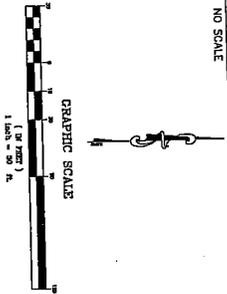
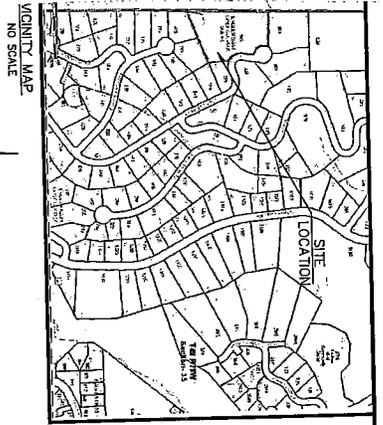
STAFF RECOMMENDATION: Staff recommends approval of the Replat for Lot 33, Eagles Nest Golf Course, Filing No. 4.

PROPOSED MOTION: No motion is necessary; this proposal may be approved as part of the Consent Calendar.

ALTERNATE MOTION: Remove item from the Consent Calendar and bring the Replat up for Council discussion.

ATTACHMENTS:
Exhibit A: Replat – Lot 33, Eagles Nest Golf Course, Filing No. 4

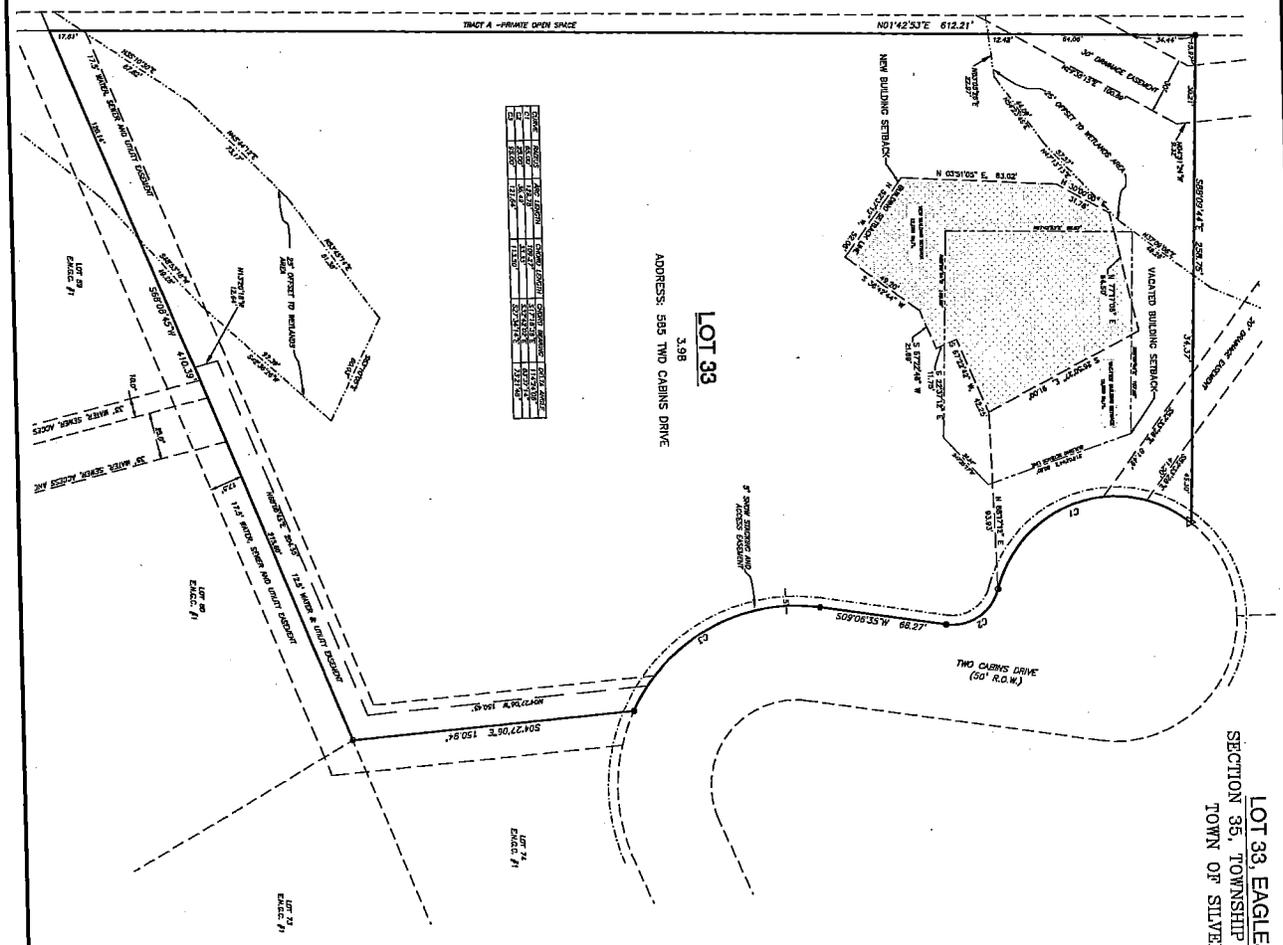
MANAGER'S COMMENTS:



TOWN OF SILVERTHORNE APPROVAL:
 THIS PLAN IS APPROVED BY THE TOWN OF SILVERTHORNE, COLORADO, AND THE BOARD OF SUPERVISORS OF SILVERTHORNE COUNTY, COLORADO, FOR THE REASONS SET FORTH IN THE RESOLUTIONS THAT ACCOMPANY THIS PLAN. THE TOWN OF SILVERTHORNE AND SILVERTHORNE COUNTY, COLORADO, ARE NOT BEING HELD LIABLE FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN. THE TOWN OF SILVERTHORNE AND SILVERTHORNE COUNTY, COLORADO, ARE NOT BEING HELD LIABLE FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN. THE TOWN OF SILVERTHORNE AND SILVERTHORNE COUNTY, COLORADO, ARE NOT BEING HELD LIABLE FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

TITLE COMPANY'S CERTIFICATE:
 THIS COMPANY DOES HEREBY CERTIFY THAT THE EXAMINED THIS TITLE TO ALL PLANS OF THE COMPANY AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THE COMPANY DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE COMPANY DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE COMPANY DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

CERTIFICATE OF TAXES PAID:
 I, THE UNDERSIGNED, COUNTY CLERK AND REGISTER OF DEEDS AND ASSASSINATOR OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ALL TAXES DUE ON THIS PROPERTY HAVE BEEN PAID TO THE SATISFACTION OF THE TAXING OFFICERS OF THE STATE OF COLORADO.



REPLAT OF
 LOT 33, EAGLES NEST GOLF COURSE FILING NO. 4
 SECTION 35, TOWNSHIP 4 SOUTH, RANGE 78 WEST OF THE 6TH P.M.
 TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO

PLAT NOTE:
 THE SET POINTS OF THIS PLAT ARE TO BE APPROVED BY THE PROBABLY PLANNED BUILDING DEPARTMENT. THE SET POINTS OF THIS PLAT ARE TO BE APPROVED BY THE PROBABLY PLANNED BUILDING DEPARTMENT. THE SET POINTS OF THIS PLAT ARE TO BE APPROVED BY THE PROBABLY PLANNED BUILDING DEPARTMENT.

CERTIFICATE OF DEDICATION AND OWNERSHIP:
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN ON THIS PLAN ARE THE PROPERTY OF THE UNDERSIGNED AND THAT THE SAME ARE BEING OFFERED FOR DEDICATION TO THE PUBLIC.

ACKNOWLEDGEMENT:
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN AND THAT I HAVE VOLUNTARILY AND KNOWINGLY EXECUTED THE SAME.

ACKNOWLEDGEMENT:
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN AND THAT I HAVE VOLUNTARILY AND KNOWINGLY EXECUTED THE SAME.

ACKNOWLEDGEMENT:
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN AND THAT I HAVE VOLUNTARILY AND KNOWINGLY EXECUTED THE SAME.

ACKNOWLEDGEMENT:
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN AND THAT I HAVE VOLUNTARILY AND KNOWINGLY EXECUTED THE SAME.

ACKNOWLEDGEMENT:
 I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN AND THAT I HAVE VOLUNTARILY AND KNOWINGLY EXECUTED THE SAME.

SCHMIDT
 LAND SURVEYING, INC.
 P.O. BOX 5781
 FORT COLLINS, CO 80524-5781

Town of Silverthorne
Town Council Agenda Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *RH*
Mark Leidal, AICP, Assistant Town Manager *ML*
FROM: Matt Gennett, AICP, Planning Manager *MG*
DATE: March 17, 2016, for the meeting of March 23, 2016
SUBJECT: Replat – Rainbow Run – First Amendment, A Replat of Rainbow Run
(PT2016-9)

SUMMARY: The applicant is proposing to re-subdivide the three buildings in Rainbow Run into 10 individual residential units: six (6) of which will be configured as condominium units in one building; and, the other four (4) as separate halves of two duplex structures. Please see the attached, reduced copy of the Replat for further details. The first duplex, Building A, located on the west end of the lot, will contain two units: Lots A-1 and A-2. The second building, Building B, located in the middle of the lot, will contain two units: Lots B-1 and B-2. The third building, Building C, will contain six condominium or 'air space' units: Units 101-103 on the first floor; and, Units 201-203 on the second floor.

BACKGROUND: The 'Silverthorn' Subdivision was originally platted in 1958, thereby creating Lot 11. On July 11, 2007, the applicant received Sketch Site Plan approval for a project similar to the current proposal. On August 16, 2012, the Federal Emergency Management Agency (FEMA) approved and issued a Conditional Letter of Map Revision based on Fill (CLOMR-F) for Lot 11, 'Silverthorn' Subdivision.

PREVIOUS COUNCIL ACTION: On July 11, 2007, the Town Council approved a Sketch Site Plan for a previous version of the applicant's proposal which was later withdrawn by the applicant prior to Preliminary Site Plan review. On June 26, 2013, the Town Council approved a Preliminary Site Plan for Rainbow Run. On March 26, 2014, the Town Council approved a Minor Subdivision and Final Site Plan for Rainbow Run, which then expired. On May 13, 2015, Council approved a Minor Subdivision and Final Site Plan for Rainbow Run.

DISCUSSION: The purpose of the proposed Replat is to subdivide the three buildings into separate dwelling units in accordance with the applicable subdivision and zoning standards found in Chapter 4, Silverthorne Town Code (STC). The plat, as submitted, is in general conformance with the Comprehensive Plan and the requirements of Town Code Section 4-5-14, Replat, regarding plat titles, boundaries, plat notes, and certifications.

STAFF RECOMMENDATION: Staff recommends approval of the Replat for Rainbow Run – First Amendment.

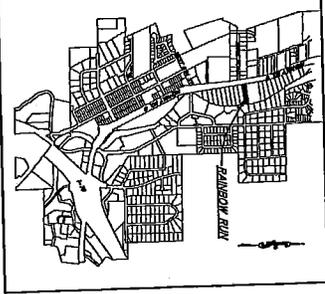
PROPOSED MOTION: No motion is necessary; this proposal may be approved as part of the Consent Calendar.

Town of Silverthorne
Town Council Agenda Memorandum

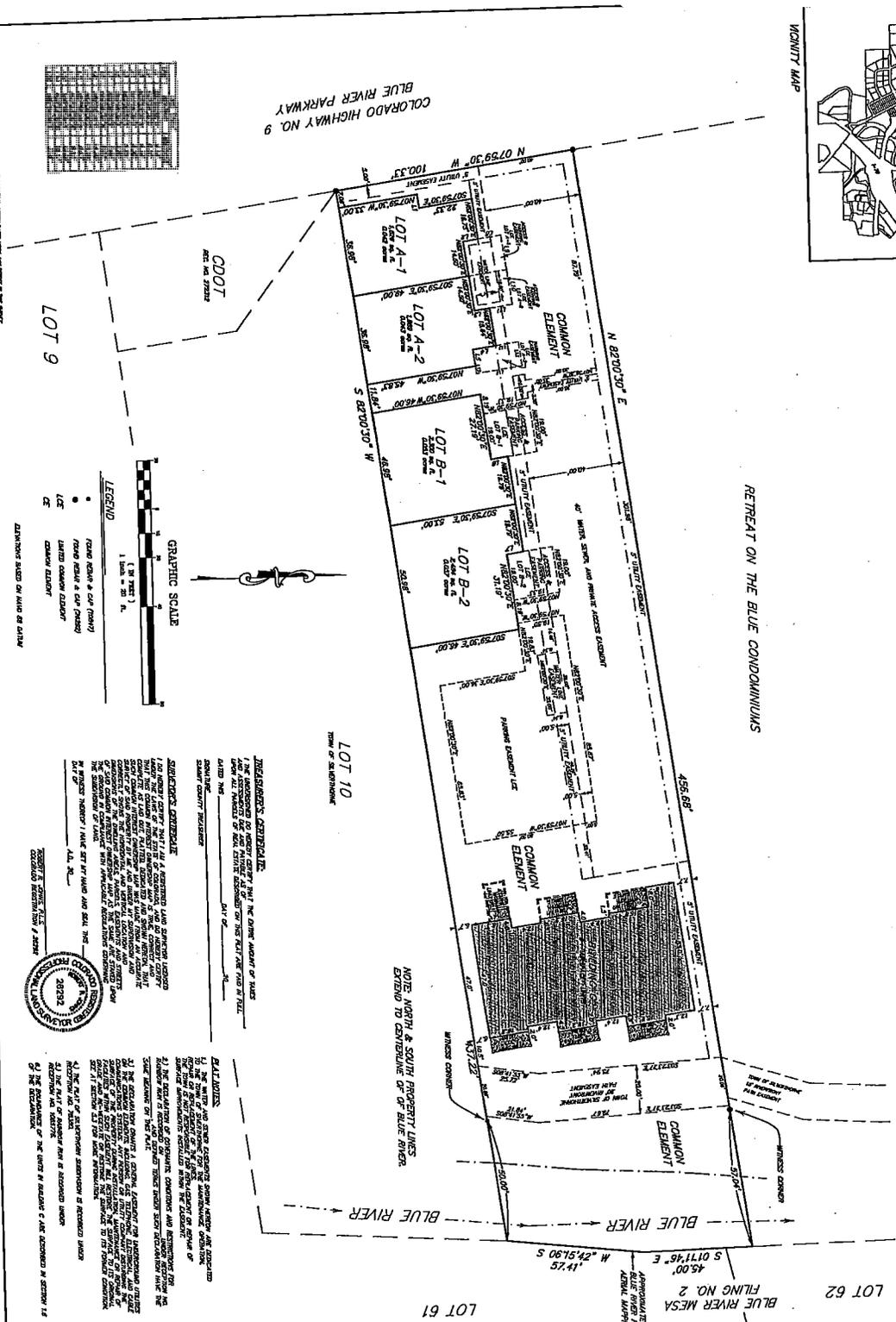
ALTERNATE MOTION: Remove item from the Consent Calendar and bring the Replat up for Council discussion.

ATTACHMENTS:
Exhibit A: Rainbow Run – First Amendment, A Replat of Rainbow Run

MANAGER'S COMMENTS:



RAINBOW RUN - FIRST AMENDMENT
 A REPLAT OF RAINBOW RUN
 TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO
 SHEET 1 OF 3



LEGEND

- ROAD RIGHT & CUR FRONT
- ROAD RIGHT & CUR FRONT
- LAND COMMON ELEMENT
- COMMON ELEMENT



RETRACT ON THE BLUE CONDOMINIUMS

SECTION 17, ARTICLES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

SECTION 17, ARTICLES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

SECTION 17, ARTICLES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

SECTION 17, ARTICLES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

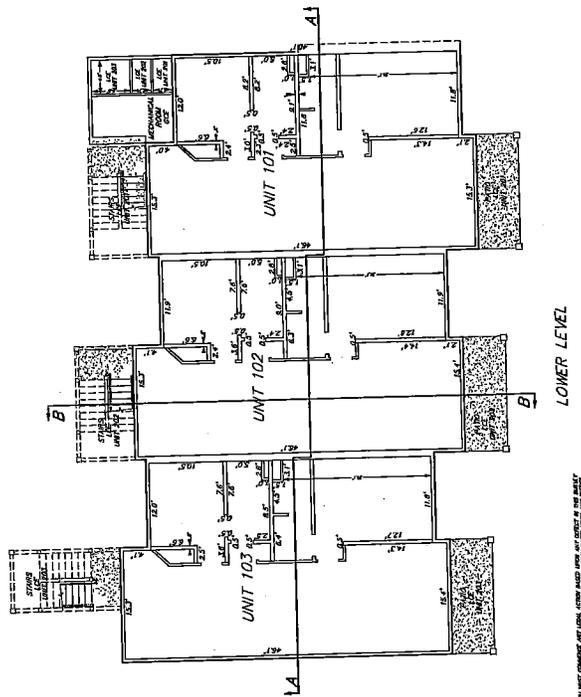
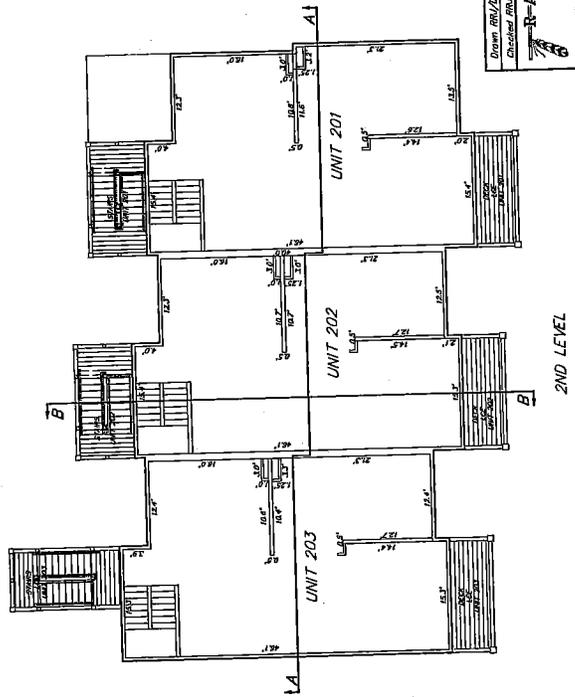
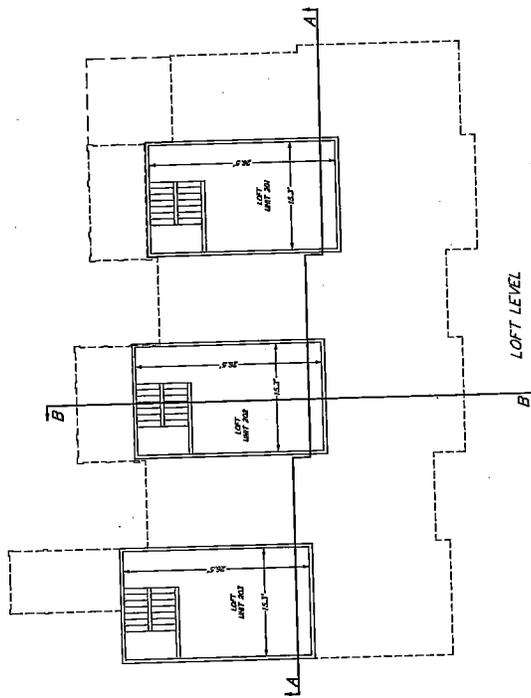
RAINBOW RUN - FIRST AMENDMENT
A REPLAT OF RAINBOW RUN
 TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO
 SHEET 2 OF 3

BUILDING C (6 AIRSPACE UNITS)

GRAPHIC SCALE



NOTE: UNDIMENSIONED DIMENSIONS SHALL BE COMMON ELEMENT

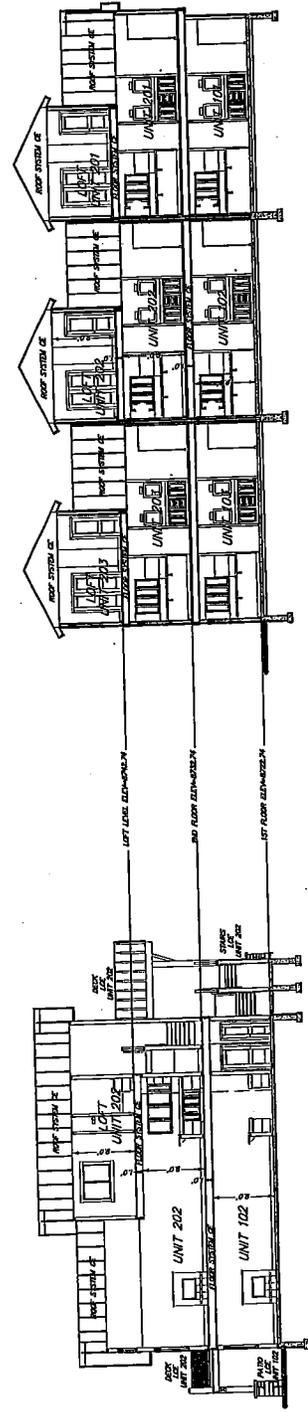


Drawn RRM/dmg
 Checked RRM
 Project 11859
 Date 03/17/20
 Sheet 2 of 3
R-A-N-G-W-S-J
 INC.
 ENGINEERS & SURVEYORS
 P.O. Box 589
 Silverthorne, CO 80438 970-468-6381

RAINBOW RUN - FIRST AMENDMENT

A REPLAT OF RAINBOW RUN
 TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO
 SHEET 3 OF 3

BUILDING C (6 AIRSPACE UNITS)



SECTION A

SECTION B



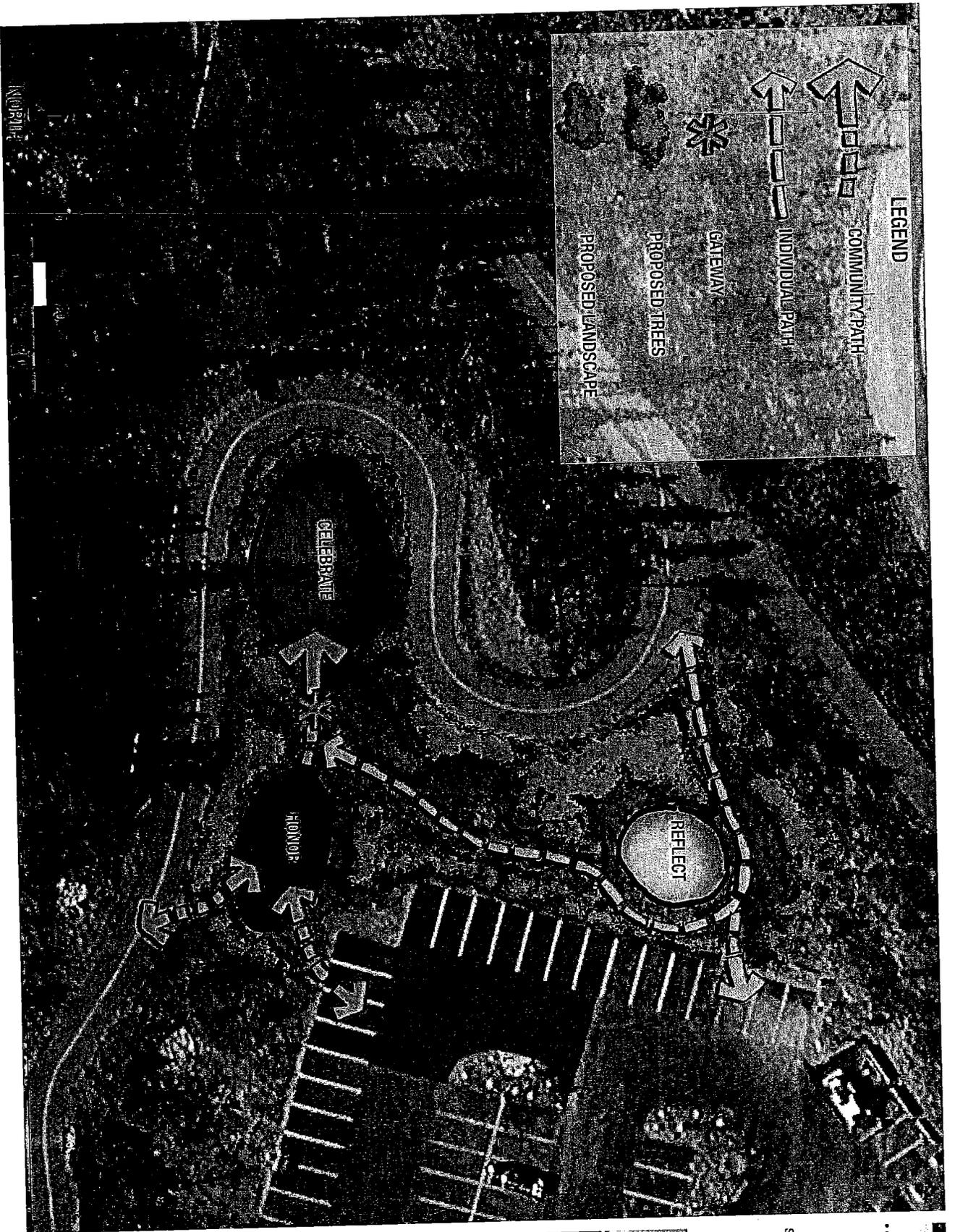
Drawn RWJ	By ARCHITECTS	Project 14188
Checked RWJ	Date 02/17/16	Sheet 3 of 3
R-A-N-C-E-W-S-J		
ARCHITECTS & SURVEYORS		
P.O. Box 439		
Silverthorne, CO 80458 303-465-4287		

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Town of Silverthorne
Council Agenda Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager
FROM: Eddie O'Brien for Flight for Life Memorial Park Committee
DATE: March 18, 2016 for Meeting of March 23, 2016
SUBJECT: Flight For Life Memorial Park – Public Presentation



Flight For Life Memorial Park

In gratitude and honor for the selfless dedication of pilot Patrick Mahany and all first responders.

"There is no greater love than to lay down one's life for one's friends" - John 15:13



NORRIS DESIGN
K KRAMER LAND

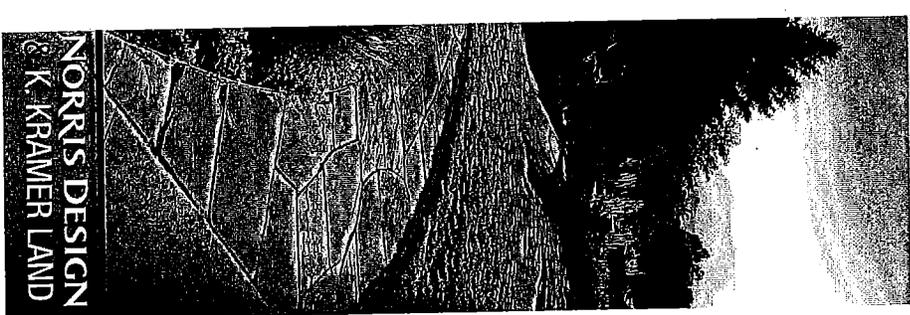
Authentic
 Meditate
 Memorialize
 Relief
 Patriotic
 Adrenaline
 Celebrate
 Faith
 Uniqueness
 Reflection
 Fighter
 Buddy
 Saved
 Heart
 Community
 Regimented
 Fluidity
 Selfless
 Colorful
 Pure
 Fighter
 Reflect
 Healing
 Crew
 Trust
 Mentor
 Giving
 Contemplate
 Belief
 Fluidity
 Peace
 Comfort
 Honor
 Legacy
 Bravery
 Altruistic

Flight For Life

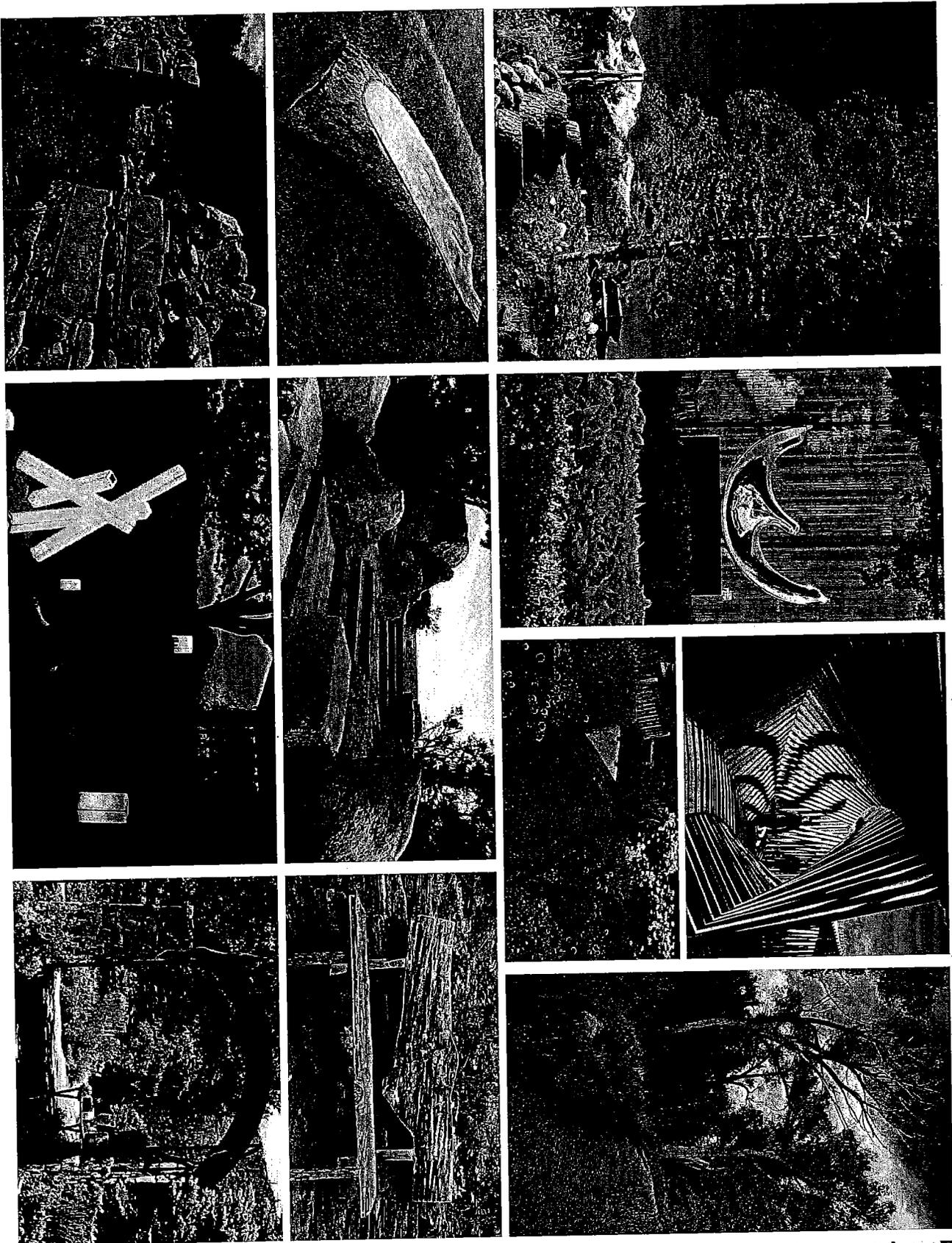
Memorial Park

In gratitude and honor for the selfless dedication of pilot Patrick Mahany and all first responders.

"There is no greater love than to lay down one's life for one's friends" - John 15:13



NORRIS DESIGN & K. KRAMER LAND

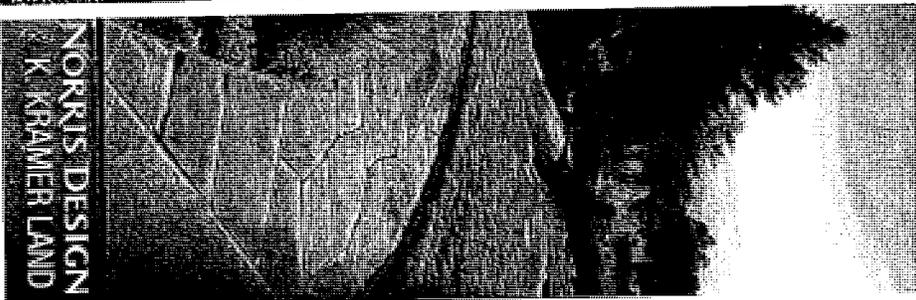


Flight For Life

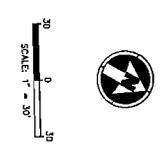
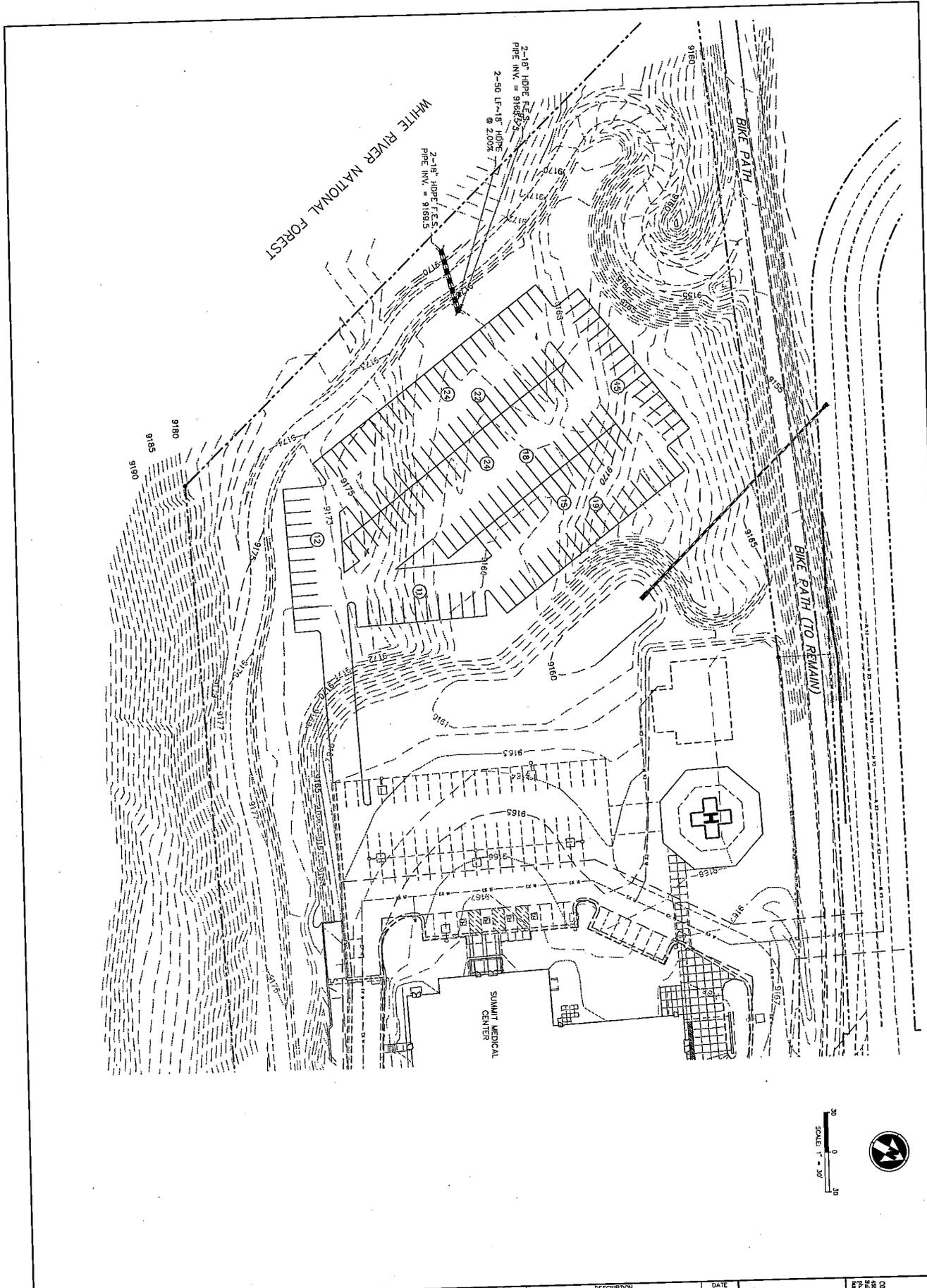
Memorial Park

In gratitude and honor for the selfless dedication of pilot Patrick Mahany and all first responders.

"There is no greater love than to lay down one's life for one's friends" - John 15:13



**NORRIS DESIGN
K. KRAMER LAND**



DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 PROJECT NO.: _____
 SHEET NO.: _____

CX.XXX
 SHEET NO. _____

CLIENT NAME:	CLIENTS NAME
PROJECT NAME:	PROJECT NAME
	PROJECT ADDRESS
DRAWING TITLE:	WEST PARKING LOT EXHIBIT

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

S.A. MITRO, INC.
 CONSULTING ENGINEERS
 10000 E. 10th Avenue, Suite 300
 Denver, CO 80231
 TEL: 303.755.1314
 FAX: 303.755.1314

Town of Silverthorne
Council Agenda Memorandum

TO: Mayor and Town Council
THRU : Ryan Hyland, Town Manager *RH*
FROM: Michele Miller, MMC, Town Clerk *mm*
DATE: March 16, 2016 for meeting of March 23, 2016
SUBJECT: Liquor license renewal for Local Authority Consideration

SUMMARY:

The Liquor Board is asked to approve the liquor license renewals for Murphy's and Silverthorne Liquors.

BACKGROUND:

A. Murphy's Tavern, Inc. dba Murphy's Tavern – Renewal of Hotel Restaurant Liquor License

The applicant has submitted a renewal application for Murphy's. The background investigation completed by the Police Department is attached. The Police Department has verified that all the employees who sell or serve liquor have successfully completed an alcohol program. The Police Department recommends renewal of the liquor license.

B. Maria Serrano dba Silverthorne Liquors – Renewal of Liquor Store Liquor License

The applicant has submitted a renewal application for Silverthorne Liquors. The background investigation completed by the Police Department is attached. The Police Department has verified that all the employees who sell or serve liquor have successfully completed an alcohol program. The Police Department recommends renewal of the liquor license.

DISCUSSION:

Financial Implications: Each individual liquor license applicant is required to submit both local licensing fees and state licensing fees as set forth by the Colorado Liquor Enforcement Division. These fees are submitted with the application materials.

STAFF RECOMMENDATION:

Staff recommends approving the renewal applications. Please contact the Town Clerk's office with any questions or if you want to view more detail from the liquor application.

PROPOSED MOTION:

I MOVE TO APPROVE

- Murphy's Tavern, Inc. dba Murphy's Tavern – Renewal of Hotel Restaurant Liquor License
- Maria Serrano dba Silverthorne Liquors – Renewal of Liquor Store Liquor License

ATTACHMENTS:

Liquor license renewal application and Police Department memo.

MANAGERS COMMENTS:



601 Center Circle • P.O. Box 1167 • Silverthorne, CO 80498
(970) 262-7320 • Fax (970) 262-7315

DATE: March 17, 2016
TO: Michele Miller, MMC, Town Clerk
FROM: Officer Anne Baldwin
SUBJECT: Murphy's Tavern, Inc. – Renewal of Liquor License

Since their last application, Murphy's Tavern, Inc. has not had any alcohol related incidents on or around their property.

As a TIPS certified instructor I have verified all staff have enrolled in or have passed in a TIP's class or equivalent.

Based on the background information provided to the Silverthorne Police Department, we have no objections to renewing the liquor license.

Reviewed by

M. Higby #6 Date: 03/17/16
Misty Higby, Acting Chief

LIQUOR OR 3.2 BEER LICENSE RENEWAL APPLICATION

Fees Due	
Renewal Fee	\$500.00
Storage Permit \$100 x _____	_____
Optional Premise \$100 x _____	_____
Related Resort \$75 x _____	_____
Amount Due/Paid	

MURPHY'S TAVERN
 PO BOX 797
 SILVERTHORNE CO 80498

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

PLEASE VERIFY & UPDATE ALL INFORMATION BELOW

RETURN TO CITY OR COUNTY LICENSING AUTHORITY BY DUE DATE

Licensee Name MURPHY'S TAVERN INC		DBA MURPHY'S TAVERN	
Liquor License # 14354620000	License Type Hotel & Restaurant (city)	Sales Tax License # 14354620000	Expiration Date 4/1/2016
Street Address 501 BLUE RIVER PKWY SILVERTHORNE CO 80498-9224			Due Date 2/16/2016
Mailing Address PO BOX 797 SILVERTHORNE CO 80498			Phone Number (970) 468 2457
Operating Manager	Date of Birth	Home Address	Phone Number

1. Do you have legal possession of the premises at the street address above? YES NO
 Is the premises owned or rented? Owned Rented* *If rented, expiration date of lease _____
2. Since the date of filing of the last annual application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. YES NO
NOTE TO CORPORATION, LIMITED LIABILITY COMPANY AND PARTNERSHIP APPLICANTS: If you have added or deleted any officers, directors, managing members, general partners or persons with 10% or more interest in your business, you must complete and return immediately to your Local Licensing Authority, Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, along with all supporting documentation and fees.
3. Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. YES NO
4. Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. YES NO
5. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. YES NO
6. **SOLE PROPRIETORSHIPS, HUSBAND-WIFE PARTNERSHIPS AND PARTNERS IN GENERAL PARTNERSHIPS:** Each person must complete and sign the DR 4679: Affidavit - Restriction on Public Benefits (available online or by calling 303-205-2300) and **attach a copy of their driver's license, state-issued ID or valid passport.**

AFFIRMATION & CONSENT

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business MARK B. MURPHY	Title PRESIDENT
Signature 	Date 2-16-16

REPORT & APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. **THEREFORE THIS APPLICATION IS APPROVED.**

Local Licensing Authority For	Date
Signature	Title
	Attest



601 Center Circle • P.O. Box 1167 • Silverthorne, CO 80498
(970) 262-7320 • Fax (970) 262-7315

DATE: March 17, 2016
TO: Michele Miller, MMC, Town Clerk
FROM: Officer Anne Baldwin
SUBJECT: Silverthorne Liquors – Renewal of Liquor License
1161 Blue River Parkway

Since their last application, Silverthorne's Liquors has not had any alcohol related incidents on or around their property.

As a TIPS certified instructor I have verified all staff have passed a TIP's class or equivalent.

Based on the background information provided to the Silverthorne Police Department, we have no objections to renewing the liquor license.

Reviewed by

M. Higby #6
Misty Higby, Acting Chief

Date: 03/17/16

**LIQUOR OR 3.2 BEER LICENSE
 RENEWAL APPLICATION**

Fees Due	
Renewal Fee	227.50
Storage Permit \$100 x _____	_____
Optional Premise \$100 x _____	_____
Amount Due/Paid	

Silverthorne Liquors
 PO Box 24554
 Silverthorne, Co 80498

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

LEASE VERIFY & UPDATE ALL INFORMATION BELOW

RETURN TO CITY OR COUNTY LICENSING AUTHORITY BY DUE DATE

Licensee Name Serrano, Maria L.		DBA Silverthorne Liquors		
Liquor License # 25448500000	License Type Liquor Store (city)	Sales Tax License # 25548500000	Expiration Date 3-28-2015	Due Date 2-11-16
Street Address 1161 Blue River Parkway, Unit B, Silverthorne, Co 80498				Phone Number 970-468-2701
Mailing Address PO Box 24554, Silverthorne, Co 80498				
Operating Manager Maria Serrano	Date of Birth 08-04-1969	Home Address 408 Cascade Circle, Silverthorne Co 80498		Phone Number 970-333-

- Do you have legal possession of the premises at the street address above? YES NO
 Is the premises owned or rented? Owned Rented* *If rented, expiration date of lease 2018
- Since the date of filing of the last annual application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. YES NO
NOTE TO CORPORATION, LIMITED LIABILITY COMPANY AND PARTNERSHIP APPLICANTS: If you have added or deleted any officers, directors, managing members, general partners or persons with 10% or more interest in your business, you must complete and return immediately to your Local Licensing Authority, Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, along with all supporting documentation and fees.
- Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. YES NO
- Since the date of filing of the last annual application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. YES NO
- Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. YES NO
- SOLE PROPRIETORSHIPS, HUSBAND-WIFE PARTNERSHIPS AND PARTNERS IN GENERAL PARTNERSHIPS:** Each person must complete and sign the DR 4679: Affidavit - Restriction on Public Benefits (available online or by calling 303-205-2300) and attach a copy of their driver's license, state-issued ID or valid passport.

AFFIRMATION & CONSENT

declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business Maria Lidya Serrano	Title Owner
Signature <i>Maria Lidya Serrano</i>	Date 03-8-16

REPORT & APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. THEREFORE THIS APPLICATION IS APPROVED.

Local Licensing Authority For	Date
Signature	Title
	Attest

LIQUOR OR 3.2 BEER LICENSE RENEWAL APPLICATION

1. Complete entire application and attach details, if necessary.
2. Submit application 45 days prior to expiration to your local (city or county) licensing authority. **Do not submit to the State.**
3. Submit the appropriate renewal license fee by license type:

License Type	Fee
3.2% Beer Off Premise (city)	\$96.25 ✓
3.2% Beer Off Premises (county)	\$117.50
3.2% Beer On Premise (city)	\$96.25
3.2% Beer On Premises (county)	\$117.50
3.2% Beer On/Off Premises (city)	\$96.25
3.2% Beer On/Off Premises (county)	\$117.50
Arts License (city)	\$308.75
Arts License (county)	\$308.75
Beer & Wine (city)	\$351.25
Beer & Wine (county)	\$436.25
Brew Pub (city)	\$750.00
Brew Pub (county)	\$750.00
Club License (city)	\$308.75
Club License (county)	\$308.75
Hotel & Restaurant (city)	\$500.00
Hotel & Restaurant (county)	\$500.00
Hotel & Restaurant / Optional Premise (city)	\$500.00*
Hotel & Restaurant / Optional Premise (county)	\$500.00*
Liquor Licensed Drug Store (city)	\$227.50
Liquor Licensed Drug Store (county)	\$312.50
Liquor Store (city)	\$227.50 ✗
Liquor Store (county)	\$312.50
Optional Premises (city)	\$500.00
Optional Premises (county)	\$500.00
Racetrack License (city)	\$500.00
Racetrack License (county)	\$500.00
Resort Complex (city)	\$500.00
Resort Complex (county)	\$500.00
Retail Gaming Tavern (city)	\$500.00
Retail Gaming Tavern (county)	\$500.00
Tavern (city)	\$500.00
Tavern (county)	\$500.00
Vintner's Restaurant (city)	\$750.00
Vintner's Restaurant (county)	\$750.00

*plus \$100.00 for each optional premise

Town of Silverthorne
Town Council Agenda Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *RH*,
Mark Leidal, AICP, Assistant Town Manager
FROM: Matt Gennett, AICP, Planning Manager *MG*
DATE: March 17, 2016, for the meeting of March 23, 2016
SUBJECT: Resolution No. 2016-9, A Resolution of the Silverthorne Town Council
Approving the Service Plan for the South Maryland Creek Ranch
Metropolitan District (PT2015-31)

SUMMARY: Maryland Creek Ranch, LLC, has submitted a proposed Service Plan for formation of the special district to be known as South Maryland Creek Ranch Metropolitan District ("the District"). The formation of the District was contemplated in the Development Agreement approved by Council on June 10, 2015. Included with the exhibits to this memorandum is a memo from the Town Attorney providing an overview of Special Districts in general, and of SMCR Metropolitan District in particular (Exhibit A). Also included with the exhibits to this memorandum is a memo from the applicant's team (Exhibit B); Resolution No. 2016-9 (Exhibit C); and, the Service Plan for South Maryland Creek Ranch Metropolitan District (Exhibit D). Please refer to Exhibit A for details related to the District and Service Plan.

PREVIOUS COUNCIL ACTION: On December 14, 2005, Town Council approved both the Annexation, and associated Annexation Agreement, and PUD zoning for South Maryland Creek Ranch (SMCR) PUD. On December 14, 2005, Town Council approved Ordinance No. 2005-17 creating the SMCR General Improvement District. A Sketch Subdivision of South Maryland Creek Ranch was approved by Town Council on November 9, 2005. The South Maryland Creek Ranch Minor Subdivision was approved by Town Council on June 28, 2006. On September 12, 2007, the Town Council approved the Sketch Plan for the South Maryland Creek Ranch Major PUD Modification which proposed 83 residential units on 416 acres. On November 14, 2007, the Town Council approved on first reading Ordinance No. 2007-23, an ordinance zoning 61 acres of the Maryland Creek Ranch to South Maryland Creek Ranch PUD. On November 28, 2007, the Town Council approved Ordinance No. 2007-23 on second reading, an ordinance zoning 61 acres of Maryland Creek Ranch to South Maryland Creek Ranch PUD.

Maryland Creek Ranch (MCR) Sketch Subdivision and Sketch Disturbance Permit Application (DPA) for the 416 acre property, was approved by Town Council on February 13, 2008. A Preliminary Subdivision and Preliminary DPA were approved on September 24, 2008. On June 24, 2009, Town Council re-approved the Preliminary Subdivision and DPA and granted a one-year extension to the MCR Preliminary Subdivision and DPA, extending the Preliminary approval to September 24, 2010. Staff approved a six month extension of the Preliminary Subdivision and DPA from September 24, 2010, to March 24, 2011.

On March 9, 2011, the Town Council reapproved the Preliminary Subdivision for MCR with an extended three-year effective date of approval. The reapproved Preliminary Subdivision expired on March 24, 2014.

On October 22, 2014, the Town Council approved the Fourth Amendment to the Amended and Restated Annexation and Development Agreement for SMCR, which extended certain

Town of Silverthorne
Town Council Agenda Memorandum

deadlines by one year. On October 22, 2014, the Town Council approved the Second Amendment to the Amended and Restated Water Service Agreement for SMCR to extend a deadline by one year. On October 22, 2014, the Town Council approved the Fifth Amendment to the Subdivision Improvements Agreement for SMCR to extend a deadline commensurate with the completion of required improvements.

On January 28, 2015, Council approved Minor Subdivision plats for SMCR and Ox Bow Ranch which resolved a property line location discrepancy.

On March 11, 2015, Council held a Public Hearing on the PUD Major Amendment application at their regular meeting and continued the item to the regularly scheduled meeting of May 27, 2015. On May 27, 2015, Council approved Ordinance No. 2015-08 on First Reading.

On June 10, 2015, Council approved Ordinance No. 2015-08 on Second Reading, approving a Major Amendment to the SMCR PUD, and the associated Development Agreement.

On September 23, 2015, Council approved the SMCR Preliminary Plan for Subdivision.

BACKGROUND: In December 2005, the Town annexed and zoned SMCR which then consisted of 71 single family residential units on 355 acres. On May 23, 2007, Maryland Creek Ranch, LLC, brought forward an Annexation Petition to annex an additional 61 acres. The primary purpose of this later annexation was to increase the acreage of SMCR property so that the one unit per five acre Rural Residential density would be maintained upon incorporating an additional twelve (12) units into the original SMCR PUD. In November 2007, the Town approved the annexation of an additional 61 acres concurrently with a Major PUD Amendment to zone the additional 61 acres and allow for an additional twelve (12) units of density in the SMCR PUD, which brought the total units to 83 single family units on 416 acres. On May 16, 2014, the applicants submitted the application for a Major Amendment to the SMCR PUD. On March 3, 2015, the Planning Commission forwarded a recommendation of approval of the PUD Major Amendment application to Council. On September 23, 2015, Planning Commission forwarded a recommendation of approval of the SMCR Preliminary Plan for Subdivision.

DISCUSSION: Please see the attached memorandum from the Town Attorney.

Suggested Motion: *"I move to approve Resolution No. 2016-9, A Resolution of the Silverthorne Town Council Approving the Service Plan for the South Maryland Creek Ranch Metropolitan District."*

Alternate Motion: Should the Council choose not to approve the subject application, Staff recommends the following Motion: *"I move to deny the proposed Service Plan for South Maryland Creek Ranch Metropolitan District, with the finding that it does not meet Town Code Section 4-10-17(11)."*

ATTACHMENTS:

Exhibit A: Memorandum from Town Attorney dated March 17, 2016

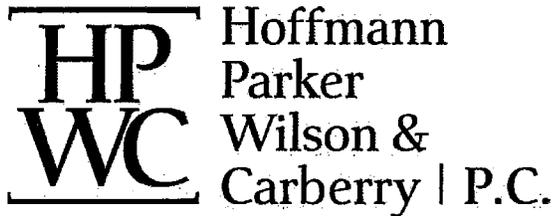
Exhibit B: Memorandum from South Maryland Creek Ranch dated March 17, 2016

Exhibit C: Resolution No. 2016-9

Town of Silverthorne
Town Council Agenda Memorandum

Exhibit D: Service Plan for South Maryland Creek Ranch Metropolitan District
Exhibit E: Fiscal Impact Analysis by BBC dated April 13, 2015
Exhibit F: Proof of Publication and Public Notice

MANAGER'S COMMENTS:



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TOWN OF SILVERTHORNE
MEMORANDUM

TO: MAYOR AND TOWN COUNCIL

**FROM: J. MATTHEW MIRE, TOWN ATTORNEY
KENDRA L. CARBERRY, ESQ. WC**

DATE: MARCH 17, 2016

RE: SPECIAL DISTRICTS 101/SMCR DISTRICT

This memorandum first provides an overview of the nature, organization process, funding mechanisms and dissolution process for special districts created pursuant to the Colorado Special District Act, C.R.S. § 32-1-101, *et seq.* The memorandum then addresses the proposed Service Plan submitted by Maryland Creek Ranch LLC for the South Maryland Creek Metropolitan District (the "District").

Overview of Special Districts

In a nutshell, special districts are local government entities that provide services or infrastructure to serve new development that a county or municipality cannot otherwise provide. These services can include water and sewer, road and bridge construction and maintenance, waste disposal, and other utilities. Once organized, a special district is a quasi-municipal corporation and political subdivision of the State of Colorado governed by an elected board of directors. Special districts have the power to levy taxes and issue bonds for the construction of public improvements, although voter approval is required for both taxation and debt issuance.

The most common type of special district is the metropolitan district, which provides two or more of the following services:

- Fire protection
- Mosquito control

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- Parks and recreation
- Safety protection
- Sanitation
- Solid waste disposal facilities, or collection and transportation of solid waste
- Street improvements
- Television relay and translation
- Transportation
- Water

The functions of a metropolitan district can include both the construction of improvements and the ongoing operation and maintenance of those improvements. Metropolitan districts are often established by developers to finance, through the issuance of tax-exempt bonds and/or the assessment of fees, the infrastructure necessary to support a new development.

Formation of a Special District

The formation of a special district begins with the development of a service plan. The organizer of the special district (usually a developer) submits the service plan to the Town. The service plan must include a description of the area to be included within the district and the district's proposed services; a financial plan of how the proposed services are to be funded, a schedule showing the years in which debt will be issued; engineering and architectural surveys showing the location of the public improvements; maps; proposed intergovernmental agreements for services; and other relevant information concerning the proposed district.

The Silverthorne Municipal Code, Chapter 4, Article X, establishes specific submittal requirements, financial requirements, and rules for review of the service plan for a special district proposed within the Town. The Town Council must review the service plan for compliance with the requirements of the Town Code and state law. The Town Council holds a public hearing on the service plan and may approve the service plan, with or without conditions. Once approved, the service plan is a binding document that controls during the life of the special district. Material modifications to the original service plan must be authorized by the Town Council.

After approval by the Town, a petition for organization is filed with the Summit County District Court. The court reviews the petition and service plan for legal sufficiency and holds a hearing on the petition. The court will then order that an organizational election be held on the issues of formation of the district and the incurrence of debt at the next available election date (November of odd-numbered years). If a majority of eligible electors of the district vote in favor of the district's organization, the court will issue an order and decree declaring that the district has been duly organized as a separate political subdivision of the state, and the district may then hold its organizational meeting.

Governing Body and Procedures

Once formed, a special district is governed by a board of directors elected by registered electors within the district. Comprised of either five or seven members, the board of directors has the authority to manage, control, and supervise all the business and affairs of the special district. Anyone who is registered to vote in the State of Colorado and who resides within the special district or who owns property within the boundaries of the special district is eligible to serve on the board of directors.

The board must hold regular meetings to conduct official business and may hire employees or consultants to carry out the purposes of the district as provided in the service plan and to ensure compliance with all statutory requirements for the district's operations. Importantly, even though a special district may be created to provide for public infrastructure and services, special districts do not have any "land use" powers, such as planning, zoning, or subdivision approval. This leaves key land use decisions to the Town, which will ensure that the developments are consistent with land use plans and Town requirements.

As a quasi-municipal corporation and political subdivision of the State, a special district is subject to the same requirements as other local governments regarding open records, open meetings, public bidding, budget, audit requirements, conflicts of interest and other ethical standards.

Revenue-Raising Powers

Special districts have various financial powers under Title 32 to raise revenues to pay for public improvements, including issuing debt, levying taxes, and imposing fees and charges. The issuance of debt or an increase in taxes is first subject to voter approval by the electors of the district, as required by TABOR (Colorado Constitution Article 10, § 20). In addition, in approving a special district's service plan, the Town may place limitations on the district's debt issuance or its mill levy.

A special district's methods of raising revenue include:

General obligation bonds – Special districts are authorized to issue general obligation bonds. A special district pays for the bonds it issues by levying *ad valorem* property taxes on the property within the district boundaries.

Revenue bonds – Revenue bonds are payable from any revenue source within of the district, such as funds generated from infrastructure, tap, or other fees.

Mill levy – A special district may impose a mill levy based on the assessed value of real property within the district as calculated by the County Assessor's office. The mill levy is collected in the same manner as other taxes paid to the County.

Service charges and fees – A special district may impose fees, rates, tolls and charges for programs, services, and facilities provided by the district.

Grants and loans – Special districts can be eligible for certain infrastructure and improvement grants and low interest loans under a variety of programs through the Colorado Division of Local Government and other state and federal agencies.

Special districts are often established by developers to finance, through the issuance of municipal bonds, the infrastructure necessary to support new developments, including streets, water and sewer lines and other utilities. New and ongoing development increases the special district's assessed value, and provides the tax base necessary to generate the revenue required to make payments on the outstanding bonds.

Benefits of Special Districts

- A special district provides infrastructure and services to a specific area, with the cost being born by the inhabitants of that area, rather than spread over the entire Town.
- Services can be provided to growing areas without impacting the budget or reserves of the Town.
- A special district provides a way of financing the infrastructure up front, with the costs being repaid as development occurs and property values increase.
- The special district can finance infrastructure and public facilities through the use of tax-exempt bonds.
- Public budget, audit and other financial filing and reporting requirements provide regulatory oversight of a special district's operations.
- A special district is accountable for decisions through the election and public hearing processes.

Risks Associated with Special Districts

- Creation of special districts results in overlapping and differential tax burdens among Town residents and businesses. Because those who live and work within a special district fund the cost of the public improvements through property taxes and fees, rather than the cost being spread over the entire area of the Town, they pay more in overall taxes than Town residents who do not live in the district.
- Development within a special district does not always occur at the rates expected by the developer, and economic fluctuations can result in the tax base within a district being insufficient to generate tax revenue necessary to meet the district's bond payments. In

these situations, the mill levies within a district must be increased, meaning higher tax bills for property owners within the districts. This, in turn, means that properties within the district boundaries might be less marketable. It is important to note, however, that in no case will the Town be financially responsible for debts of a special district. In addition, by imposing a limit on the total mill levy available to the district (in its service plan), the Town can help mitigate this potential impact.

- As independent governmental entities, special districts create another layer of local government and additional bureaucracy, and can fragment the provision of municipal services and lead to coordination issues.
- While the Town must approve formation of a new special district and can condition approval on compliance with the service plan, the Town retains limited oversight or control of the governance or operations of a special district once formed.

Dissolution

There are several methods to dissolve a special district. Special district electors may petition the district's board of directors to hold an election to determine whether to dissolve the district. The petition must be signed by at least 5% of the district's eligible electors or 250 eligible electors, whichever is less. If a majority of voters within the district approve the dissolution, the district court will issue an order dissolving the district.

A majority of a special district's board of directors may also petition the court to dissolve the district. The court may enter an order dissolving the district without an election if the district lies wholly within the corporate boundaries of the Town; has no financial obligations; and the special district's board of directors and the Town Council consent to the dissolution. However, the court must order a dissolution election if the lesser of 10% or 100 voters within the district request an election. The court may also order a dissolution election for a district that has outstanding financial obligations if it determines that the plan for dissolution adequately provides for settlement of the outstanding debt.

Additionally, a special district can be dissolved by administrative action. The Division of Local Government may initiate the dissolution of a special district that fails to perform its statutory or service responsibilities. If a district has no outstanding financial obligations, the Division may initiate the dissolution of a district that fails to hold or properly cancel a regular board of directors election; adopt a budget for two consecutive years; comply with the Local Government Audit Law for two consecutive years; or provide or attempt to provide any of the services for which the district was organized for two consecutive years. The Division must submit a declaration of dissolution to the district court. The court will determine whether to certify the dissolution within 30 days.

South Maryland Creek Ranch Metropolitan District

As noted above, Maryland Creek Ranch, LLC submitted a proposed Service Plan for formation of the special district to be known as South Maryland Creek Ranch Metropolitan District (the "District"). The formation of the District was originally contemplated in the annexation and development agreement for South Maryland Creek Ranch.

First, it is important to note some unique aspects of this Service Plan:

1. The Service Plan eliminates the District's ability to charge fees. As noted above, Districts are typically allowed to charge fees, but we felt it important to eliminate this as a revenue-raising option. Should the District wish to charge fees in the future, it would need the Town Council's approval of a modification of the Service Plan.
2. The Service Plan caps the mill levy that may be imposed by the District at 57 mills. The 57 mills are further capped as follows: 40 for debt service; 5 for administration; and 12 for Town operations and maintenance.
3. The 12 mills for Town operations and maintenance is unique to this District, and was established in the development agreement for the property. The Town engaged a consultant to perform a financial analysis to determine whether the 12 mills will be sufficient to cover operations and maintenance of the public improvements being dedicated to the Town. The consultant concluded that the 12 mills was sufficient. We remain concerned that, if the District is not constructed to its full build-out, the property values will not increase sufficiently to support the Town's maintenance obligations. However, we are not financial experts, and will defer to the Town's financial consultant on this issue.

The Town Council must review the Service Plan and determine whether it satisfies the applicable criteria in the Special District Act, C.R.S. § 31-1-101, *et seq.*, and Chapter 4, Article X of the Town Code.

Under the Town Code, the Town Council must consider the following 12 criteria when considering the District's Service Plan:

1. Whether there is a sufficient existing and projected need for organized service in the area to be serviced by the proposed District;
2. Whether the existing service in the area to be served by the proposed District is inadequate for present and projected needs;
3. Whether the proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries;

4. Whether the area to be included in the proposed District has or will have the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Whether adequate service is not or will not be available to the area through the Town or other existing quasi-municipal corporations, including existing Districts, within a reasonable time and on a comparable basis;
6. Whether the facility and service standards of the proposed District are compatible with the facility and service standards of the Town;
7. Whether the proposal is in substantial compliance with the Town's master plan;
8. Whether the proposal is in substantial compliance with the county, regional or state long-range water quality management plan for the area;
9. Whether the creation of the District will be in the best interests of the area proposed to be served;
10. Whether the creation of the District will be in the best interests of the residents or future residents of the area proposed to be served;
11. Whether the proposed service plan is in substantial compliance with [Article X]; and
12. Whether the creation of the District will foster urban development that is remote from or incapable of being integrated with existing urban areas, or place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the proposed District.

Under the Special District Act, the Town Council must determine whether the Service Plan satisfies the following criteria:

1. Adequate service is not, or will not be, available to the area through the county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
2. The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under C.R.S. § 32-1-204(1).
3. The proposal is in substantial compliance with a master plan adopted pursuant to C.R.S. § 30-28-106.

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4. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.
5. The creation of the proposed special district will be in the best interests of the area proposed to be served.

The District's representatives have submitted information relative to each criterion outlined above, and Town staff has reviewed such information. In addition, the District's representatives will make a presentation to the Town Council at the March 23rd public hearing concerning the District's compliance with the criteria.

Based on the information presented during the public hearing, the Town Council must determine if the criteria are met. If so, the Town Council should approve the Service Plan by adopting the resolution. If not, the Town Council should deny the Service Plan by not adopting the resolution.

As always, please contact us if you have additional questions or concerns.



S O U T H
MARYLAND CREEK
R A N C H

Memorandum

To: Town Council of the Town of Silverthorne
From: Matt Ruhland, Joanna Hopkins and Paul Books
Subject: Proposed South Maryland Creek Ranch Metropolitan District
Date: March 17, 2016

Summary

Maryland Creek Ranch, LLC owns property known as the South Maryland Creek Ranch (the "Property"). The South Maryland Creek Ranch team ("SMCR") is dedicated to ensuring that development of the Property will be a great addition to the Silverthorne community and will have a positive fiscal impact to the Town. The proposed metropolitan district, consistent with the terms of the South Maryland Creek Ranch Development Agreement (the "Development Agreement"), will provide the necessary and consistent tax base to ensure that development of the Property does not contribute a fiscal deficit even under a development slowdown or recession scenario while providing a necessary financing mechanism to support the large infrastructure needs of the project. In addition, risk to the future property owners is limited through the use of a mill cap, the many recent legislative changes that oversee the over 2000 metropolitan districts state wide, and Silverthorne's specific town codes.

Metropolitan Districts in Colorado

In Colorado, metropolitan districts are the form of local government that is used most often to finance the construction of the public infrastructure that a city, town and/or country is unable or unwilling to provide for a particular development. This is often referred to as "development paying its own way." It is a concept that residents and taxpayers in a new subdivision or development should be responsible for assuming the costs of the public infrastructure needed for their subdivision/development and, conversely, taxpayers outside the new subdivision/development should not be responsible for paying for it. You may be familiar with park and recreation districts, library districts or fire protection districts – these are all different types of special districts that operate under similar principles. A metropolitan district is also a special district, in that it is authorized to provide two or more metropolitan district-related services and facilities; these services and facilities may include, without limitation, park and recreation facilities, streets, sewers, water improvements, and storm drainage infrastructure. Metropolitan districts are commonly used in Colorado and the land development/home building community has become accustomed to, and reliant upon, the use of metropolitan districts for development purposes.

A metropolitan district is governed by its service plan and the Special District Act, §§ 32-1-101, *et seq.*, C.R.S. The service plan is the organizing document for a metropolitan district, which is similar in nature to a town charter, state constitution or in the case of a GID, the approving ordinance. The service plan sets forth the powers, authorizations, limitations and prohibitions of the metropolitan district, as agreed

to by the petitioner for the metropolitan district and the approving jurisdiction, which in this case would be the Town of Silverthorne (the "Town").

A board of directors governs a metropolitan district; such board will consist of up to 5 eligible electors (registered Colorado voters that are either residents, property owners or obligated to pay taxes within the boundaries of the metropolitan district). A metropolitan district, like all governments in Colorado, must be publicly accountable, which means, among other things, that it must hold open meetings, give public notice of all meetings, keep minutes and other records, hold elections for its governing board of directors, adopt annual budgets, and submit to annual financial audits.

To pay for the cost of the public improvements, a metropolitan district may be empowered to levy property taxes and to impose fees upon property located within its boundaries and service area. The property taxes and fees that a metropolitan district is authorized to impose may be limited by its service plan. The amount of debt that a metropolitan district is authorized to issue may also be limited by the metropolitan district's service plan, as well as other state statutory and constitutional provisions. All debt authorization of a metropolitan district must also be voted upon by its electorate.

History of Metropolitan Districts in Silverthorne

Eagles Nest Metropolitan District ("Eagles Nest") was formed in the 1980's to issue bonds for the construction of roads, utilities and recreational improvements within the Eagles Nest subdivision boundaries and subsequently defaulted on its bond payments a few years later. Of the 875 Colorado special districts in existence at the time, only a dozen defaulted¹. The reason for the Eagles Nest default was tied to a slump in resort and second home sales activity and with no mill cap in place, the burden of the debt was placed on the existing homeowners. As the properties within Eagles Nest regained their values and continued to build out, the burden was spread over more homeowners and the mill levy was subsequently lowered. Currently, Eagles Nest does not provide services and is projected to pay off its debt in 2019.

At this time, there are nine metropolitan districts in Summit County, of which three metropolitan districts service residential developments adjacent to Silverthorne. These districts were formed to deliver a higher level of service than the County can offer.

District Name	Service Area	Services	Mill Levy Imposed
Buffalo Mountain	Wilderness	Roads, Water/Sewer	15
Hamilton Creek	Hamilton Creek Sub	Roads, Water/Septic, Debt Service	40
Willow Brook	Ruby Ranch	Water, Recreation, Street Maintenance	61

Metropolitan District Protections and Practices

As a result of the financial difficulties that some metropolitan districts, including Eagles Nest, experienced during the 1980's, communities have limited and more closely regulated the organization of metropolitan districts. Additionally, to protect property owners, the Colorado Legislature made several changes to the Special District Act, among other laws. One of the most significant changes came under § 32-1-1101(6), C.R.S., which imposes limitations upon the ability of a metropolitan district to issue debt.

¹ Special Districts: A Brief Review for Prospective Homeowners, revised 9/4/09; Department of Local Affairs, Special District Assistance

Under this statute, metropolitan districts are limited in a number of ways that are intended to help protect district residents and property owners from the issuance of an excessive amount of debt. However, the most important limitations to the debt that a metropolitan district can issue often come from its service plan.

Today, it is common for service plans to cap the authorized debt service mill levy of a metropolitan district at 50 mills (subject to changes in the residential assessment ratio). This mill levy cap provides protection to property owners and residents from unforeseen property tax increases if the development stalls or underperforms and the metropolitan district is unable to make its debt service payments. In such an instance, the metropolitan district will be required to impose its maximum authorized debt mill levy and nothing more; neither the Town nor the property owners would have any additional liability. The mill levy cap shifts the financial risk of any default in a metropolitan district's debt from the property owners and residents to the bondholders and developers.

At the time of the Eagles Nest default, there were approximately 875 districts in Colorado. According to the Colorado Department of Local Affairs, there are currently well over 2,000 metropolitan districts organized in Colorado.

“This significant increase demonstrates residents’ and developers’ perceived gap between what state and local municipal government are able or willing to pay for and what residents need.”²

Background of the South Maryland Creek Ranch Property

During the 2004-05 annexation discussions related to the Property, a key factor during the negotiations of the annexation was for SMCR to demonstrate that it pays its way and does not impact the level of service provided to existing residents of the Town.

The concept of a general improvement district (a “GID”) was introduced and ultimately adopted as the mechanism for the Town to recover the cost to maintain the public improvements with the Property. The Silverthorne Town Council (“Town Council”) sits as the board of directors for the GID and is authorized to assess up to 30 mills and was not organized to provide any services to the residents of Property. Since its formation, the GID has not levied any taxes as the community has not been developed. In addition, the 30 mills previously proposed was determined based on a maximum density of 83 home sites.

In 2014, the SMCR participated in a work session with Town Council to present a new development plan for the Property and initiated discussions on the concept of a metropolitan district to replace the GID. The key issues discussed were:

- Powers of the metropolitan district limited to bonds/financing, no duplication of Town services
- Minimize risk to the Town and future property owners within the metropolitan district
- Metropolitan district service plan must meet Silverthorne Town Code

As part of the South Maryland Creek Ranch PUD amendment process, a fiscal impact study was completed by BBC Research and Consulting (the “Impact Study”) to determine whether the 240 unit development plan produces a fiscal deficit to the Town. Given the lack of property tax in Silverthorne, it was determined that development of the Property requires a subsidy to cover the cost of services provided by the Town and, according to the Impact Study, 12 mills assessed against all taxable real

²The Credit Quality of Colorado’s Metro Districts Remains Strong Despite the Housing Slump, January 14, 2013. Standard & Poor’s Ratings Services, RatingsDirect.

property to be located within the proposed metropolitan district boundaries is adequate to cover those costs and would be assessed and collected through the metropolitan district.

At the conclusion of the rezoning process, the Development Agreement was amended and approved on June 10, 2015 and included the following provision relating to the metropolitan district:

Section 16 – Special Districts. The General Improvement District formed pursuant to Section 21 of the 2007 Amended Agreement shall be dissolved at the expense of the Property Owner at such time as the Property Owner has formed one or more metropolitan districts for the entire Property (the “Metro Districts”) pursuant to service plans approved by the Town. Each service plan shall comply with the Town Code in all respects. The annual amount payable to the Town for reimbursement of expenses incurred by the Town for services provided to the Development shall be adjusted annually by the Town, but in no event shall the amount exceed such amount as will be generated by a levy of 12 mills and under no circumstances shall the Metro Districts impose more than 57 total mills.

Based on the provisions of the Development Agreement and Impact Study, SMCR submitted the metropolitan district service plan on November 23, 2015 and have continued to work with Town staff and attorneys to refine the service plan to the version that is being presented to the Town Council (the “Service Plan”). The Service Plan would govern the proposed South Maryland Creek Ranch Metropolitan District (the “District”) and places many limitations on the District’s authority. Such limitations include the following:

- The Maximum Debt Mill Levy of the District is 40 mills
- The Maximum Town Operations and Maintenance Mill Levy of the District is 12 mills
- The Maximum Administrative Operations and Maintenance Mill Levy of the District is 5 mills
- The District is not authorized to impose any fees and its revenue sources are limited to the mill levies referenced above
- The District shall not issue Debt in excess of \$22,000,000
- The boundaries of the District shall consist of the entire 416 acres that make up the Property and the boundaries cannot be altered without future consent from the Town Council.

Further, the Service Plan requires the District to submit an annual report (basically, a “State of the District”) with the Town. In addition, the District is required file certain documents with the Town if approved by the District. Such documents include audited financial statements, budgets, bid documents and construction contracts, intergovernmental agreements and financing documents.

The Service Plan includes a Preliminary Engineering Cost Estimate which indicates that the total cost associated with the design and construction of the public improvements is \$22,524,903.61. The Service Plan also includes a Financial Plan which projects that the District can support the issuance of a total of \$17,270,000 in debt (after issuance and other related costs, this would result in a total of \$16,020,854 being available to reimburse the developer for eligible expenses associated with public improvements). This would result in a difference of \$6,504,050, which will be the obligation of the developer, not the obligation of the Town or any of the District’s property owners or taxpayers.

During review of the Service Plan, Town staff raised some questions about the assumptions made in the Impact Study with respect to road maintenance costs and phasing of roads. SMCR updated the assumptions used in the Impact Study with actual road mileage based on the phase 1 & 2 final plats, anticipated to be completed in 2016. SMCR determined that the tax revenues based on 12 mills and number of platted and unplatted properties as well as completed homes will more than cover the costs incurred by the Town under a development slowdown scenario following year 1 with 102 platted lots,

30 completed homes and 138 unplatted lots. The full analysis is also attached for reference. The tax revenue generated from these properties covers the costs associated with maintaining 2.67 miles of roads and 30 households. These assumptions are extremely conservative based on valuation of homes and land as well as the actual number of homes currently under contract. The funds generated by the 1% real estate transfer assessment (RETA) are also included based on 30 closings.

2016 Property Tax Revenue (Assumes Costs Streamlined)	2016	2017	2018	2019
Filing 1	46			
Filing 2	56			
Platted Lots	102	0	0	0
Cumulative Platted Lots	102	102	102	102
Unplatted Lots	138	138	138	138
Cumulative Completed Homes	30	30	30	30
Tax Rate (12 mills)				
Platted Lots			\$62,640	\$62,640
Unplatted Lots		\$18,340	\$10,545	\$10,545
Completed Homes			\$21,750	\$21,750
Total Tax Collections		18,340	94,935	94,935
General Fund Surplus (Deficit)	\$38,210	(\$9,352)	(\$22,726)	(\$66,724)
Net Fiscal Impact	\$38,210	\$8,988	\$72,210	\$28,212
RETA Receipts (30 closings)	\$227,700			
Cumulative Funds to Town	\$304,120	\$313,108	\$385,317	\$413,529

Valuation assumptions: unplatted lots valued at \$80,000 per density (used average of AMR Tracts A1R and D actual valuation, platted lots valued at \$250,000, completed homes valued at \$759,000.

Assumes two year lag from plat to collection of taxes

Assumes no additional public roads following phase 2

Conclusion

As stated previously, metropolitan districts are commonly used in Colorado and the land development/home building community has become accustomed to, and reliant upon, the use of metropolitan districts for development purposes. Given this market reality and the public infrastructure challenges of the Property, the use of a metropolitan district is imperative to its successful development. The organization of a metropolitan district to help off-set the costs of designing, constructing, and maintaining some of the public infrastructure is critical to the successful development of the Property. The proposed metropolitan district would finance and construct a portion of the public infrastructure for the Property, as permitted under applicable statutes. This proposed metropolitan district allows the development to “pay its own way,” and has been proven to do so while limiting the risk to the Town and future property owners and residents of the metropolitan district.

Figure A-6.
Town of Silverthorne, Colorado - Annual General Fund, Mill Levy and RETA Receipts
REV: MARCH 9, 2016 by SMCR

Town of Silverthorne Costs and Revenues	General Fund Budget	Variable Residential Share	Amount per Household (1)	Year												
				2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 (Build Out)			
Completed Units				30	40	70	110	150	174	194	20	20	16	10	240	
Revenues																
*Sales Taxes	\$67,039,415			\$85,445	\$133,844	\$155,343	\$176,841	\$165,850	\$169,964	\$187,925	\$184,446	\$177,654	\$184,446	\$177,654	\$155,534	
Franchise Fees	234,195		\$65	1850	4550	7150	9750	11310	12610	13810	14850	15600	14850	15600	15,510	
Other Taxes:	56,000		22	660	1540	2420	3300	3828	4268	4708	5060	5280	5060	5280	5,364	
HUTV/Cigarette/Motor Vehicle	\$93,040	100%	\$134	4,020	9,380	14,740	20,100	23,316	25,996	28,676	30,820	32,160	30,820	32,160	\$32,253	
Road and Bridge Mill Levy	66,300		Indep	0	98	738	1721	2705	3688	4279	4770	5262	4770	5262	5,901	
Licenses & Permits:																
Licenses	\$93,700	65%	\$27	\$810	1,404	\$2,063	\$2,063	2,701	3,349	\$3,997	4,646	5,294	4,646	5,294	\$6,482	
Permit and Planning Revenues	195,833	0%	Indep. Calc	0	0	0	0	0	0	0	0	0	0	0	0	
Rental Revenues	143,602	0%	\$0	0	0	0	0	0	0	0	0	0	0	0	0	
Charges for Services:																
Recreation Center and Park	\$1,495,150	65%	\$431	\$12,990	\$30,170	\$47,410	\$64,650	\$74,994	\$83,614	\$92,234	\$99,130	\$103,440	\$99,130	\$103,440	\$103,434	
Population	280,000	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	
Miscellaneous	70,000	85%	26	780	1820	2860	3900	4524	5044	5564	5980	6240	5980	6240	6,333	
Interest & Fines	206,266	100%	91	2730	6370	10010	13650	15834	17654	19474	20930	21840	20930	21840	21,953	
Overhead Transfers	454,054	85%	175	5250	12250	19250	26250	30450	33950	37450	40350	43000	40350	43000	4,561	
Total General Fund Revenues	\$10,301,555		\$397,211	\$514,818	\$559,652	\$604,851	\$628,936	\$657,157	\$685,281	\$713,406	\$741,531	\$769,656	\$741,531	\$769,656	\$894,745	
Expenditures:																
Administrative Services	\$1,842,972	65%	\$531	\$15,930	\$37,170	\$58,410	\$79,650	\$92,894	\$103,014	\$113,634	\$122,130	\$127,440	\$122,130	\$127,440	\$127,496	
Public Safety	1,954,162	65%	563	16,880	39,410	61,930	84,460	97,962	109,222	120,482	129,490	135,120	129,490	135,120	135,188	
Public Works (parks, bldgs & streets)	591,253	50%	131	3830	9170	14410	19650	22794	25414	28034	30130	31440	30130	31440	31,464	
Community Development	2,004,577	At \$41,850 per mile		20,925	80,770	141,735	111,735	111,735	111,735	120,109	120,109	120,109	120,109	120,109	120,109	
Current & Long Range Planning	\$731,518	75%	\$243	\$7280	\$17010	\$26730	\$36450	\$42282	\$47442	\$52002	\$55890	\$58320	\$55890	\$58320	\$58,392	
Building Services	77,750															
Recreation/Public Facilities	2,448,217	35%	380	282,636	314,040	299,338	282,636	188,424	157,020	157,020	125,616	78,510	125,616	78,510	0	
Population	482,024	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total General Fund Expenditures	\$10,332,493		\$359,001	\$524,170	\$582,388	\$621,575	\$671,575	\$621,715	\$627,271	\$670,601	\$670,765	\$642,139	\$670,765	\$642,139	\$563,846	
12 Mill Levy			\$0	\$38,210	\$9,852	\$22,726	\$66,724	\$124,846	\$119,046	\$110,114	\$134,167	\$148,888	\$134,167	\$148,888	\$169,101	
Annual General Fund Surplus (Deficit) with 12 Mill Levy			\$0	\$18,340	\$34,935	\$33,276	\$57,270	\$55,441	\$58,015	\$46,135	\$70,805	\$77,517	\$46,135	\$70,805	\$77,517	
Annual RETA Receipts (1%)			\$22,700	\$6,988	\$7,210	\$18,423	\$21,268	\$21,268	\$21,268	\$21,268	\$21,268	\$21,268	\$21,268	\$21,268	\$21,268	
Net General Fund Surplus (Deficit) with RETA Receipts			\$22,700	\$303,600	\$303,600	\$303,600	\$303,600	\$303,600	\$303,600	\$303,600	\$303,600	\$303,600	\$303,600	\$303,600	\$303,600	
			\$265,910	\$312,588	\$312,588	\$312,588	\$312,588	\$312,588	\$312,588	\$312,588	\$312,588	\$312,588	\$312,588	\$312,588	\$312,588	

Notes: (1) Population and household figures are from Colorado Department of Local Affairs and BBC Research & Consulting adjustment; current households 2,255.
(2) Street maintenance assumes Maryland Creek Ranch generates \$41,850/mile of street maintenance/snow removal costs (Appendix B). Source: BBC Research & Consulting, 2015.

TOWN OF SILVERTHORNE, COLORADO
RESOLUTION NO. 2016-9

**A RESOLUTION OF THE SILVERTHORNE TOWN COUNCIL APPROVING THE
SERVICE PLAN FOR THE SOUTH MARYLAND CREEK RANCH METROPOLITAN
DISTRICT**

WHEREAS, Maryland Creek Ranch, LLC, a South Dakota limited liability company, the developer of the South Maryland Creek Ranch development (the "Development") located wholly within the Town of Silverthorne (the "Town"), has proposed the organization of the South Maryland Creek Ranch Metropolitan District (the "District") to provide certain public improvements for the Development, including streets, traffic safety controls, street lighting, sanitary sewer, water, landscaping, storm drainage, mosquito control and park and recreation improvements and facilities, all in accordance with the Service Plan for the District;

WHEREAS, C.R.S. § 32-1-204.5 provides that no special district, including metropolitan districts, shall be organized if its boundaries are wholly contained within the boundaries of a municipality, except upon adoption of resolution of approval by the governing body of such municipality;

WHEREAS, a proposed service plan for the District was submitted to the Town on March 23, 2016 (the "Service Plan"), a copy of which is attached hereto and incorporated herein by this reference;

WHEREAS, the Service Plan outlines the terms and conditions under which the District will be authorized to exist; and

WHEREAS, on March 23, 2016, the Town Council conducted a properly-noticed public hearing on the Service Plan.

NOW THEREFORE BE IT RESOLVED BY THE SILVERTHORNE TOWN COUNCIL AS FOLLOWS:

Section 1. The Town Council finds and determines as follows:

- a. There is sufficient existing and projected need for organized service in the area to be serviced by the District.
- b. The existing service in the area to be served by the District is inadequate for present and projected needs.
- c. The District is capable of providing economical and sufficient service to the area within its proposed boundaries.
- d. The area to be included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

e. Adequate service is not, and will not be, available to the area through the Town or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

f. The facility and service standards of the District are compatible with the facility and service standards of the Town.

g. The proposal is in substantial compliance with Town's master plan.

h. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.

i. The creation of the District will be in the best interests of the area proposed to be served.

j. The creation of the District will be in the best interests of the residents or future residents of the area proposed to be served.

k. The Service Plan complies with Chapter 4, Article X of the Town Code, and the Special District Act, C.R.S. § 32-1-101, *et seq.*

l. The creation of the District will foster urban development that is remote from or incapable of being integrated with existing urban areas, or would place a burden on the Town or adjacent jurisdictions to provide urban services to residents of the District.

Section 2. Based on the foregoing findings, the Service Plan is hereby approved.

Section 3. The Town Council's findings are based solely upon the evidence in the Service Plan and such other evidence presented at the public hearing, and the Town has not conducted any independent investigation of such evidence. The Town makes no guarantee as to the financial viability of the District or the achievability of the results.

Section 4. The Town Council's approval of the Service Plan is not a waiver or limitation upon the Town's lawful exercise of any power it may have over the property in the District.

INTRODUCED, PASSED AND ADOPTED this 23rd day of March, 2016.

Bruce Butler, Mayor

ATTEST:

Michele Miller, Town Clerk

**SERVICE PLAN
FOR
SOUTH MARYLAND CREEK RANCH
METROPOLITAN DISTRICT
TOWN OF SILVERTHORNE, COLORADO**

Prepared By:

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(303) 285-5320

Approved:

March 23, 2016

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LIST OF EXHIBITS

EXHIBIT A	Legal Description – Initial District Boundaries
EXHIBIT B	Boundary Map – Initial District Boundaries
EXHIBIT C	Proof of Ownership and Owner’s Consent
EXHIBIT D	Preliminary Engineering Cost Estimates
EXHIBIT E	Map of Preliminary Location of Public Improvements
EXHIBIT F	Financial Plan
EXHIBIT G	Disclosure
EXHIBIT H	Intergovernmental Agreement

I. INTRODUCTION

A. Overview.

South Maryland Creek Ranch Metropolitan District (the "District") is proposed to be organized as quasi-municipal corporation and political subdivision of the State of Colorado following review and approval of this Service Plan by the Town of Silverthorne, Colorado (the "Town"), and the petitioners complying with all relevant requirements of the Special District Act, §§ 32-1-101, *et seq.*, C.R.S.

B. Purpose and Intent.

The District is an independent unit of local government, separate and distinct from the Town. The Town does not currently impose a property tax and it is the intent of the Town and the Developer for the Development to "pay its own way." The District is intended to assist with coordination of the financing, construction, acquisition and installation of the Public Improvements, described herein, for the use and benefit of all anticipated inhabitants and taxpayers of the District. It is intended that the District will construct the Public Improvements and convey ownership of such Public Improvements to the Town. In return for the Town agreeing to accept ownership and maintenance responsibilities of the Public Improvements, the District shall impose a mill levy, not to exceed the Maximum Town Operations and Maintenance Mill Levy, to help defray the Town's maintenance costs. The District will also be authorized to impose a debt mill levy, not to exceed the Maximum Debt Mill Levy, for payment of Debt, and an administrative operations and maintenance mill levy, not to exceed the Maximum Administrative Operations and Maintenance Mill Levy, for ongoing District administrative operations and maintenance obligations and expenses.

The District may also provide ongoing operations and maintenance services as set forth in this Service Plan.

C. Need for the District.

There are currently no other governmental entities, including the Town, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, operation, maintenance, relocation, redevelopment and financing of the Public Improvements needed for the Development. Formation of the District is therefore necessary in order for the Public Improvements required for the Development to be provided in the most economic manner possible.

D. Objective of the Town Regarding Service Plan.

The objective of the Service Plan is to authorize the District to provide for the planning, design, acquisition, construction, installation, operation, maintenance, relocation and redevelopment of the Public Improvements from the proceeds of Debt. Debt issued within these parameters, as further described in the Financial Plan, will insulate property owners from an excessive tax burden to support the servicing of the Debt and will result in a timely and

reasonable discharge of the Debt. The Debt contemplated by this Service Plan is not, and should not be construed, as a debt or obligation of the Town, or authorization of the issuance of debt by the Town.

This Service Plan is intended to establish a limited purpose for the District and propose explicit financial constraints that are not to be violated under any circumstances.

The District may file a petition in the Summit County District Court for dissolution when there are no financial obligations, including operations and maintenance obligations to the Town, or outstanding bonds, or any such financial obligations or outstanding bonds are adequately secured by escrow funds or securities meeting the investment requirements in Part 6 of Article 75 of Title 24, C.R.S., and upon an independent determination by the Town Council that the financing purposes for which the District was created have been achieved and that ongoing maintenance obligations of the District, if any, will be taken over by an appropriate and authorized entity. Dissolution of the District is subject to approval of a plan of dissolution meeting the requirements of Part 7 of Article 1 of Title 32, C.R.S., by the Summit County District Court. The District's dissolution prior to payment of all debt will be subject to approval of a plan of dissolution in the Summit County District Court, pursuant to § 32-1-704, C.R.S.

The District shall be authorized to finance the Public Improvements that may be funded from Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy. It is the intent of this Service Plan to assure to the extent possible that no property bear an economic burden that is greater than that associated with the Maximum Combined Mill Levy in amount, even under bankruptcy or other unusual situations.

Pursuant to the requirements of the Special District Act and the Town Code, this Service Plan consists of a financial analysis and an engineering plan showing how the proposed facilities and services of the District will be provided and financed. This Service Plan contains all the information required under C.R.S. § 32-1-202(2), as well as the following items required by Section 4-10-14 of the Town Code:

1. A map of the proposed District boundaries with a legal description, or lot and block description;
2. An itemization of any costs which Petitioners expect to be assumed by the Town for the construction of public improvements;
3. Proof of ownership for all properties within the District;
4. A copy of any and all proposed, contractual and/or operations documents which would affect or be executed by the proposed District, including the form of any intergovernmental agreement between the District and the Town;

District;

5. A capital plan including the following:

- (a) a description of the type of capital facilities to be developed by the
- (b) an estimate of the cost of the proposed facilities; and
- (c) a pro forma capital expenditure plan correlating expenditures with

development.

6. A financial plan including the following:

- (a) the total amount of debt issuance planned for the five-year period commencing with the formation of the District;
- (b) all proposed sources of revenue and projected District expenses, as well as the assumptions upon which they are based, for at least a ten-year period from the date of the District formation;
- (c) the dollar amount of any anticipated financing, including capitalized interest, costs of issuance, estimated maximum rates and discounts, and any expenses related to the organization and initial operation of the District;
- (d) a detailed repayment plan covering the life of any financing, including the frequency and amounts expected to be collected from all sources;
- (e) the amount of any reserve fund and the expected level of annual debt service coverage which will be maintained for any financing;
- (f) the total authorized debt for the District;
- (g) the provisions regarding any credit enhancement, if any, for the proposed financing, including, but not limited to, letters of credit and insurance; and
- (h) a list and written explanation of potential risks of the financing.

7. A description of the proposed services;

District;

8. An estimate of the population and valuation for assessment of the proposed

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Approved Development Plan: means a certified plat as approved by the Town Council in accordance with the procedure outlined in the South Maryland Creek Ranch Planned Unit Development and Subdivision Regulations, or other process established by the Town for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the Town pursuant to the Town Code and as amended pursuant to the Town Code from time to time.

Board: means the Board of Directors of the District.

Bond, Bonds or Debt: means bonds, notes, certificates, debentures, other evidences of debt or other obligations issued by the District, the payment for which the District has promised to impose an *ad valorem* property tax mill levy.

Developer: means Maryland Creek Ranch, LLC, a South Dakota limited liability company authorized to do to business in Colorado.

Development: means the development or property commonly referred to as "South Maryland Creek Ranch," which is located in the Town.

District: means South Maryland Creek Ranch Metropolitan District.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) does not possess a conflict of interest that would prevent it providing services in an impartial manner to the District relating to the applicable Debt. For purposes of this Service Plan, the External Financial Advisor shall be George K. Baum & Company.

Financial Plan: means the Financial Plan described in Section VI which describes (i) how the Public Improvements are to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as Exhibit B, describing the initial boundaries of the District.

Maximum Administrative Operations and Maintenance Mill Levy: means the maximum mill levy the District is permitted to impose to cover the District's administrative operations and maintenance obligations and expenses. Excepting for the conditions contained herein, the Maximum Debt Mill Levy shall not exceed five (5) mills. If, on or after January 1, 2017 there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the Maximum Administrative Operations and Maintenance Mill Levy may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2017, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Maximum Combined Mill Levy: means the maximum mill levy the District is permitted to impose for the combined payment of Debt, administrative, operations and maintenance costs of the District, the combination of the Maximum Debt Mill Levy, Maximum Administrative Operations and Maintenance Mill Levy and Maximum Town Operations and Maintenance Mill Levy. Excepting for the conditions contained herein, the Maximum Combined Mill Levy shall not exceed fifty-seven (57) mills. If, on or after January 1, 2017, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the Maximum Combined Mill Levy may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2017, are neither diminished nor enhanced as a result of such changes.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt. Excepting for the conditions contained herein, the Maximum Debt Mill Levy shall not exceed forty (40) mills. If, on or after January 1, 2017, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the Maximum Debt Mill Levy may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2017, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Maximum Town Operations and Maintenance Mill Levy: means the maximum mill levy the District is permitted to impose to cover the District's operations and maintenance obligations to the Town for the Town's continued maintenance of the Public Improvements. Excepting for the conditions contained herein, the Maximum Town Operations and Maintenance Mill Levy shall not exceed twelve (12) mills. If, on or after January 1, 2017, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the Maximum Town Operations and Maintenance Mill Levy may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2017, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, operated, maintained, relocated, redeveloped and financed as generally described in the Special District Act, except as specifically limited in Section V below, to serve the future taxpayers and inhabitants of the Service Area as determined by the Board. Public Improvements shall include, generally, streets, traffic safety, water, sanitary sewer, storm drainage, park and recreation, transportation and mosquito control improvements and facilities (as defined in C.R.S. § 32-1-1004(2)) for the Development.

Service Area: means the property within the Development.

Service Plan: means this service plan for the District, as approved by the Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by the Town Council in accordance with the Town's policies and procedures and the applicable state law.

Special District Act: means C.R.S. § 32-1-101, *et seq.*, as amended from time to time.

State: means the State of Colorado.

Taxable Property: means real or personal property within the Service Area subject to *ad valorem* taxes imposed by the District.

Town: means the Town of Silverthorne, Colorado.

Town Code: means the Silverthorne Town Code, as it may be amended from time to time.

Town Council: means the Town Council of the Town of Silverthorne, Colorado.

III. BOUNDARIES

A. The area of the Initial District Boundaries for the District is approximately four hundred sixteen (416) acres located within the current boundaries of the Town.

B. A legal description of the Initial District Boundaries is attached hereto as Exhibit

A. A map of the Initial District Boundaries is attached hereto as Exhibit B.

C. The owner of the property encompassing the Initial District Boundaries is Maryland Creek Ranch, LLC, a South Dakota limited liability company (the "Owner"). Proof of Ownership of Development by the Owner and the Owner's consent to the formation of the District is attached hereto and incorporated herein as Exhibit C.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

A. The Service Area consists of approximately four hundred sixteen (416) acres of real property planned primarily for residential development. The current assessed valuation of the Service Area is \$753,243 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The daytime population of the District at build-out is estimated to be approximately one hundred and eighty (180) people.

B. Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of residential units identified in this Service Plan or any of the exhibits attached thereto, unless the same is contained within an Approved Development Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. General

1. Powers of the District. The District shall have the power and authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Colorado Constitution, subject to all of the limitations set forth in this Service Plan. The District shall have all of the powers of a metropolitan district described in C.R.S. §§ 32-1-1001 and 32-1-1004, except that the District shall not provide fire protection and emergency facilities or services, as such fire protection and emergency facilities and services are provided by other appropriate governmental entities. The District shall be authorized to plan for, design, acquire, construct, install, operate, maintain, relocate, redevelop and finance the Public Improvements. The District may choose to proceed with construction and financing of the Public Improvements within and without the Development. The District shall have the power to provide facilities and services within and

without its boundaries to the extent authorized by this Service Plan. The Public Improvements may be dedicated to the Town or other appropriate governmental entity in a manner consistent with the Approved Development Plan and other rules and regulations of the Town and applicable provisions of the Town Code, to the extent that the District has the necessary property interest to permit such dedication. Pending final acceptance by the Town or other appropriate governmental entity, the District shall at all times be authorized to undertake and coordinate any operational requirements for such Public Improvements. Upon final acceptance by the Town or other appropriate governmental entity, the District shall not be authorized to operate or maintain such dedicated Public Improvements, unless the provision of such operation and maintenance is pursuant to an intergovernmental agreement with the Town or other appropriate governmental entity. The District shall be authorized to own and maintain all public facilities constructed, installed or acquired by the District and not otherwise accepted for ownership and maintenance by another appropriate governmental entity. The District shall receive fire protection and emergency services from Lake Dillon Fire Protection District or other appropriate governmental entities.

2. Water and Sanitation Limitation. Property within the Service Area will be provided water and sanitation services by the Town. For so long as the Town, or other water and sanitation provider is providing water and sanitation services to the Service Area, the District shall not also operate or maintain water and sanitation improvements. Notwithstanding the foregoing limitation, the District shall be expressly permitted to undertake the construction and financing of water and sanitation improvements.

3. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction.

4. Overlap Limitation. Excepting the organization of any district organized under the Special District Act that will provide facilities or services within the Service Area that the District is otherwise unable to provide, the District shall not consent to the organization of any other district organized under the Special District Act within the Service Area which will overlap the boundaries of the District unless the aggregate mill levy of the District and such overlapping district will not at any time exceed the Maximum Mill Levy of the District.

5. Total Debt Issuance Limitation. The District shall not issue Debt in excess of Twenty-Two Million Dollars (\$22,000,000) in the aggregate par amount, exclusive of refundings. The amount proposed exceeds the amount of Debt anticipated to be issued, as shown in the Financial Plan, to allow for unforeseen contingencies, increases in construction costs due to inflation, and all costs of issuance, including capital interest, reserve accounts, discounts, refunding, legal fees and other incidental costs of issuance, as well as accounting for the requirement to vote each type of Public Improvement separately, resulting in the need for some overlap of authorization.

6. Fee Limitation. The District shall not impose any fee, toll or charges without the prior written consent of the Town.

7. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Mill Levy have been established in accordance with the Town's authority to approve a Service Plan with conditions pursuant to C.R.S. § 32-1-204.5. It is expressly intended that such limitations:

(a) shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable nonbankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy, shall be deemed a material modification of this Service Plan pursuant to C.R.S. § 32-1-207 and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town Council as part of a Service Plan Amendment. The Town shall be entitled to all remedies available at law to enjoin such actions of the District.

8. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for numerous amendments. The District is an independent unit of local government, separate and distinct from the Town, and its activities are subject to review by the Town only insofar as it may deviate in a material way from the requirements of this Service Plan or the Town Code or as otherwise provided by law. Actions of the District which: (a) violate the limitations set forth in Sections V.A.1-7 above; (b) violate the limitations set forth in Section VI.B-H; (c) constitute a material modification of this Service Plan; or (d) constitute a failure to comply with any agreement with the Town, shall be deemed to be material modifications to this Service Plan, are not authorized without formal amendment of the Service Plan, and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the District. Modification of the general types of services and facilities making up the Public Improvements, and changes in proposed configurations, locations or dimensions of the Public Improvements shall be permitted to accommodate development needs consistent with the then-current Approved Development Plan(s) for the Development, subject to the limitation of this Service Plan. Modifications to the timing and amounts of Debt issued by the District shall be permitted to accommodate the financing needs of the District, as determined by the Board, subject to the limitations of this Service Plan.

9. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply without the prior written consent of the Town.

10. Consolidation Limitation. The District shall not file a request with any court to consolidate with another Title 32 district without the prior written consent of the Town.

11. Pledge Limitation. Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to C.R.S. § 32-1-207 and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan amendment.

B. Preliminary Engineering Survey.

1. The District shall have authority to provide for the planning, design, acquisition, construction, installation, operation, maintenance, relocation, redevelopment, maintenance and financing of the Public Improvements within and without the boundaries of the District, to be more specifically defined in an Approved Development Plan. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, operated, maintained, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the Service Area and is approximately Twenty-Two Million, Five Hundred Twenty-Four Thousand, Nine Hundred Three Dollars and Sixty-One Cents (\$22,524,903.61) and is detailed in Exhibit D. These estimates list the Public Improvements that the District, subject to Town approval, shall have the power to provide, including the estimated costs in current dollars of each. Maps indicating the preliminary locations of the Public Improvements are attached hereto as Exhibit E, subject to the specific final design and approval thereof by the Town. The Town is not responsible for assuming any of the costs of the Public Improvements funded by the District.

2. All of the Public Improvements will be designed in such a way as to assure that the Public Improvements will be compatible with those of the Town and other governmental entities having proper jurisdiction, and shall be in accordance with the requirements of the Approved Development Plan. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, operation, maintenance, relocation and/or redevelopment of the Public

Improvements from revenues and the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay from revenues derived from the Maximum Mill Levy and other legally available revenues. A copy of the preliminary Financial Plan showing how the proposed Debt may be repaid under certain assumed development scenarios is attached hereto as Exhibit F. The total Debt that the District shall be permitted to issue shall not exceed Twenty-Two Million Dollars (\$22,000,000) in the aggregate par amount, and shall be permitted to be issued on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan referenced above and shall be phased as the Board determines to be in the best interest of the District to serve development as it occurs. The amount proposed exceeds the amount of Debt anticipated to be issued, as shown in the Financial Plan, to allow for unforeseen contingencies, increases in construction costs due to inflation, and all costs of issuance, including capital interest, reserve accounts, discounts, refunding, legal fees and other incidental costs of issuance, as well as accounting for the requirement to vote each type of Public Improvement separately, resulting in the need for some overlap of authorization. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general *ad valorem* taxes to be imposed upon all Taxable Property within the District. The District may also rely upon various other revenue sources authorized by law.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

1. The interest rate on any Debt is expected to be the market rate at the time the Debt is issued, but shall not exceed fifteen percent (15%). In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The maximum underwriting discount will be five percent (5%). The actual interest rates and discounts will be determined at the time the bonds are sold by the District and will reflect market conditions at the time of sale. Refunding bonds may be issued by the District to defease original issue bonds in compliance with applicable law. All Debt, including bonds issued to refund original issue bonds, shall have a maximum repayment term of forty (40) years from the date of the initial issuance of such Debt.

2. Estimated interest rates used in the Financing Plan are based on information furnished by the External Financial Advisor, George K. Baum & Company. In the event bonds are issued at an interest rate higher than the estimated rates used in the Financial Plan, the principal amount of bonds will be reduced so as to result in total debt service payments approximately equal to those projected in the Financial Plan, and so that debt service on the bonds can be paid from the revenue sources contemplated in this Service Plan. Any bonds issued by the District pursuant to this Service Plan shall be in compliance with all applicable state and federal legal requirements, including, without limitation, C.R.S. § 32-1-1101(6) and Article 59 of Title 11, C.R.S., as the same may be amended from time to time, and shall be approved by nationally recognized bond counsel. Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Mill Levy, Maximum Debt Mill Levy, Maximum Administrative Operations and Maintenance Mill Levy and Maximum Town Operations and Maintenance Mill Levy.

If, on or after January 1, 2017, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the Maximum Mill Levy, Maximum Debt Mill Levy, Maximum Administrative Operations and Maintenance Mill Levy and Maximum Town Operations and Maintenance Mill Levy may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2017, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation. The District shall be permitted to impose a mill levy in excess of the Maximum Debt Mill Levy, for so long as the total principal amount of all of the District's Debt, at the time of issuance, exceeds fifty percent (50%) of the valuation for assessment of the taxable property in the District, as certified by the Summit County Assessor. The District may provide that, at such time as the assessed value of the District is such that all or a portion of the Bonds could be issued as unlimited mill levy Debt pursuant to the above formula, the mill levy to pay all or such portion of the Debt may become unlimited at that time.

D. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service and for operations and maintenance, except that at no time shall the combined mill levy required for debt service and operations and maintenance services exceed the Maximum Mill Levy.

E. Debt Instrument Disclosure Requirement.

1. In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Service Plan for creation of the District.

2. Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

3. In the alternative, the District may set forth a statement providing the opinion of the District's bond counsel in substantially the following form:

It is the opinion of the District's competent bond counsel that the covenants of the District for repayment of the Debt and the authorizing documents for issuance of the Debt all contain provisions that are consistent with the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Service Plan for creation of the District, and that the offering documents contain sufficient disclosures thereof.

4. If no offering documents are used, the District shall deliver the statement to any prospective purchaser of such Debt.

F. Security for Debt.

The District shall not pledge any revenue or property of the Town as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

G. TABOR Compliance.

The District will comply with the provisions of Article X, Section 20 of the Colorado Constitution ("TABOR"). In the discretion of the Board, the District may set up other qualifying entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by the District will remain under the control of the District's Board, but will be subject to the provisions of Section VIII. of this Service Plan.

H. Construction Financing Obligations Issued to Developer.

The District may issue construction financing obligations to the Developer to evidence the District's obligation to reimburse the Developer's advances for capital costs of public improvements; any Developer advances which are not so reimbursed shall be treated as Developer contributions. Such construction financing obligations shall be subject to the following restrictions set forth above for the District's Bonds: Maximum Debt Mill Levy, debt limit, maximum term, prohibition on acceleration, and opinion as to Service Plan compliance; but such obligations shall not be subject to the above-stated bank trustee requirement or bond counsel opinion requirements. The repayment of construction financing obligations from proceeds of an equal or lesser principal amount of the District's Bonds shall not be treated as an increase in the principal amount of the District's debt for purposes of the debt limit under this

Service Plan. Such construction financing obligations shall bear interest at the market rate at the time of the obligation, shall be issued only to the Developer (and, therefore, not subject to any underwriting discount), and shall not be sold, transferred, assigned, participated, or used as security for any borrowing. The Developer hereby represents it is an accredited investor, as that term is defined under §§ 3(b) and (4)(2) of the federal "Securities Act of 1933" by regulation adopted thereunder by the Securities and Exchange Commission, and the Developer agrees it will also be such an accredited investor if and when it acquires such construction financing obligations. Such construction financing obligations shall be paid from imposition of a debt mill levy, not to exceed the Maximum Debt Mill Levy, and from the proceeds of the District's Bonds when and if received by the District. To the extent that any of such construction financing obligations are outstanding when the District's Bonds are also outstanding, payments on the construction financing obligations may be made only if such payments do not adversely affect the District's ability to pay its Bonds. The Developer solely assumes the risk of nonpayment or other default on such construction financing obligations, including, without limitation, delay, inability, or failure of the District to sell or issue its Bonds.

I. District's Operating Costs.

1. The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be Fifty Thousand Dollars (\$50,000) for the District, which will be eligible for reimbursement from Debt proceeds.

2. In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's operating budget is estimated to be Thirty-Six Thousand Two Hundred Eighty Four Dollars (\$36,284) which is anticipated to be derived from Developer advances. Maintenance costs will be determined as development progresses.

VII. REPORTING REQUIREMENTS

A. General. Within thirty (30) days of receipt of any of the following documents, the District shall file copies of such documents with the Town:

1. Audited financial statements;
2. Budgets;
3. Architectural plans;
4. Bid documents and construction contracts;
5. Intergovernmental agreements;

6. Ballot questions;
7. Resolutions authorizing Debt or other financial obligations;
8. Financing documents; and
9. Credit agreements.

B. Annual Report. Pursuant to Section 4-10-3 of the Town Code, the District shall be responsible for submitting an annual report to the Town Clerk no later than September 1st of each year beginning with September 1, 2017. The annual report may be submitted on a consolidated basis by the District. The annual report shall include, at a minimum, information pertaining to all of the following report areas:

1. A narrative summary of the progress of the District in implementing its service plan for the report year;
2. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year, including a statement of financial condition (*i.e.*, balance sheet) as of December 31 of the report year and the statement of operations (*i.e.*, revenues and expenditures) for the report year;
3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of public facilities in the report year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the report year;
4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year, and the current mill levy of the District pledged to debt retirement in the report year;
5. The District's budget for the calendar year in which the annual report is submitted;
6. A summary of residential development in the District for the report year;
7. Certification of the Board that no action, event or condition enumerated in Section 4-10-5 has occurred in the report year; and the name, business address and telephone

number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board.

VIII. MATERIAL DEPARTURE

A. Pursuant to Section 4-10-5 of the Town Code, the occurrence of any of the following actions, events or conditions, subsequent to the date of approval of this Service Plan or most recent amendment thereto, shall constitute a material departure requiring a service plan amendment:

1. The development of any capital facility in excess of one hundred thousand dollars (\$100,000.00) in cost, which is not either identified in the service plan or authorized by the Town in the course of a separate development approval, excluding bona fide cost projection miscalculations; and state or federally mandated improvements, particularly water or sanitation facilities;
2. The failure of the District to develop, cause to be developed, or consent to the development by others of any capital facility proposed in the Service Plan when necessary to service approved development within the District that is actually occurring;
3. The occurrence of any event or condition which is defined under this Service Plan or intergovernmental agreement as necessitating a service plan amendment;
4. The material default by the District under any intergovernmental agreement with the Town; or
5. Any of the events or conditions enumerated in C.R.S. § 32-1-207(2), , as amended.

B. In order to determine if a material departure has occurred, the District shall follow Section 4-10-6 of the Town Code and if a material departure is found to have occurred, the District shall forward an appropriate petition to the Town Council for approval requesting a service plan amendment, in accordance with Section 4-10-7 of the Town Code.

IX. DISSOLUTION

The District may file a petition in the District Court for dissolution when there are no financial obligations, including operations and maintenance obligations to the Town, or outstanding bonds, or any such financial obligations or outstanding bonds are adequately secured by escrow funds or securities meeting the investment requirements in Part 6 of Article 75 of Title 24, C.R.S., and upon an independent determination by the Town Council that the financing purposes for which the District was created have been achieved and that ongoing maintenance obligations of the District will be taken over by an appropriate and authorized entity. Dissolution of the District is subject to approval of a plan of dissolution meeting the requirements of Part 7 of Article 1 of Title 32, C.R.S., by the Summit County District Court. The District's dissolution prior

to payment of all debt will be subject to approval of a plan of dissolution in the District Court of Summit County, pursuant to C.R.S. § 32-1-704.

X. DISCLOSURE TO RESIDENTS AND TAXPAYERS

Pursuant to C.R.S. § 32-1-104.8, the District shall record a special district public disclosure document and a map of the boundaries of the District with the Summit County Clerk and Recorder. The disclosure shall be in substantially the same form as the disclosure form attached hereto and incorporated herein as Exhibit G.

XI. INTERGOVERNMENTAL AGREEMENT

The form of the Intergovernmental Agreement required by the Town Code, relating to the limitations imposed on the District's activities, is attached hereto as Exhibit H. The District shall approve the Intergovernmental Agreement at its first Board meeting after its organizational election. Failure of the District to execute the Intergovernmental Agreement as required herein shall constitute a material departure and shall require a Service Plan amendment. The Intergovernmental Agreement may be amended from time to time by the District and the Town, and may include written consents and agreements of the Town as required throughout this Service Plan.

XII. RESOLUTION OF APPROVAL

The District incorporates the resolution of the Town Council approving this Service Plan, including any conditions of approval, into this Service Plan to be presented to the Summit County District Court.

XIII. CONCLUSION

It is submitted that this Service Plan for the District, as required by C.R.S. § 32-1-203(2), establishes that:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District;

B. The existing service in the area to be served by the proposed District is inadequate for present and projected needs;

C. The proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries;

D. The area included within the proposed District has or will have the financial ability to discharge the proposed indebtedness on a reasonable basis.

EXHIBIT A

Legal Description of Initial District Boundaries

TRACT 1R, SOUTH MARYLAND CREEK RANCH – FIRST AMENDMENT, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD ON THE 26TH DAY OF MARCH, 2015 AT RECEPTION NO. 1078868, COUNTY OF SUMMIT, STATE OF COLORADO.

TRACT 2, SOUTH MARYLAND CREEK RANCH – FIRST AMENDMENT, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD ON THE 26TH DAY OF MARCH, 2015 AT RECEPTION NO. 1078868, COUNTY OF SUMMIT, STATE OF COLORADO.

TRACT 3R, SOUTH MARYLAND CREEK RANCH – FIRST AMENDMENT, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD ON THE 26TH DAY OF MARCH, 2015 AT RECEPTION NO. 1078868, COUNTY OF SUMMIT, STATE OF COLORADO.

TRACT B, OXBOW RANCH, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD ON THE 26TH DAY OF MARCH, 2015 AT RECEPTION NO. 1078869, COUNTY OF SUMMIT, STATE OF COLORADO.

EXHIBIT B

Boundary Map of Initial District Boundaries

EXHIBIT C

Proof of Ownership and Owner's Consent

EXHIBIT A
Property

TRACT 1R, SOUTH MARYLAND CREEK RANCH – FIRST AMENDMENT, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD ON THE 26TH DAY OF MARCH, 2015 AT RECEPTION NO. 1078868, COUNTY OF SUMMIT, STATE OF COLORADO.

TRACT 2, SOUTH MARYLAND CREEK RANCH – FIRST AMENDMENT, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD ON THE 26TH DAY OF MARCH, 2015 AT RECEPTION NO. 1078868, COUNTY OF SUMMIT, STATE OF COLORADO.

TRACT 3R, SOUTH MARYLAND CREEK RANCH – FIRST AMENDMENT, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD ON THE 26TH DAY OF MARCH, 2015 AT RECEPTION NO. 1078868, COUNTY OF SUMMIT, STATE OF COLORADO.

TRACT B, OXBOW RANCH, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD ON THE 26TH DAY OF MARCH, 2015 AT RECEPTION NO. 1078869, COUNTY OF SUMMIT, STATE OF COLORADO.



Land Title Guarantee Company of Summit County
CUSTOMER DISTRIBUTION

Date: 08-07-2015

Our Order Number: M20033770.9

Property Address:

SOUTH MARYLAND CREEK RANCH SILVERTHORNE, CO 80498

If you have any inquiries or require further assistance, please contact one of the numbers below:

For Title Assistance:
Breckenridge Title Dept.
Randy Gibbons
200 NORTH RIDGE
PO BOX 2280
BRECKENRIDGE, CO 80424
Phone: 970-453-2255
Fax: 970-453-3828
EMail: rgibbons@ltgc.com

WEST BROWN PC
100 S RIDGE ST #2004
PO BOX 588
BRECKENRIDGE, CO 80424
Attn: STEVE WEST
Phone: 970-453-2901
EMail: swest@westbrown.com
Sent Via EMail

MARCUS WILLIAMS
Attn: KEITH F. WOODS
Phone: 303-318-0128
EMail: kwoods@markuswilliams.com
Sent Via EMail

US BANK
Attn: MARIE FREDRICKSON
EMail: marie.fredrickson@usbank.com
Sent Via US Postal Service

MARYLAND CREEK RANCH
Attn: JOANNA HOPKINS
EMail: jhopkins@marylandcreekcranch.com
Sent Via EMail

US BANK
Attn: TIM LOFTESNESS
EMail: timothy.loftesness@usbank.com
Sent Via EMail



Land Title Guarantee Company of Summit County

Date: 08-07-2015

Our Order Number: M20033770.9

Property Address:

SOUTH MARYLAND CREEK RANCH SILVERTHORNE, CO 80498

Owner:

MARYLAND CREEK RANCH, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY

Need a map or directions for your upcoming closing? Check out Land Title's web site at www.ltgc.com for directions to any of our 54 office locations.

ESTIMATE OF TITLE INSURANCE FEES

ALTA Loan Policy 06-17-06	\$0.00
Endorsement 110.3-06 (Lender)	\$500.00
Endorsement 107.12-06 (Lender)	\$1,594.00

TOTAL

\$2,094.00

Old Republic National Title Insurance Company

ALTA COMMITMENT

Our Order No. M20033770.9

Schedule A

Cust. Ref.:

Property Address:

SOUTH MARYLAND CREEK RANCH SILVERTHORNE, CO 80498

1. Effective Date: August 07, 2015 at 5:00 P.M.

2. Policy to be Issued, and Proposed Insured:

"ALTA" Loan Policy 06-17-06

\$9,150,000.00

Proposed Insured:

U.S. BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS

3. The estate or interest in the Land described or referred to in this Commitment and covered herein is:

A Fee Simple

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

MARYLAND CREEK RANCH, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY

5. The Land referred to in this Commitment is described as follows:

SEE ATTACHED PAGE(S) FOR LEGAL DESCRIPTION

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Our Order No: M20033770.9

LEGAL DESCRIPTION

PARCEL A:

TRACT 1R, TRACT 2 AND TRACT 3R, SOUTH MARYLAND CREEK RANCH - FIRST AMENDMENT, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD ON THE 26TH DAY OF MARCH, 2015 AT RECEPTION NO. 1078868, COUNTY OF SUMMIT, STATE OF COLORADO.

PARCEL B:

TRACT B, OXBOW RANCH, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD ON THE 26TH DAY OF MARCH, 2015 AT RECEPTION NO. 1078869, COUNTY OF SUMMIT, STATE OF COLORADO.

ALTA COMMITMENT

SCHEDULE B-1

(Requirements)

Our Order No. M20033770.9

The following are the requirements to be complied with:

Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. UPON RECORDING OF THE FOURTH AMENDMENT TO THE DEED OF TRUST AND LAND TITLE BEING IN RECEIPT OF FEES AS DISCLOSED HEREIN, MORTGAGEE POLICY ENDORSEMENTS 110.3 (UPDATING THE LEGAL DESCRIPTION) AND 107.12 (BRINGS THE EFFECTIVE DATE OF THE POLICY CURRENT) WILL BE ISSUED. PLEASE ALSO REMIT RECORDING FEES.

NOTE: THE NEW LEGAL DESCRIPTION BEING INSURED HEREIN IS THE SAME LEGAL DESCRIPTION INSURED PREVIOUSLY, EXCEPT FOR PARCEL Q AND THE ROADS. THE NEW LEGAL DESCRIPTION ALSO INCLUDES THE ADDITION OF TRACT B, OF THE "OXBOW PARCEL". THE NEW TRACTS UNDER "PARCEL A" WERE CREATED BY A PLAT RECORDED MARCH 26, 2015 AT RECEPTION NO. 1078868. PARCEL B OF THE OXBOW PARCEL WAS CREATED WITH THE PLAT RECORDED MARCH 26, 2015 AT RECEPTION NO. 1078869.

ALTA COMMITMENT

SCHEDULE B-2

(Exceptions)

Our Order No. M20033770.9

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
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 JUNE 12, 1898 IN BOOK 79 AT PAGE 277.
9. 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 JULY 22, 1914 IN BOOK 100 AT PAGE 507.
10. 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 APRIL 10, 1918 IN BOOK 105 AT PAGE 154.

ALTA COMMITMENT

SCHEDULE B-2

(Exceptions)

Our Order No. M20033770.9

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

11. 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 APRIL 10, 1918 IN BOOK 105 AT PAGE 155.
12. 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 MARCH 22, 1922 IN BOOK 105 AT PAGE 320.
13. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT TO THE UNITED STATES RECORDED JANUARY 07, 1939 IN BOOK 125 AT PAGE 531.
14. RIGHT OF WAY OR EASEMENT FOR BLUE VALLEY TELEPHONE AS REFERRED TO IN DEED RECORDED FEBRUARY 16, 1982 UNDER RECEPTION NO. 236175.
15. RIGHT OF WAY FOR HIGHWAY PURPOSES AS CONVEYED IN DEED RECORDED JUNE 21, 1949 IN BOOK 134 AT PAGE 192.
16. TERMS, CONDITIONS AND PROVISIONS OF LETTER TO TOWN OF SILVERTHORNE RECORDED JANUARY 13, 2006 AT RECEPTION NO. 812208.
17. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANTS (REAL ESTATE TRANSFER ASSESSMENT COVENANT RECORDED FEBRUARY 06, 2006 AT RECEPTION NO. 814525.
18. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANT RECORDED FEBRUARY 06, 2006 AT RECEPTION NO. 814526.
19. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED APRIL 28, 2006 AT RECEPTION NO. 820802.
20. TERMS, CONDITIONS AND PROVISIONS OF PUBLIC SERVICE COMPANY OF COLORADO

ALTA COMMITMENT

SCHEDULE B-2

(Exceptions)

Our Order No. M20033770.9

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

EASEMENT RECORDED APRIL 28, 2006 AT RECEPTION NO. 820803.

21. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF LEASE RECORDED JUNE 16, 2006 AT RECEPTION NO. 823982.
22. TERMS, CONDITIONS AND PROVISIONS OF TOWN OF SILVERTHORNE SUBDIVISION IMPROVEMENT AGREEMENT RECORDED JULY 07, 2006 AT RECEPTION NO. 825794 AND AMENDED JUNE 27, 2007 UNDER RECEPTION NO. 860554 AND AMENDED JULY 7, 2008 UNDER RECEPTION NO. 893970 AND AMENDED JUNE 30, 2009 UNDER RECEPTION NO. 917046 AND AMENDED DECEMBER 4, 2009 UNDER RECEPTION NO. 927775 AND AMENDMENT RECORDED DECEMBER 12, 2014 UNDER RECEPTION NO. 1071997.

NOTE: RATIFICATION OF PLAT WAS RECORDED JULY 19, 2006 UNDER RECEPTION NO. 826838

23. EASEMENTS, NOTES AND DEDICATIONS AS SHOWN AND RESERVED ON THE RECORDED PLAT OF SOUTH MARYLAND CREEK RANCH RECORDED JULY 7, 2006 UNDER RECEPTION NO. 825793.
24. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 2005-17 CREATING SOUTH MARYLAND CREEK RANCH GENERAL IMPROVEMENT DISTRICT RECORDED OCTOBER 11, 2006 AT RECEPTION NO. 835630.
25. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF RESTRICTIONS RECORDED FEBRUARY 01, 2007 AT RECEPTION NO. 846052.
26. TERMS, CONDITIONS AND PROVISIONS OF SOUTH MARYLAND CREEK RANCH AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED DECEMBER 14, 2007 AT RECEPTION NO. 876090 AND FIRST AMENDMENT RECORDED DECEMBER 4, 2009 UNDER RECEPTION NO. 927774 AND SECOND AMENDMENT RECORDED DECEMBER 2, 2011 UNDER RECEPTION NO. 980867 AND DEVELOPMENT AGREEMENT RECORDED JUNE 18, 2015 UNDER RECEPTION NO. 1084860..
27. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF COVENANT RECORDED DECEMBER 14, 2007 AT RECEPTION NO. 876091.

ALTA COMMITMENT

SCHEDULE B-2

(Exceptions)

Our Order No. M20033770.9

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

28. TERMS, CONDITIONS AND PROVISIONS OF REAL ESTATE TRANSFER COVENANT FOR MARYLAND CREEK RANCH RECORDED DECEMBER 14, 2007 AT RECEPTION NO. 876092.
29. TERMS, CONDITIONS AND PROVISIONS OF SOUTH MARYLAND CREEK RANCH PUD GUIDE RECORDED DECEMBER 14, 2007 AT RECEPTION NO. 876095 AND NOVEMBER 17, 2008 UNDER RECEPTION NO. 900504 AND ORDINANCE 2015-08 APPROVING A MAJOR AMENDMENT TO THE SOUTH MARYLAND CREEK RANCH PLANNED UNIT DEVELOPMENT RECORDED JULY 6, 2015 UNDER RECEPTION NO. 1086016..
30. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE INCLUDING PROPERTY INTO THE SOUTH MARYLAND CREEK RANCH GENERAL IMPROVEMENT DISTRICT RECORDED JANUARY 24, 2008 AT RECEPTION NO. 878976 AND SECOND AMENDED AND RESATED WATER SEVICE AGREEMENT RECORDED JUNE 18, 2015 UNDER RECEPTION NO. 1084861..
31. EASEMENTS, NOTES AND DEDICATIONS AS SHOWN ON THE PLAT FOR SOUTH MARYLAND CREEK RANCH - FIRST AMENDMENT RECORDED MARCH 26, 2015 UNDER RECEPTION NO. 1078868.
32. DEED OF TRUST DATED JUNE 15, 2006, FROM MRYLAND CREEK RANCH, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF SUMMIT COUNTY FOR THE USE OF U.S. BANK, NATIONAL ASSOCIATION TO SECURE THE SUM OF \$9,150,000.00 RECORDED JUNE 16, 2006, UNDER RECEPTION NO. 823984.

SAID DEED OF TRUST WAS FURTHER SECURED IN ASSIGNMENT OF RENTS RECORDED JUNE 16, 2006, UNDER RECEPTION NO. 823983.

AMENDMENT AGREEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED AUGUST 23, 2008, UNDER RECEPTION NO. 894138.

AMENDMENT AGREEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED AUGUST 04, 2010, UNDER RECEPTION NO. 943864.

AMENDMENT AGREEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED JULY 09, 2013, UNDER RECEPTION NO. 1031100.

NOTE: (AFORMENTIONED EXCEPTION IS THE INSURED POLICY)

LAND TITLE GUARANTEE COMPANY and LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION
DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- A) The subject real property may be located in a special taxing district.
- B) A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
- C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulation 3-5-1, Section 7L requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- D) The Company must receive payment of the appropriate premium.
- E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial or insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY, LAND TITLE GUARANTEE COMPANY - GRAND JUNCTION,
LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY

This Statement is provided to you as a customer of Land Title Guarantee Company and Meridian Land Title, LLC, as agents for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- * applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- * your transactions with, or from the services being performed by, us, our affiliates, or others;
- * a consumer reporting agency, if such information is provided to us in connection with your transaction; and
- * the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- * We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- * We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- * Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- * We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows. Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

EXHIBIT D

Preliminary Engineering Cost Estimates

South Maryland Creek Ranch Metropolitan District
 Engineer's Estimate of Probable Construction Cost
 Maryland Creek Ranch
 Project No. 133-23519-14002
 Tetra Tech Plans - Phase 1 Pricing Plans 4-10-15

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
A. SITE PREPARATION				
1 Mobilization / Demobilization (Estimate 2.5%)	LS	1	\$240,000.00	\$240,000.00
2 Performance and Payment Bonds (Estimate 1.5%)	LS	1	\$145,000.00	\$145,000.00
3 Construction Surveying (Estimate 3%)	LS	1	\$290,000.00	\$290,000.00
4 Traffic Control (Estimate 5%)	LS	0	\$0.00	\$0.00
			Site Preparation Total	\$675,000.00
B. DEMOLITION				
1 Sawcut Asphalt	LF	30	\$3.00	\$90.00
2 Removal of Silt Fence	LF	10000	\$1.50	\$15,000.00
			Demolition Total	\$15,090.00
C. EROSION CONTROL				
1 Silt Fence	LF	40,000	\$3.67	\$146,704.00
2 Straw Bales	EA	291	\$25.00	\$7,275.00
3 Ditch Protection	EA	0	\$0.00	\$0.00
4 Other Erosion Control	LS	1	\$0.00	\$0.00
5 Stormwater Management Plan	LS	1	\$20,000.00	\$20,000.00
			Erosion Control Total	\$173,979.00
D. GRADING				
1 Excavation (Cut)	CY	57,000	\$5.00	\$285,000.00
2 Embankment (Fill)	CY	48,000	\$5.00	\$240,000.00
3 Retaining Wall - Mechanically Stabilized Earth	FF	0	\$0.00	\$0.00
4 Retaining Wall - Split Face Boulder	SF	33,503	\$37.50	\$1,256,348.63
5 Retaining Wall - Soil Nail	FF	0	\$0.00	\$0.00
			Grading Total	\$1,781,348.63
E. WATER				
1 4" CL 52 DIP	LF	240	\$37.50	\$9,000.00
2 8" CL 52 DIP	LF	4,042	\$68.00	\$274,856.00
3 8" RESTRAINED JOINT PIPE (TR FLEX OR EQUAL)	LF	1,626	\$80.00	\$130,080.00
4 10" CL 52 DIP	LF	1,472	\$76.00	\$111,872.00
5 12" CL 52 DIP	LF	1,286	\$84.00	\$108,024.00
6 Fire Hydrant Assembly	EA	11	\$10,500.00	\$115,500.00
7 4" Gate Valve	EA	1	\$1,700.00	\$1,700.00
8 8" Gate Valve	EA	28	\$2,000.00	\$56,000.00
9 10" Gate Valve	EA	7	\$2,300.00	\$16,100.00
10 12" Gate Valve	EA	11	\$2,600.00	\$28,600.00
11 Air Relief Valve Vault	EA	1	\$6,360.00	\$6,360.00
12 Water Booster Station	LS	1	\$500,000.00	\$500,000.00
			Water Total	\$1,358,092.00
F. DRAINAGE				
1 4" Perforated Pipe	LF	60	\$30.00	\$1,800.00
2 4" Solid Drain Line	LF	60	\$30.00	\$1,800.00
3 12" HDPE Culvert	LF	34	\$45.00	\$1,530.00
4 Flared End Section, 12"	EA	2	\$250.00	\$500.00
5 18" HDPE Culvert	LF	2,272	\$53.00	\$120,416.00
6 Flared End Section, 18"	EA	79	\$300.00	\$23,700.00
7 24" HDPE Culvert	LF	270	\$62.00	\$16,740.00
8 Flared End Section, 24"	EA	8	\$350.00	\$2,800.00
9 30" HDPE Culvert	LF	100	\$72.00	\$7,200.00
10 Flared End Section, 30"	EA	4	\$400.00	\$1,600.00
11 36" HDPE Culvert	LF	166	\$82.00	\$13,612.00
12 Flared End Section, 36"	EA	1	\$750.00	\$750.00
13 Water Quality Pond Outlet Structure	EA	8	\$3,000.00	\$24,000.00
14 Type C Inlet	EA	1	\$3,200.00	\$3,200.00
15 Type 13 Inlet	EA	3	\$3,500.00	\$10,500.00
16 Detention Ponds	LS	1	\$100,000.00	\$100,000.00
17 Riprap	CY	275	\$90.00	\$24,750.00
			Drainage Total	\$354,898.00

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
G. SANITARY SEWER				
1 4" SDR 26 PVC Force Main	LF	230	\$175.00	\$40,250.00
2 8" PVC Sewer Main (up to 12' Depth)	LF	9,566	\$55.29	\$528,900.31
3 Sewer Manholes (up to 12' Depth)	EA	69	\$3,095.20	\$213,568.80
4 Lift Station	LS	1	\$1,000,000.00	\$1,000,000.00
5 Force Main to JSA	LF	7200	\$175.00	\$1,260,000.00
			Sanitary Sewer Total	\$3,042,719.11
H. ROADS				
1 Class 6 Road Base	TON	11,552	\$26.00	\$300,364.59
2 Grade Sx Asphalt	TON	15,717	\$92.00	\$1,446,006.21
3 2' Barrier Curb And Gutter	LF	1,899	\$19.00	\$36,083.09
4 Curb and Gutter Type 2 - Section IIB	LF	1,118	\$15.00	\$16,774.80
5 5' Wide Concrete Pan	SF	9,499	\$6.00	\$56,995.80
6 3' Wide Concrete Pan	SF	3,242	\$6.50	\$21,071.38
7 Concrete Sidewalk	SF	7,038	\$5.50	\$38,711.09
8 New Guardrail	LF	2,265	\$60.00	\$135,894.00
			Roads Total	\$2,051,900.96
I. SIGNAGE AND STRIPING				
1 Regulatory Signs	EA	50	\$350.00	\$17,500.00
2 Striping	LS	1	\$10,000.00	\$10,000.00
			Signage and Striping Total	\$27,500.00
J. HIGHWAY 9 IMPROVEMENTS				
1 Access Improvements	LS	1	\$600,000.00	\$600,000.00
			Highway 9 Improvements	\$600,000.00
			SUBTOTAL	\$10,080,527.70
			CONTINGENCY (+/- 20%)	\$2,016,105.54
			TOTAL ESTIMATED COST	\$12,096,633.24

Notes

- 1 - Water and sanitary sewer services are not included in the above estimate.
- 2 - Bridge locations are not reflected in this estimate.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: South Maryland Creek Ranch, LLC. Project: Maryland Creek Ranch
 P.O. Box 1609. Application No. 2604-34
 Silverthorne, CO 80498 Period To: 11/25/08
 Contract Date: 01/30/06

FROM CONTRACTOR: Stan Miller, Inc.
 P.O. Box 804
 Breckenridge, CO 80424

CONTRACTOR'S APPLICATION FOR PAYMENT

- 1. ORIGINAL CONTRACT SUM..... \$ 16,701,847.56
- 2. NET CHANGE BY CHANGE ORDERS..... \$ 2,063,635.59
- 3. CONTRACT SUM TO DATE..... \$ 18,765,483.15
- 4. TOTAL COMPLETED & STORED TO DATE..... \$ 10,428,270.37
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... \$ 9,477,280.04
- 8. CURRENT PAYMENT DUE..... \$ 930,990.33
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE..... \$ 8,337,212.78

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: _____

State of Colorado
 County of Summit
 Subscribed and sworn to before me this _____ day of _____, 2008.

Notary Public:
 My Commission expires, 19 January, 2009.

CHANGE ORDER SUMMARY	ADDITIONS:	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 1,586,007.95	\$
Total approved this month	\$ 477,627.64	\$
TOTALS:	\$ 2,063,635.59	\$

CON JATION SHEET
 PROJECT: Maryland Creek Ranch

Application No: 604-34
 Application Date: 11/25/08
 Period To: 11/25/08

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
		Mobilization:						
1-400	1	Mobilization 2006: Lump Sum	\$ 24,885.00	\$ 24,885.00	-	\$ 24,885.00	100%	\$ -
1-400	2	Mobilization 2007: Lump Sum	48,695.00	48,695.00	-	48,695.00	100%	-
1-400	3	Mobilization 2008: Lump Sum	18,067.00	628.86	17,438.14	18,067.00	100%	-
		Mobilization Total:	91,647.00	74,208.86	17,438.14	91,647.00	100%	-
1-170		Erosion Control 2006:						
	4	Silt Fence: 25,135 LF @ \$5.95/LF	149,553.25	149,553.25	-	149,553.25	100%	-
1-170	5	Barrier Fence: 9,330 LF @ \$10.83/LF	101,043.90	101,043.90	-	101,043.90	100%	-
		Erosion Control 2006 Total:	250,597.15	250,597.15	-	250,597.15	100%	-
1-170	6	Erosion Control 2007: Silt Fence: 19,975 LF @ \$5.95/LF	118,851.25	118,851.25	-	118,851.25	100%	-
1-170	7	R&R Silt Fence: 855 LF @ \$5.95/LF	5,087.25	5,087.25	-	5,087.25	100%	-
1-170	8	Barrier Fence: 4,902 LF @ \$10.83/LF	53,088.66	53,088.66	-	53,088.66	100%	-
1-170	9	Hay Bale Barriers: 210 EA @ \$114.15/EA	23,971.50	-	-	-	0%	23,971.50
1-170	10	Hay Bale Check Dams: 35 EA @ \$912.00/EA	31,920.00	-	-	-	0%	31,920.00
1-170	11	Vehicle Tracking Pads: 2 EA @ \$2,375.00/EA	4,750.00	-	-	-	0%	4,750.00
		Erosion Control 2007 Total:	237,668.66	177,027.16	-	177,027.16	74%	60,641.50
1-110	12	Clearing 2006: Clear & Grub Main Rd: 13.44 AC @ \$6,854.00/AC	92,117.76	92,117.76	-	92,117.76	100%	-
1-110	13	Clear & Grub (No Trees): 8.97 AC @ \$3,250.00/AC	29,152.50	29,152.50	-	29,152.50	100%	-

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
1-110	14	<u>Clearing 2006 (cont):</u> Clear & Grub Pipeline Easmt: 1.78 AC @ \$8,988.00/AC	15,998.64	15,998.64	-	15,998.64	100%	-
		Clearing 2006 Total:	137,268.90	137,268.90	-	137,268.90	100%	-
1-110	15	<u>Clearing 2007:</u> Clear & Grub Main Rd: .57 AC @ \$6,854.00/AC	3,906.78	3,906.78	-	3,906.78	100%	-
1-110	16	Clear & Grub Access Rds: 7.3 AC @ \$6,854.00/AC	50,034.20	-	-	-	0%	50,034.20
1-110	17	Clear & Grub (No Trees): 3.13 AC @ \$3,250.00/AC	10,172.50	2,160.87	-	2,160.87	21%	8,011.63
1-110	18	Clear & Grub Pipeline Easmt: 1.03 AC @ \$8,988.00/AC	9,257.64	-	-	-	0%	9,257.64
		Clearing 2007 Total:	73,371.12	6,057.65	-	6,057.65	8%	67,303.47
1-330	19	<u>Topsoil Stripping 2006:</u> Strip Topsoil Main Rds: 35,383 CY @ \$4.31/CY	152,500.73	140,300.67	-	140,300.67	92%	12,200.06
		Topsoil Stripping 2006 Total:	152,500.73	140,300.67	-	140,300.67	92%	12,200.06
1-330	20	<u>Topsoil Stripping 2007:</u> Strip to Stockpile Access Rds: 19,118 CY @ \$5.30/CY	101,325.40	2,026.51	-	2,026.51	2%	99,298.89
1-330	21	Strip to Windrow Pipeline Easmt: 1,580 CY @ \$3.71/CY	5,861.80	5,870.05	-	5,870.05	97%	181.75
		Topsoil Stripping 2007 Total:	107,187.20	7,696.56	-	7,696.56	7%	99,490.64
1-301	22	<u>Mass Excavation 2006:</u> Cut Main Rds: 53,151 CY @ \$3.40/CY	180,713.40	180,713.40	-	180,713.40	100%	-
1-301	23	Fill Main Rds: 19,514 CY @ \$8.75/CY	170,747.50	170,747.50	-	170,747.50	100%	-
1-301	24	Import Structural Matl Pk 7: 11,382 CY @ \$6.35/CY	72,275.70	72,275.70	-	72,275.70	100%	-
1-301	25	Import Place Structural Matl Pk 7: 11,382 CY @ \$2.90/CY	33,007.80	33,007.80	-	33,007.80	100%	-

CON JATION SHEET
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1-301	26	<u>Mass Excavation 2006 (cont):</u> Rock Ex: Drill, Shoot, & Remove: Lump Sum	2,500.00	2,500.00	-	2,500.00	100%	-
1-301	27	<u>Mass Excavation 2006 Total:</u> Cut Main Rds: 9,379 CY @ \$3.48/CY	459,244.40	459,244.40	-	459,244.40	100%	-
1-301	28	<u>Mass Excavation 2007:</u> Cut Access Rds: 25,407 CY @ \$2.80/CY	32,638.92	25,661.66	-	25,661.66	79%	6,977.26
1-301	29	Fill Access Rds: 31,827 CY @ \$9.70/CY	71,139.60	-	-	-	0%	71,139.60
1-301	30	Import Dredge from Everist: 5,011 CY @ \$18.03/CY	308,721.90	-	-	-	0%	308,721.90
1-301	31	Fill Access Rds Place Dredge: 8,011 CY @ \$7.22/CY	90,348.33	19,876.63	-	19,876.63	22%	70,471.70
1-301	32	Rock Ex: Drill, Shoot, & Remove: Lump Sum	36,179.42	-	-	-	0%	36,179.42
1-301	32	Sanitary Sewer Mains 2006:	5,000.00	-	-	-	0%	5,000.00
2-520	33	<u>Mass Excavation 2007 Total:</u> Back Lot SS MH SSBL-03 thru MH SSBL-16: Silt Fence: 3,355 LF @ \$5.95/LF	544,028.17	45,538.29	-	45,538.29	8%	498,489.88
2-520	34	Strip to Windrow Pipeline Easmt: 1,550 CY @ \$8.50/CY	19,962.25	19,962.25	-	19,962.25	100%	-
2-520	35	Strip to Stockpile Pipeline Easmt: 350 CY @ \$13.39/CY	13,175.00	13,175.00	-	13,175.00	100%	-
2-520	36	Pioneer Bench for San Sew Line: 3,870 CY @ \$3.95/CY	4,686.50	4,686.50	-	4,686.50	100%	-
2-520	37	8" SDR35 Sanitary Main (12' & Under): 1,924 LF @ \$37.26/LF	15,286.50	15,286.50	-	15,286.50	100%	-
2-520	38	8" SDR35 Sanitary Main (12' - 15'): 412 LF @ \$43.65/LF	71,688.24	71,688.24	-	71,688.24	100%	-
2-520	39	48" dia Manholes (12' & under): 14 EA @ \$2,829.00/EA	17,983.80	17,983.80	-	17,983.80	100%	-
2-520	39	48" dia Manholes (12' & under): 14 EA @ \$2,829.00/EA	39,606.00	39,606.00	-	39,606.00	100%	-

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		Back Lot SS MH SSBL-03 thru MH SSBL-16 (cont):						
2-520	40	48" dia Manholes (12' - 15'); 1 EA @ \$3,188.00/EA	3,188.00	3,188.00	-	3,188.00	100%	-
2-520	41	Manholes Steepened Invert: 3/Xing @ \$3,350.00/Xing	10,050.00	10,050.00	-	10,050.00	100%	-
2-520	42	Install San Sew Serv to Lots 64, 65, & 67: 180 LF @ \$42.55/LF	7,659.00	7,659.00	-	7,659.00	100%	-
2-520	43	Insulation: 86 LF @ \$16.53/LF	1,421.58	1,421.58	-	1,421.58	100%	-
2-520	44	TV San Sewer Line: 2,335 LF @ \$2.75/LF	6,421.25	6,228.61	-	6,228.61	97%	192.64
2-520	45	Replace Slope: 3,425 CY @ \$7.50/CY	25,687.50	25,687.50	-	25,687.50	100%	-
2-520	46	Topsoil Placement @ 6" Deep: 1,550 CY @ \$10.75/CY	16,662.50	16,662.50	-	16,662.50	100%	-
2-520	47	Hydro Mulch Slopes: 1.92 AC @ \$6,236.00/AC	11,976.96	11,976.96	-	11,976.96	100%	-
2-520	48	Hydro Mulch Easements: .35 AC @ \$8,966.00/AC	3,138.10	3,138.10	-	3,138.10	100%	-
		Back Lot SS MH SSBL-03 thru MH SSBL-16 Total:	268,593.18	268,400.54	-	268,400.54	100%	192.64
		Hunter's Knob & SML1 A-3 SS:						
2-520	49	8" SDR35 Sanitary Main (12' & Under): 1,674 LF @ \$37.26/LF	62,373.24	59,254.58	-	59,254.58	95%	3,118.66
2-520	50	8" SDR35 Sanitary Main (12' - 15'): 154 LF @ \$43.65/LF	6,722.10	6,520.44	-	6,520.44	97%	201.66
2-520	51	6" Sanitary Services (12' & under): 282 LF @ \$43.46/LF	12,255.72	2,451.14	-	2,451.14	20%	9,804.58
2-520	52	48" dia Manholes (12' & under): 13 EA @ \$2,829.00/EA	36,777.00	35,673.69	-	35,673.69	97%	1,103.31
2-520	53	48" dia Manholes (12' - 15'): 2 EA @ \$3,188.00/EA	6,376.00	6,184.72	-	6,184.72	97%	191.28

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2-520	54	<u>Hunter's Knob & SMI 1 A-3 SS (cont):</u> Insulation: 64 LF @ \$16.53/LF	1,057.92	1,026.18	-	1,026.18	97%	31.74
2-520	55	<u>Hunter's Knob & SMI 1 A-3 SS Total:</u> <u>Sanitary Sewer Mains 2007:</u> <u>Back Lot SS to Lift Sta & Easemnt to SMCRL:</u> 8" SDR35 Sanitary Main (12' & Under): 507 LF @ \$37.26/LF	125,551.98	111,110.75	-	111,110.75	88%	14,451.23
2-520	56	48" dia Manholes (12' & under): 3 EA @ \$2,829.00/EA	8,487.00	-	-	-	0%	18,890.82
2-520	57	48" dia Manholes Drop (12' - 15'): 1 EA @ \$4,800.00/EA	4,800.00	-	-	-	0%	8,487.00
		<u>Back Lot SS to Lift Sta & Easemnt to SMCRL Total:</u>	32,177.82	-	-	-	0%	4,800.00
2-520	58	<u>CDOT ROW/OxBow Pump Back SS:</u> 8" SDR26 Sanitary Main (12' & Under): 2,348 LF @ \$129.90/LF	305,005.20	-	-	-	0%	32,177.82
2-520	59	6" C900 DR18 Force Main (Jt Trench w/ SS): 2,035 LF @ \$11.15/LF	22,690.25	-	-	-	0%	305,005.20
2-520	60	6" C900 DR18 Force Main (Trenched): 265 LF @ \$85.36/LF	22,620.40	-	-	-	0%	22,690.25
2-520	61	Core Existing 3 Pks Manhole (gravity): 1 EA @ \$900.00/EA	900.00	-	-	-	0%	22,620.40
2-520	62	Tie Into Existing Forced Main Manhole: 1 EA @ \$1,500.00/EA	1,500.00	-	-	-	0%	900.00
2-520	63	Tie Into SMCRL Lift Station: 2 EA @ \$1,750.00/EA	3,500.00	-	-	-	0%	1,500.00
2-520	64	Cap Existing Gravity Line to 3 Pks: 1 EA @ \$300.00/EA	300.00	-	-	-	0%	3,500.00
2-520	65	48" dia Manholes (12' & under): 7 EA @ \$4,400.00/EA	30,800.00	-	-	-	0%	300.00
								30,800.00

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ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
2-520		CDOT ROW/OxBow Pump Back SS (cont):						
2-520	66	48" dia Manholes (12' - 15'): 4 EA @ \$4,800.00/EA	19,200.00	-	-	-	0%	19,200.00
2-520	67	Insulation for Force Main: 194 LF @ \$16.53/LF	3,206.82	-	-	-	0%	3,206.82
2-520	68	Remove/Replace Existing Asphalt: 4,393 SF @ \$4.95/SF	21,745.35	-	-	-	0%	21,745.35
2-520	69	Remove/Replace Existing Concrete Pan: 32 SF @ \$44.50/SF	1,424.00	-	-	-	0%	1,424.00
2-520	70	Remove/Replace Existing Fence: 200 LF @ \$5.25/LF	1,050.00	-	-	-	0%	1,050.00
2-520	71	Traffic Control in CDOT ROW: 33 Days @ \$2,100.00/Day	69,300.00	-	-	-	0%	69,300.00
2-520	72	Bore Under Fiber Optic Vault: 25 LF @ \$1,520.00/LF	38,000.00	-	-	-	0%	38,000.00
2-520	73	Replace HW 9 Shoulder (CI 6 RB): 200 CY @ \$38.00/CY	7,600.00	-	-	-	0%	7,600.00
		CDOT ROW/OxBow Pump Back SS Total:	548,842.02				0%	548,842.02
		Install Overall SS Mains:						
2-520	74	8" SDR35 Sanitary Main (12' & Under): 10,819 LF @ \$37.26/LF	403,115.94	194,262.28	2,626.75	196,869.03	49%	206,226.91
2-520	75	8" SDR35 Sanitary Main (12' - 15'): 779 LF @ \$43.65/LF	34,003.35	26,522.61	-	26,522.61	78%	7,480.74
2-520	76	8" SDR35 Sanitary Main (15' - 18'): 82 LF @ \$68.49/LF	5,616.18	3,088.90	-	3,088.90	55%	2,527.28
2-520	77	8" SDR35 Sanitary Main (18' - 21'): 83 LF @ \$95.81/LF	7,952.23	5,168.95	-	5,168.95	65%	2,783.28
2-520	78	8" Yelomine Sanitary Main (12' & under): 735 LF @ \$42.35/LF	31,127.25	-	-	-	0%	31,127.25
2-520	79	8" Yelomine Sanitary Main (12' - 15'): 176 LF @ \$47.44/LF	8,349.44	-	-	-	0%	8,349.44
2-520	80	8" Yelomine Sanitary Main (15' - 18'): 103 LF @ \$73.58/LF	7,578.74	-	-	-	0%	7,578.74

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		Install Overall SS Mains (conti):						
2-520	81	8" C900 Sanitary Main (12' & under): 160 LF @ \$57.69/LF	9,230.40	-	-	-	0%	9,230.40
2-520	82	8" C900 Sanitary Main (12' - 15'): 20 LF @ \$64.20/LF	1,284.00	-	-	-	0%	1,284.00
2-520	83	48" dia. Manholes (12' & under): 66 EA @ \$2,829.00/EA	186,714.00	56,014.20	37,342.80	93,357.00	50%	93,357.00
2-520	84	48" dia. Manholes (12' - 15'): 8 EA @ \$3,188.00/EA	25,504.00	2,805.44	2,550.40	5,355.84	21%	20,148.16
2-520	85	48" dia. Manholes (15' - 18'): 2 EA @ \$3,846.00/EA	7,692.00	769.20	-	769.20	10%	6,922.80
2-520	86	48" dia. Drop Manholes (12' & under): 1 EA @ \$4,412.00/EA	4,412.00	-	-	-	0%	4,412.00
2-520	87	48" dia. Drop Manholes (12' - 15'): 1 EA @ \$4,800.00/EA	4,800.00	-	-	-	0%	4,800.00
2-520	88	48" dia. Drop Manholes (15' - 18'): 1 EA @ \$5,360.00/EA	5,360.00	-	-	-	0%	5,360.00
2-520	89	6" Sanitary Services (12' & under): 2,127 LF @ \$43.46/LF	92,439.42	-	-	-	0%	92,439.42
2-520	90	6" Sanitary Services (12' - 15'): 33 LF @ \$47.85/LF	1,579.05	-	-	-	0%	1,579.05
2-520	91	6" Sanitary Services (18' - 21'): 115 LF @ \$70.69/LF	8,129.35	-	-	-	0%	8,129.35
2-520	92	Sanitary Service Clean Outs: 3 EA @ \$120.00/EA	360.00	-	-	-	0%	360.00
2-520	93	Sanitary Line Insulation: 490 LF @ \$16.53/LF	8,099.70	-	-	-	0%	8,099.70
2-520	94	Under Drain Level & Parallel w/ SS Main: 2,108 LF @ \$8.50/LF	17,918.00	-	-	-	0%	17,918.00
2-520	95	Sewer Main Flow Fill Trench Dams on 10% Slopes: 10 EA @ \$1,079.00/EA	10,790.00	-	-	-	0%	10,790.00
2-520	96	Sewer Main Flow Fill Trench Dams on 20% Slopes: 12 EA @ \$1,178.00/EA	14,136.00	-	-	-	0%	14,136.00
		Install Overall SS Mains Total:	896,191.05	288,681.58	42,519.95	331,151.53	32%	555,039.52

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		<u>Water Main 2006:</u>						
		<u>Hunter's Knob Road:</u>						
2-510	97	Silt Fence: 1,750 LF @ \$5.95/LF	10,412.50	10,308.38	-	10,308.38	99%	104.12
2-510	98	Temp Check Dams: 12 EA @ \$365.00/EA	4,380.00	2,409.00	-	2,409.00	55%	1,971.00
2-510	99	Pre-Const. As-Builts/Staking/As-Builts: Lump Sum	5,500.00	5,335.00	-	5,335.00	97%	165.00
2-510	100	Traffic Control: Lump Sum	24,550.00	15,957.50	-	15,957.50	65%	8,592.50
2-510	101	Demo/Dispose of Existing Asphalt: 43,750 SF @ \$.38/SF	16,625.00	16,458.75	-	16,458.75	99%	166.25
2-510	102	12" DIP Class 52 (Prepurchased Pipe): 1,688 LF @ \$85.80/LF	144,830.40	140,485.49	-	140,485.49	97%	4,344.91
2-510	103	Valves/Fittings/Risers: Lump Sum	6,557.00	6,425.86	-	6,425.86	98%	131.14
2-510	104	Sub-Ex/Dispose of Unsuitables: 4,537 CY @ \$9.14/CY	41,468.18	36,492.00	-	36,492.00	88%	4,976.18
2-510	105	18" HDPE Culvert: 240 LF @ \$54.55/LF	13,092.00	3,273.00	-	3,273.00	25%	9,819.00
2-510	106	18" HDPE FES: 8 EA @ \$218.00/EA	1,744.00	436.00	-	436.00	25%	1,308.00
2-510	107	Construct Earth Retainer Berms: 1,555 CY @ \$16.49/CY	25,641.95	1,282.10	-	1,282.10	5%	24,359.85
2-510	108	Install BSX11 Geogrid Reinforcement Fabric: 8,050 SY @ \$3.13/SY	25,196.50	23,180.78	-	23,180.78	92%	2,015.72
2-510	109	Pit Run Placement of 1.5' Section: 5,576 TN @ \$21.60/TN	120,441.60	113,215.10	-	113,215.10	94%	7,226.50
2-510	110	Rd Base Placement of 3" Class 6: 1,187 TN @ \$22.22/TN	26,375.14	26,111.39	-	26,111.39	99%	263.75
2-510	111	Misc Driveway Repairs/Paving: Lump Sum	12,000.00	9,720.00	-	9,720.00	81%	2,280.00
2-510	112	Asphalt 3" SX (75) 58-28: 786 TN @ \$72.96/TN	57,346.56	55,052.70	-	55,052.70	96%	2,293.86

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		Hunter's Knob Road (cont):						
2-510	113	Adjust Manhole Covers to Grade: 6 EA @ \$500.00/EA	3,000.00	2,760.00	-	2,760.00	92%	240.00
2-510	114	Adjust Valves to Grade: 1,750 LF @ \$2.22/LF	3,885.00	2,525.25	-	2,525.25	65%	1,359.75
2-510	115	Replace Signs: 6 EA @ \$375.00/EA	2,250.00	225.00	-	225.00	10%	2,025.00
2-510	116	Striping 4" Double Yellow: 1,750 LF @ \$2.22/LF	3,885.00	3,302.25	-	3,302.25	85%	582.75
2-510	117	Replace Delineators: 12 EA @ \$55.00/EA	660.00	79.20	-	79.20	12%	580.80
2-510	118	Hydro Mulch/Stabilize Slopes: 1.12 AC @ \$5,200.00/AC	5,824.00	4,484.48	-	4,484.48	77%	1,339.52
		Hunter's Knob Road Total:	555,664.83	479,519.23	-	479,519.23	86%	76,145.60
		Water Main 2007:						
		12" HP Water Main:						
2-510	119	12" DIP Class 52 (Prepurchased Pipe) - <12' Depth: 2,789 LF @ \$56.45/LF	157,439.05	152,715.88	4,723.17	157,439.05	100%	-
2-510	120	12" DIP Class 52 (Prepurchased Pipe) - 12' - 15': 397 LF @ \$63.06/LF	25,034.82	25,034.82	-	25,034.82	100%	-
2-510	121	12" Gate Valves: 4 EA @ \$1,888.00/EA	7,552.00	7,552.00	-	7,552.00	100%	-
2-510	122	12" Bends: 29 EA @ \$486.00/EA	14,094.00	14,094.00	-	14,094.00	100%	-
2-510	123	2" PE SDR9 Water Services: 1 EA @ \$1,888.00/EA	1,888.00	-	-	-	0%	1,888.00
2-510	124	PRV Vault: 1 EA @ \$30,000.00/EA	30,000.00	-	-	-	0%	30,000.00
2-510	125	Air Vac Assembly: 1 EA @ \$6,750.00/EA	6,750.00	6,750.00	-	6,750.00	100%	-
2-510	126	Water Line Insulation: 16 LF @ \$16.53/LF	264.48	264.48	-	264.48	100%	-
		12" HP Water Main Total:	243,022.35	206,411.18	4,723.17	211,134.35	87%	31,888.00

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2-510	127	12" Base Zone Water Main: 12" DIP Class 52 (Prepurchased Pipe): 94 LF @ \$56.45/LF	5,306.30	5,306.30	-	5,306.30	100%	-
2-510	128	12" DIP Class 52 (2007 Pricing): 3,306 LF @ \$61.78/LF	204,244.68	149,032.32	55,212.36	204,244.68	100%	-
2-510	129	12" Gate Valves: 5 EA @ \$1,888.00/EA	9,440.00	6,608.00	2,832.00	9,440.00	100%	-
2-510	130	12" Bends: 31 EA @ \$486.00/EA	15,066.00	9,792.90	5,273.10	15,066.00	100%	-
2-510	131	2" PE SDR9 Water Services: 246 LF @ \$63.60/LF	15,645.60	-	-	-	0%	15,645.60
2-510	132	Fire Hydrant Assembly (9.5' bury): 6 EA @ \$4,989.00/EA	29,934.00	4,989.00	24,945.00	29,934.00	100%	-
2-510	133	Water Line Insulation: 40 LF @ \$16.53/LF	661.20	661.20	-	661.20	100%	-
2-510	134	Under Drain Installed 2' - 5' Deep: 175 LF @ \$27.78/LF	4,861.50	-	-	-	0%	4,861.50
		12" Base Zone Water Main Total: LeQoc Water Line Stub:	285,159.28	176,389.72	88,262.46	264,652.18	30%	20,507.10
2-510	135	8" DIP Class 52 (2007 Pricing): 30 LF @ \$56.20/LF	1,686.00	1,686.00	-	1,686.00	100%	-
2-510	136	12" X 8" DIP Reducing Tee: 1 EA @ \$405.00/EA	405.00	405.00	-	405.00	100%	-
2-510	137	12" Gate Valve: 1 EA @ \$1,888.00/EA	1,888.00	1,888.00	-	1,888.00	100%	-
2-510	138	Megalug Kit 8": 1 EA @ \$46.85/EA	46.85	46.85	-	46.85	100%	-
2-510	139	12" DIP Plug w/ Thrust Block: 1 EA @ \$76.00/EA	76.00	76.00	-	76.00	100%	-
		LeQoc Water Line Stub Total:	4,101.85	4,101.85	-	4,101.85	100%	-
2-510	140	Overall Site Water Main: 12" DIP Class 52 (2007 Pricing): 3,036 LF @ \$61.78/LF	187,564.08	-	188,807.67	188,807.67	90%	18,756.41

CON. JATION SHEET
 PROJECT: Maryland Creek Ranch

Application No: .604-34
 Application Date: 11/25/08
 Period To: 11/25/08

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
		Overall Site Water Main (cont):						
2-510	141	10" DIP Class 52 (2007 Pricing): 2,829 LF @ \$55.65/LF	157,433.85	38,591.40	-	38,591.40	25%	118,842.45
2-510	142	8" DIP Class 52 (Prepurchased Pipe): 5,184 LF @ \$47.60/LF	246,758.40	-	66,624.77	66,624.77	27%	180,133.63
2-510	143	8" DIP Class 52 (2007 Pricing): 5,335 LF @ \$50.86/LF	271,338.10	-	-	-	0%	271,338.10
2-510	144	8" DIP Restrained Joint w/Field Lok Gaskets: 859 LF @ \$55.04/LF	47,279.36	-	-	-	0%	47,279.36
2-510	145	8" DIP Class 52 (2007 Pricing) - 12'-15' Deep: 295 LF @ \$57.47/LF	16,953.65	-	-	-	0%	16,953.65
2-510	146	12" Gate Valves: 6 EA @ \$1,888.00/EA	11,328.00	-	7,551.92	7,551.92	67%	3,776.08
2-510	147	12" Bends: 15 EA @ \$486.00/EA	7,290.00	-	7,290.00	7,290.00	100%	-
2-510	148	10" Gate Valves: 4 EA @ \$1,590.00/EA	6,360.00	-	3,180.00	3,180.00	50%	3,180.00
2-510	149	10" Bends: 21 EA @ \$428.00/EA	8,988.00	-	1,258.32	1,258.32	14%	7,729.68
2-510	150	8" Gate Valves: 22 EA @ \$1,165.00/EA	25,630.00	-	17,428.40	17,428.40	68%	8,201.60
2-510	151	8" Bends: 73 EA @ \$287.00/EA	20,951.00	-	9,008.93	9,008.93	43%	11,942.07
2-510	152	Fire Hydrant Assembly (9.5' bury): 29 EA @ \$4,989.00/EA	144,681.00	-	36,170.25	36,170.25	25%	108,510.75
2-510	153	PRV Vault: 2 EA @ \$30,000.00/EA	60,000.00	-	-	-	0%	60,000.00
2-510	154	Air Vac Assembly: 2 EA @ \$6,750.00/EA	13,500.00	-	-	-	0%	13,500.00
2-510	155	Water Line Insulation: 174 LF @ \$16.53/LF	2,876.22	-	-	-	0%	2,876.22
2-510	156	Under Drain 1' - 2' Depth: 1,812 LF @ \$11.98/LF	21,707.76	-	-	-	0%	21,707.76

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CON JATION SHEET
 PROJECT: Matyland Creek Ranch

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
2-510	157	<u>Overall Site Water Main (cont):</u> Under Drain 2' - 5' Depth: 764 LF @ \$27.78/LF	21,223.92	-	-	-	0%	21,223.92
2-510	158	Under Drain 5' - 10' Depth: 1,088 LF @ \$68.00/LF	73,984.00	-	-	-	0%	73,984.00
2-510	159	Water Main Flow Fill Trench Dams on 10% Slope: 4 EA @ \$1,079.00/EA	4,316.00	-	-	-	0%	4,316.00
2-510	160	Water Main Flow Fill Trench Dams on 30% Slope: 18 EA @ \$1,308.00/EA	23,544.00	-	-	-	0%	23,544.00
1-270	161	<u>Water Services:</u> Water Services 2" PE3409 SDR 9 Pipe: 2,408 LF @ \$58.46/LF	1,373,707.34	38,591.40	317,320.26	355,911.66	17%	1,017,795.68
1-270	162	<u>Site Drainage 2006:</u> 18" CMP: 760 LF @ \$39.66/LF	140,771.68	-	-	-	0%	140,771.68
1-270	163	<u>Water Services Total:</u> 18" HDPE: 453 LF @ \$48.00/LF	140,771.68	-	-	-	0%	140,771.68
1-270	164	<u>Site Drainage 2007:</u> Culvert Pipe 24" CMP: 30 LF @ \$73.91/LF	30,134.00	30,134.00	-	30,134.00	100%	-
1-270	165	<u>Site Drainage 2006 Total:</u> Culvert Pipe 18" HDPE: 2,806 LF @ \$48.00/LF	21,744.00	21,744.00	-	21,744.00	100%	-
1-270	166	<u>Site Drainage 2007:</u> Culvert Pipe 24" CMP: 30 LF @ \$73.91/LF	51,878.00	51,878.00	-	51,878.00	100%	-
1-270	167	Culvert Pipe 18" HDPE: 2,806 LF @ \$48.00/LF	2,217.30	1,995.57	-	1,995.57	90%	221.73
1-270	168	Culvert Pipe 24" HDPE: 515 LF @ \$70.84/LF	134,688.00	122,390.36	3,098.71	125,489.07	93%	9,198.93
1-270	169	Culvert Pipe 30" HDPE: 195 LF @ \$81.72/LF	36,482.60	20,065.43	-	20,065.43	55%	16,417.17
1-270	170	Culvert Pipe 48" HDPE: 160 LF @ \$144.86/LF	15,935.40	-	-	-	0%	15,935.40
1-270	171	Culvert End Sections 18" HDPE: 90 EA @ \$142.00/EA	23,177.60	-	-	-	0%	23,177.60
1-270	172		12,780.00	1,533.60	-	1,533.60	12%	11,246.40

CON JATION SHEET
 PROJECT: Maryland Creek Ranch

Application No: 304-34
 Application Date: 1/1/25/08
 Period To: 1/1/25/08

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
		Site Drainage 2007 (cont):						
1-270	170	Culvert End Sections 24" CMP: 2 EA @ \$325.00/EA	650.00	-	-	-	0%	650.00
1-270	171	Culvert End Sections 24" HDPE: 12 EA @ \$246.00/EA	2,952.00	-	-	-	0%	2,952.00
1-270	172	Culvert End Sections 30" HDPE: 8 EA @ \$398.00/EA	3,184.00	-	-	-	0%	3,184.00
1-270	173	Culvert End Sections 48" HDPE: 6 EA @ \$560.00/EA	3,360.00	-	-	-	0%	3,360.00
1-270	174	Inlet Structures Type 13 Valley Inlets: 6 EA @ \$2,735.00/EA	16,410.00	-	-	-	0%	16,410.00
1-270	175	Water Quality Vortechs 3000 Vault: 1 EA @ \$29,000.00/EA	29,000.00	-	-	-	0%	29,000.00
1-270	176	Swales Natural: 19,210 SF @ \$1.27/SF	24,396.70	-	-	-	0%	24,396.70
1-270	177	Swales D-2' w/Reinforced Mat'l: 19,560 SF @ \$3.38/SF	66,112.80	-	-	-	0%	66,112.80
1-270	178	Detention Ponds Topsoil Lined: 2.12 AC @ \$21,000.00/AC	44,520.00	11,130.00	-	11,130.00	25%	33,390.00
1-270	179	Level Spreader WQTA Concrete: 6 EA @ \$4,521.00/EA	27,126.00	3,526.38	-	3,526.38	13%	23,599.62
1-270	180	Level Spreader Culvert Outlet Concrete: 45 EA @ \$3,688.00/EA	165,960.00	7,468.20	-	7,468.20	5%	158,491.80
1-270	181	Outlet Control Structures Wooden @ Ponds: 16 EA @ \$2,622.00/EA	41,952.00	-	-	-	0%	41,952.00
1-270	182	Reseed Detention Pond Areas: 2.12 AC @ \$3,050.00/AC	6,466.00	-	-	-	0%	6,466.00
1-270	183	Reseed Swale Disturbance Areas: .9 AC @ \$4,100.00/AC	3,690.00	-	-	-	0%	3,690.00
1-270	184	RipRap Inlet & Outlet Protection: 89 TN @ \$65.45/TN	5,825.05	-	-	-	0%	5,825.05
		Site Drainage 2007 Total:	666,886.45	168,109.54	3,098.71	171,208.25	26%	495,677.20

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Application No: 04-34
 Application Date: 11/25/08
 Period To: 11/25/08

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
		Retaining Walls:						
		Edwin's Crossing Structural CIP Walls:						
1-600	185	Excavate Footing Pad: 854 CY @ \$9.10/CY	7,771.40	7,771.40	-	7,771.40	100%	-
1-600	186	Grading Gravel to Bottom of Footing: 50 TN @ \$24.90/TN	1,245.00	1,245.00	-	1,245.00	100%	-
1-600	187	Perf Drain 4" HDPE Socked Top of Footing: 320 LF @ \$4.15/LF	1,328.00	1,328.00	-	1,328.00	100%	-
1-600	188	Backfill 1" Clean Gravel 1'-0" Behind Wall: 265 TN @ \$24.30/TN	6,439.50	6,439.50	-	6,439.50	100%	-
1-600	189	Backfill Lower Wall to S3 Upper Footing Grade: 4,977 CY @ \$25.80/CY	128,406.60	138,160.89	-	138,160.89	108%	(9,754.29)
1-600	190	Excavate Footing Pad: 376 CY @ \$9.10/CY	3,421.60	3,421.60	-	3,421.60	100%	-
1-600	191	Grading Gravel to Bottom of Footing: 55 TN @ \$22.85/TN	1,256.75	1,256.75	-	1,256.75	100%	-
1-600	192	Perf Drain 4" HDPE Socked Top of Footing: 400 LF @ \$3.59/LF	1,436.00	1,436.00	-	1,436.00	100%	-
1-600	193	Backfill 1" Clean Gravel 1'-0" Behind Wall: 330 TN @ \$23.80/TN	7,854.00	7,854.00	-	7,854.00	100%	-
1-600	194	Backfill Wall S3 to Road Subgrade: 6,222 CY @ \$25.10/CY	156,172.20	194,810.90	-	194,810.90	125%	(38,638.70)
1-600	195	Dynamic Pile Testing (PDA): 4 EA @ \$2,007.00/EA	8,028.00	8,028.00	-	8,028.00	100%	-
1-600	196	Steel Piling (HP 12X53): 2,800 LF @ \$50.36/LF	141,020.74	141,020.74	-	141,020.74	100%	-
1-600	197	Pile Tips: 140 EA @ \$115.45/EA	16,162.59	16,162.59	-	16,162.59	100%	-
1-600	198	Reinforced Steel (Black): 100,044 LB @ \$.95/LB	95,932.19	95,932.19	-	95,932.19	100%	-
1-600	199	Water Stop: 120 LF @ \$28.99/LF	3,478.80	3,478.80	-	3,478.80	100%	-
1-600	200	Concrete Class B (Walls): 536 CY @ \$627.20/CY	336,178.48	339,434.31	-	339,434.31	101%	(3,255.83)

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ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
		Edwin's Crossing Structural CIP Walls (cont):						
1-600	201	Architectural Form Liner: 8,000 SF @ \$5.31/SF	42,459.20	42,459.20	-	42,459.20	100%	-
1-600	202	Excavate Footing Pad: 542 CY @ \$9.10/CY	4,932.20	4,932.20	-	4,932.20	100%	-
1-600	203	Grading Gravel to Bottom of Footing: 35 TN @ \$24.90/TN	871.50	871.50	-	871.50	100%	-
1-600	204	Shoring Soldier Piles @ Footing Ex: 26 LF @ \$312.25/LF	8,118.50	8,118.50	-	8,118.50	100%	-
1-600	205	Dynamic Pile Testing (PDA): 2 EA @ \$2,018.15/EA	4,036.30	4,036.30	-	4,036.30	100%	-
1-600	206	Steel Piling (HP 12x53): 600 LF @ \$50.77/LF	30,459.57	30,459.57	-	30,459.57	100%	-
1-600	207	Pile Tips: 30 EA @ \$122.65/EA	3,679.50	3,679.50	-	3,679.50	100%	-
1-600	208	Reinforced Steel (Black): 23,500 LB @ \$.96/LB	22,534.15	22,534.15	-	22,534.15	100%	-
1-600	209	Water Stop: 40 LF @ \$28.99/LF	1,159.60	1,159.60	-	1,159.60	100%	-
1-600	210	Concrete Class B (Walls): 110 CY @ \$697.21/CY	76,693.05	76,693.05	-	76,693.05	100%	-
1-600	211	Architectural Form Liner: 1,861 SF @ \$5.35/SF	9,960.07	9,960.07	-	9,960.07	100%	-
1-600	212	Perf Drain 4" HDPE Socked Top of Footing: 163 LF @ \$3.59/LF	585.17	585.17	-	585.17	100%	-
1-600	213	Backfill 1" Clean Gravel 1'-0" Behind Wall: 192 TN @ \$23.80/TN	4,569.60	4,569.60	-	4,569.60	100%	-
		Edwin's Crossing Struct CIP Walls Total:	1,126,190.26	1,177,839.08	-	1,177,839.08	105%	(51,648.82)
1-601	214	Excavate Footing Pad: 854 CY @ \$9.10/CY	7,771.40	7,771.40	-	7,771.40	100%	-
1-601	215	Grading Gravel to Bottom of Footing: 50 TN @ \$24.90/TN	1,245.00	1,245.00	-	1,245.00	100%	-

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ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
		Everist's Crossing Structural CIP Walls (cont):						
1-601	216	Shoring Soldier Piles @ Footing Ex: 100 LF @ \$312.25/LF	31,225.00	31,225.00	-	31,225.00	100%	-
1-601	217	Dynamic Pile Testing (PDA): 2 EA @ \$2,001.43/EA	4,002.85	4,002.85	-	4,002.85	100%	-
1-601	218	Steel Piling (HP 12x53): 630 LF @ \$50.36/LF	31,729.67	31,729.67	-	31,729.67	100%	-
1-601	219	Pile Tips: 18 EA @ \$115.45/EA	2,078.05	2,078.05	-	2,078.05	100%	-
1-601	220	Reinforced Steel (Black): 14,537 LB @ \$.96/LB	13,939.53	13,939.53	-	13,939.53	100%	-
1-601	221	Water Stop: 24 LF @ \$29.21/LF	701.11	701.11	-	701.11	100%	-
1-601	222	Concrete Class B (Walls): 83 CY @ \$627.20/CY	52,057.49	52,057.49	-	52,057.49	100%	-
1-601	223	Architectural Form Liner: 1,483 SF @ \$.51/SF	7,870.87	7,870.87	-	7,870.87	100%	-
1-601	224	Perf Drain 4" HDPE Socked Top of Footing: 320 LF @ \$4.15/LF	1,328.00	1,328.00	-	1,328.00	100%	-
1-601	225	Backfill 1" Clean Gravel 1'-0" Behind Wall: 265 TN @ \$24.30/TN	6,439.50	6,439.50	-	6,439.50	100%	-
1-601	226	Backfill Imported Class I Fill Wall S4: 977 CY @ \$25.80/CY	25,206.60	25,206.60	-	25,206.60	100%	-
		Everist's Crossing Struct CIP Walls Total:	185,595.07	185,595.07	-	185,595.07	100%	-
		Vandette Structural CIP Walls:						
1-602	227	Excavate Footing Pad: 1,858 CY @ \$9.10/CY	16,907.80	16,907.80	-	16,907.80	100%	-
1-602	228	Grading Grvel to Bottom of Footing: 99 TN @ \$24.90/TN	2,465.10	2,465.10	-	2,465.10	100%	-
1-602	229	Excavate Footing Pad: 353 CY @ \$9.10/CY	3,212.30	3,212.30	-	3,212.30	100%	-
1-602	230	Grading Grvel to Bottom of Footing: 58 TN @ \$22.85/TN	1,325.30	1,325.30	-	1,325.30	100%	-

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		Vendette Structural CIP Walls (conti:						
1-602	231	Dynamic Pile Testing (PDA): 6 EA @ \$2,001.43/EA	12,008.55	12,008.55	-	12,008.55	100%	-
1-602	232	Steel Piling (HP 12x53): 3,185 LF @ \$50.36/LF	160,411.09	160,411.09	-	160,411.09	100%	-
1-602	233	Pile Tips: 91 EA @ \$115.45/EA	10,505.69	10,505.69	-	10,505.69	100%	-
1-602	234	Reinforced Steel (Black): 69,171 LB @ \$.94/LB	64,785.56	64,785.56	-	64,785.56	100%	-
1-602	235	Water Stop: 100 LF @ \$28.96/LF	2,895.66	2,895.66	-	2,895.66	100%	-
1-602	236	Concrete Class B (Walls): 516 CY @ \$627.20/CY	323,634.50	323,634.50	-	323,634.50	100%	-
1-602	237	Architectural Form Liner: 6,607 SF @ \$5.31/SF	35,065.99	35,065.99	-	35,065.99	100%	-
1-602	238	Perf Drain 4" HDPE Socked Top of Footing: 300 LF @ \$4.15/LF	1,245.00	1,245.00	-	1,245.00	100%	-
1-602	239	Backfill 1" Clean Gravel 1'-0" Behind Wall: 288 TN @ \$24.30/TN	7,241.40	7,241.40	-	7,241.40	100%	-
1-602	240	Backfill Lower Wall to S5 Upper Footing Grade: 1,285 CY @ \$25.80/CY	33,153.00	33,153.00	-	33,153.00	100%	-
1-602	241	Perf Drain 4" HDPE Socked Top of Footing: 350 LF @ \$3.59/LF	1,256.50	1,256.50	-	1,256.50	100%	-
1-602	242	Backfill 1" Clean Gravel 1'-0" Behind Wall: 288 TN @ \$23.80/TN	6,854.40	6,854.40	-	6,854.40	100%	-
1-602	243	Backfill Wall S5 to Road Subgrade: 1,493 CY @ \$25.10/CY	37,474.30	37,474.30	-	37,474.30	100%	-
		Vendette Structural CIP Walls Total:	720,442.14	720,442.14	-	720,442.14	100%	-
1-620	244	Structural Boulder Walls w/ Onsite Rock: Walls Structural Boulder w/ Onsite Boulders: 1,232 SF @ \$24.65/SF	30,368.80	-	-	-	0%	30,368.80
		Struct Boulder Walls w/ Onsite Rock Total:	30,368.80	-	-	-	0%	30,368.80

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1-621	245	Landscape Boulder Walls w/ Onsite Rocks: Walls: Landscape Boulder Single Tier: 12,072 SF @ \$16.50/SF	199,188.00	-	-	-	0%	199,188.00
1-621	246	Walls: Landscape Boulder Multiple Tier: 4,684 SF @ \$21.00/SF	98,364.00	-	-	-	0%	98,364.00
		Landscape Boulder Walls w/Onsite Rock Total:	297,552.00	-	-	-	0%	297,552.00
		<u>Bridges:</u>						
		<u>Edwin's Crossing Bridge:</u>						
1-603	247	Excavate Footing Pad: 312 CY @ \$9.10/CY	2,839.20	2,839.20	-	2,839.20	100%	-
1-603	248	Grading Gravel to Bottom of Footing: 38 TN @ \$24.90/TN	946.20	946.20	-	946.20	100%	-
1-603	249	Shoring Soldier Piles @ Footing Ex: 42 LF @ \$312.25/LF	13,114.50	13,114.50	-	13,114.50	100%	-
1-603	250	Dynamic Pile Testing (PDA): 2 EA @ \$2,007.00/EA	4,014.00	4,014.00	-	4,014.00	100%	-
1-603	251	Steel Piling (HP 12x53): 480 LF @ \$49.84/LF	23,923.44	23,923.44	-	23,923.44	100%	-
1-603	252	Pile Tips: 24 EA @ \$122.65/EA	2,943.60	2,943.60	-	2,943.60	100%	-
1-603	253	Reinforced Steel (Black): 11,000 LB @ \$.96/LB	10,547.90	10,547.90	-	10,547.90	100%	-
1-603	254	Concrete Class B (Bridge Abutments): 71 CY @ \$627.52/CY	44,554.06	44,554.06	-	44,554.06	100%	-
1-603	255	Architectural Form Line: 857 SF @ \$5.35/SF	4,586.66	4,586.66	-	4,586.66	100%	-
1-603	256	Perf Drain 4" HDPE Socked Top of Footing: 117 LF @ \$4.15/LF	485.55	485.55	-	485.55	100%	-
1-603	257	Backfill 1" Clean Gravel 1'-0" Behind Wall: 145 TN @ \$24.30/TN	3,523.50	5,461.43	-	5,461.43	155%	(1,937.93)
1-603	258	Reinforced Steel (Epoxy Coated): 44,700 LB @ \$1.12/LB	49,840.50	49,840.50	-	49,840.50	100%	-

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Application Date: 11/25/08
Period To: 11/25/08

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
1-603	259	<u>Edwin's Crossing Bridge (cont):</u> Concrete Class D (Bridges): 149 CY @ \$554.08/CY	82,557.47	200,516.72	-	200,516.72	243%	(117,959.25)
1-603	260	Structural Steel & Bearing Devices: 80,000 LB @ \$2.90/LB	231,920.00	285,276.64	-	285,276.64	123%	(53,356.64)
1-603	261	Guard Rail Type 10 & Type 10 Modified: 166 LF @ \$218.54/LF	36,277.64	-	-	-	0%	36,277.64
1-603	262	Waterproofing Membrane: 386 SY @ \$25.25/SY	9,748.33	-	-	-	0%	9,748.33
1-604	263	<u>Edwin's Crossing Bridge Total:</u> <u>Everist's Crossing Bridge:</u> Excavate Footing Pad: 312 CY @ \$9.10/CY	521,822.55	649,050.40	-	649,050.40	124%	(127,227.85)
1-604	264	Grading Gravel to Bottom of Footing: 38 TN @ \$24.90/TN	946.20	946.20	-	946.20	100%	-
1-604	265	Shoring Soldier Piles @ Footing Ex: 84 LF @ \$312.25/LF	26,229.00	26,229.00	-	26,229.00	100%	-
1-604	266	Dynamic Pile Testing (PDA): 2 EA @ \$2,007.00/EA	4,014.00	4,014.00	-	4,014.00	100%	-
1-604	267	Steel Piling (HP 12x53): 1,470 LF @ \$49.84/LF	73,265.54	73,265.54	-	73,265.54	100%	-
1-604	268	Pile Tips: 32 EA @ \$122.65/EA	3,924.80	3,924.80	-	3,924.80	100%	-
1-604	269	Reinforced Steel (Black): 40,941 LB @ \$.96/LB	39,258.32	39,258.32	-	39,258.32	100%	-
1-604	270	Concrete Class B (Bridge Abutments): 215 CY @ \$627.52/CY	134,917.23	134,917.23	-	134,917.23	100%	-
1-604	271	Perf Drain 4" HDPE Socked Top of Footing: 117 LF @ \$4.15/LF	485.55	485.55	-	485.55	100%	-
1-604	272	Backfill 1" Clean Gravel 1'-0" Behind Wall: 145 TN @ \$24.30/TN	3,523.50	3,523.50	-	3,523.50	100%	-
1-604	273	Reinforced Steel (Epoxy Coated): 41,100 LB @ \$1.12/LB	45,826.50	45,826.50	-	45,826.50	100%	-

CON JATION SHEET
PROJECT: Maryland Creek Ranch

Application No: J04-34
Application Date: 11/25/08
Period To: 11/25/08

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
		<u>Everist's Crossing Bridge (cont):</u>						
1-604	274	Concrete Class D (Bridges): 137 CY @ \$554.08/CY	75,908.54	75,908.54	-	75,908.54	100%	-
1-604	275	Structural Steel & Bearing Devices: 75,000 LB @ \$1.69/LB	127,110.00	127,110.00	-	127,110.00	100%	-
1-604	276	Guard Rail Type 10 & Type 10 Modified: 190 LF @ \$218.54/LF	41,522.60	-	-	-	0%	41,522.60
1-604	277	Waterproofing Membrane: 430 SY @ \$25.25/SY	10,859.54	-	-	-	0%	10,859.54
		Everist's Crossing Bridge Total:	590,630.52	538,248.38	-	538,248.38	91%	52,382.14
		<u>Vendette Crossing Bridge:</u>						
1-605	278	Excavate Footing Pad: 312 CY @ \$9.10/CY	2,839.20	2,839.20	-	2,839.20	100%	-
1-605	279	Grading Gravel to Bottom of Footing: 38 TN @ \$24.90/TN	946.20	946.20	-	946.20	100%	-
1-605	280	Excavate Footing Pad: 655 CY @ \$9.10/CY	5,960.50	5,960.50	-	5,960.50	100%	-
1-605	281	Grading Gravel to Bottom of Footing: 38 TN @ \$24.90/TN	946.20	946.20	-	946.20	100%	-
1-605	282	Shoring Soldier Piles @ Footing Ex: 42 LF @ \$312.25/LF	13,114.50	13,114.50	-	13,114.50	100%	-
1-605	283	Dynamic Pile Testing (PDA): 4 EA @ \$2,007.00/EA	8,028.00	8,028.00	-	8,028.00	100%	-
1-605	284	Steel Piling (HP 12x53): 3,465 LF @ \$49.84/LF	172,697.33	172,697.33	-	172,697.33	100%	-
1-605	285	Pile Tips: 100 EA @ \$122.66/EA	12,265.00	12,265.00	-	12,265.00	100%	-
1-605	286	Reinforced Steel (Black): 78,533 LB @ \$.96/LB	75,305.29	75,305.29	-	75,305.29	100%	-
1-605	287	Concrete Class B (Bridge Abutments): 413 CY @ \$627.52/CY	259,166.59	259,166.59	-	259,166.59	100%	-
1-605	288	Architectural Form Liner: 2,000 SF @ \$41.70/SF	83,402.00	83,402.00	-	83,402.00	100%	-

CONTINUATION SHEET
PROJECT: Maryland Creek Ranch

Application No: 04-34
Application Date: 11/25/08
Period To: 11/25/08

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
1-605	289	Vendette Crossing Bridge (cont): Backfill Structural Fill & Grading: 23 CY @ \$88.25/CY	2,029.75	2,029.75	-	2,029.75	100%	-
1-605	290	Perf Drain 4" HDPE Socked Top of Footing: 117 LF @ \$4.15/LF	485.55	485.55	-	485.55	100%	-
1-605	291	Backfill 1" Clean Gravel 1'-0" Behind Wall: 145 TN @ \$24.30/TN	3,523.50	3,523.50	-	3,523.50	100%	-
1-605	292	Backfill Structural Fill & Grading: 288 CY @ \$25.10/CY	7,228.80	7,228.80	-	7,228.80	100%	-
1-605	293	Reinforced Steel (Epoxy Coated): 80,400 LB @ \$1.12/LB	89,646.00	89,646.00	-	89,646.00	100%	-
1-605	294	Concrete Class D (Bridges): 268 CY @ \$554.08/CY	148,492.62	228,641.53	-	228,641.53	154%	(80,148.91)
1-605	295	Structural Steel & Bearing Devices: 200,000 LB @ \$1.84/LB	367,950.00	421,306.64	-	421,306.64	115%	(53,356.64)
1-605	296	Guard Rail Type 10 & Type 10 Modified: 384 LF @ \$218.54/LF	83,919.36	-	-	-	0%	83,919.36
1-605	297	Waterproofing Membrane: 840 SY @ \$25.25/SY	21,213.99	-	-	-	0%	21,213.99
		Vendette Crossing Bridge Total:	1,359,160.38	1,387,532.58	-	1,387,532.58	102%	(28,372.20)
1-303	298	Trails: Type 10 MP 2" Paved: 1,087 LF @ \$27.00/LF	29,349.00	-	-	-	0%	29,349.00
1-303	299	Type 6 MP 2" Paved: 3,858 LF @ \$37.30/LF	143,903.40	-	-	-	0%	143,903.40
1-303	300	Type 3PPP 4"-6" Fines Surface: 17,300 LF @ \$10.50/LF	181,650.00	-	-	-	0%	181,650.00
1-303	301	Boardwalk: 211 LF @ \$450.00/LF	94,950.00	-	-	-	0%	94,950.00
		Trails Total:	449,852.40	-	-	-	0%	449,852.40
1-303	302	Concrete Flat Work: Curb & Gutter: 2' 4M Concrete w/Fiber Mesh: 527 LF @ \$32.50/LF	17,127.50	-	-	-	0%	17,127.50

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CONTINUED SHEET
 PROJECT: Maryland Creek Ranch

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
1-303	303	<u>Concrete Flat Work (cont):</u> Pan: 3' 4M Concrete w/Fiber Mesh: 1,525 SF @ \$11.88/SF	18,117.00	-	-	-	0%	18,117.00
1-303	304	Sidewalk: 6' @ 5" Thick 4M Concrete w/Fiber Mesh: 288 SF @ \$10.00/SF	2,880.00	-	-	-	0%	2,880.00
		Concrete Flat Work Total:	38,124.50	-	-	-	0%	38,124.50
1-331	305	<u>Topsoil Placement:</u> Topsoil Screening: 16,800 CY @ \$10.35/CY	173,880.00	-	-	-	0%	173,880.00
1-331	306	Place 6" Deep Screened: 16,800 CY @ \$7.22/CY	121,296.00	6,280.24	-	6,280.24	5%	115,015.76
1-331	307	Place 6" Deep Raw PPL Easements: 1,655 CY @ \$6.56/CY	10,856.80	4,342.72	-	4,342.72	40%	6,514.08
1-331	308	Reseed Roadway Disturbance Areas: 20.85 AC @ \$3,050.00/AC	63,592.50	-	-	-	0%	63,592.50
1-331	309	Reseed PPL Easements Disturbance Areas: 2.05 AC @ \$3,050.00/AC	6,252.50	963.12	-	963.12	15%	5,289.38
		Topsoil Placement Total:	375,877.80	11,586.08	-	11,586.08	3%	364,291.72
1-920	310	<u>Finish Work: Main & Access Roads:</u> Fill 8" Class I for Structural Subgrade: 35,386 TN @ \$13.52/TN	478,175.36	50,790.16	-	50,790.16	11%	427,385.20
1-920	311	Road Base Class 6 @ 3" Depth Overall: 13,736 TN @ \$20.52/TN	281,862.72	-	-	-	0%	281,862.72
1-920	312	Finish Subgrade for Paving: 832,140 SF @ \$.15/SF	124,821.00	-	-	-	0%	124,821.00
1-920	313	Asphalt 4" CX Grade: 13,366 TN @ \$72.00/TN	962,352.00	-	-	-	0%	962,352.00
1-920	314	Shouldering 2'-0" w/Recycled Asphalt: 54,680 LF @ \$1.10/LF	60,148.00	-	-	-	0%	60,148.00
1-920	315	Road Signs Double Sign Single Post: 13 EA @ \$469.00/EA	6,097.00	-	-	-	0%	6,097.00
1-920	316	Road Signs Single Sign Single Post: 38 EA @ \$378.00/EA	14,364.00	-	-	-	0%	14,364.00

CONSTRUCTION SHEET
 PROJECT: Maryland Creek Ranch

Application No: J04-34
 Application Date: 11/25/08
 Period To: 11/25/08

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
1-920	317	Finish Work: Main & Access Roads (Cont): Guardrail Type III Cor Ten w/W6x9 CorTen Posts: 2,800 LF @ \$49.00/LF	137,200.00	-	-	-	0%	137,200.00
1-920	318	End Anchorage Section Flared: 16 EA @ \$1,250.00/EA	20,000.00	-	-	-	0%	20,000.00
1-304	319	Finish Work: Main & Access Roads Total: Hwy 9 Accel Lane: Electronic Information Panels: 2 EA @ \$9,000.00/EA	2,085,020.08	50,790.16	-	50,790.16	2%	2,034,229.92
1-304	320	Construction Traffic Sign (Size A): 3 EA @ \$88.00/EA	264.00	-	-	-	0%	264.00
1-304	321	Construction Traffic Sign (Size B): 11 EA @ \$110.00/EA	1,210.00	-	-	-	0%	1,210.00
1-304	322	Flagging: 618 Days @ \$37.00/Day	22,866.00	-	-	-	0%	22,866.00
1-304	323	Traffic Control Management: 28 Days @ \$660.00/Day	18,480.00	-	-	-	0%	18,480.00
1-304	324	Drum Channelizing Device: 72 EA @ \$66.00/EA	4,752.00	-	-	-	0%	4,752.00
1-304	325	Concrete Barrier (Temp): 2,500 LF @ \$22.00/LF	55,000.00	-	-	-	0%	55,000.00
1-304	326	Install/Maintain Silt Fence: 2,400 LF @ \$4.55/LF	10,920.00	-	-	-	0%	10,920.00
1-304	327	Strip to Windrow Hwy 9 Widening Easement: 59,242 SF @ \$.04/SF	2,073.47	-	-	-	0%	2,073.47
1-304	328	Remove/Dispose of Asphalt Mat: 400 SY @ \$11.59/SY	4,636.00	-	-	-	0%	4,636.00
1-304	329	Remove/Dispose of Delineators: 17 EA @ \$30.32/EA	515.44	-	-	-	0%	515.44
1-304	330	Shoulder Fills to Subgrade: 2,222 CY @ \$37.53/CY	83,391.66	-	-	-	0%	83,391.66
1-304	331	Class 6 Road Base 6" Depth: 546 TN @ \$38.99/TN	21,288.54	-	-	-	0%	21,288.54

CONSTRUCTION SHEET
PROJECT: Maryland Creek Ranch

Application No: 04-34
Application Date: 11/25/08
Period To: 11/25/08

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
1-304		Hwy 9 Accel Lane (cont):						
1-304	332	Finish Base Grade to +/- 0.1' for Paving: 11,022 SF @ \$3.30/SF	3,306.60	-	-	-	0%	3,306.60
1-304	333	Asphalt 5" Grading SX PG 58-28: 301 TN @ \$122.19/TN	36,779.19	-	-	-	0%	36,779.19
1-304	334	Pavement Marking Removal: 2,310 SF @ \$3.35/SF	7,738.50	-	-	-	0%	7,738.50
1-304	335	Paint Pavement Marking: 114 GAL @ \$66.00/GAL	7,524.00	-	-	-	0%	7,524.00
1-304	336	Epoxy Pavement Marking: 48 GAL @ \$203.50/GAL	9,768.00	-	-	-	0%	9,768.00
1-304	337	Install Type I Delineator: 15 EA @ \$34.50/EA	517.50	-	-	-	0%	517.50
1-304	338	Erosion Control Supervisor: Lump Sum	1,160.00	-	-	-	0%	1,160.00
1-304	339	Reseed Seed Distribution @ 55 lbs/AC: 1.1 AC @ \$960.00/AC	1,056.00	-	-	-	0%	1,056.00
1-304	340	Soil Prep @ 3,060 lbs/AC: 1.1 AC @ \$2,580.00/AC	2,838.00	-	-	-	0%	2,838.00
1-304	341	Mulch @ 4,000 lbs/AC: 1.1 AC @ \$1,200.00/AC	1,320.00	-	-	-	0%	1,320.00
1-304	342	Tackifier @ 300 lbs/AC: 330 LB @ \$2.70/LB	891.00	-	-	-	0%	891.00
1-304	343	Soil Retention (LandLok 450): 250 SY @ \$13.20/SY	3,300.00	-	-	-	0%	3,300.00
1-304	344	Highway Sweeping: 28 Days @ \$423.00/Day	11,844.00	-	-	-	0%	11,844.00
		Hwy 9 Accel Lane Total:	331,439.90	-	-	-	0%	331,439.90
1-90		General Ledger Items:						
1-90	345	Sanitary Facilities: 6 EA @ \$3,000.00/EA	18,000.00					
1-90	346	Construction Office Rental/Maintenance: Lump Sum	50,000.00					

CONTINUATION SHEET
PROJECT: Maryland Creek Ranch

Application No: 04-34
Application Date: 11/25/08
Period To: 11/25/08

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
		General Ledger Items (cont):						
1-90	347	Construction Trash Disposal Fees: Lump Sum	40,000.00					
1-90	348	Utilities Expenses: Lump Sum	43,200.00					
1-90	349	Office Expenses: Lump Sum	17,500.00					
1-90	350	General Operational Expenses: Lump Sum	4,000.00					
1-90	351	Fenced Materials Storage Yard: Lump Sum	2,338.00					
1-90	352	Public Service Announcements: Lump Sum	1,275.00					
1-90	353	Video Documentation: Lump Sum	5,500.00					
1-90	354	Misc Construction Signs: Lump Sum	4,888.00					
1-90	355	Misc Repairs/Disbursements: Lump Sum	7,000.00					
		General Ledger Items Total:	193,701.00	193,701.00	-	193,701.00	100%	-
		Water Booster Pump Stations:						
1-710	356	Water Booster Pump Stations: Budget Number	400,000.00	-	-	-	0%	400,000.00
		Water Booster Pump Stations Total:	400,000.00	-	-	-	0%	400,000.00
		Sanitary Sewer Lift Station:						
1-720	357	Sanitary Sewer Lift Station: Budget Number	750,000.00	-	-	-	0%	750,000.00
		Sanitary Sewer Lift Station Total:	750,000.00	-	-	-	0%	750,000.00
		Total Original Contract Amount	\$ 16,701,847.56	\$ 8,005,878.32	\$ 473,362.69	\$ 8,479,241.01	51%	\$ 8,222,606.55

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 Application Date: 11/25/08
 Period To: 11/25/08

CONTINUATION SHEET
 PROJECT: Maryland Creek Ranch

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
		<u>Change Orders:</u>						
CO1		Staking/Layout per Proposal Dated 6/5/07	29,535.00	27,315.71	-	27,315.71	92%	2,219.29
CO2		Piling Overruns per Proposal Dated 6/5/07	148,776.66	148,776.66	-	148,776.66	100%	-
CO3		Construction Mgmt Overruns	124,495.50	124,495.50	-	124,495.50	100%	-
CO4		Forestry Management	287,820.87	287,820.87	-	287,820.87	100%	-
CO5		Clean-up Blown Down Trees	4,545.30	4,545.30	-	4,545.30	100%	-
CO6		Centennial Engineering	278,000.00	240,527.12	-	240,527.12	87%	37,472.88
CO7		Blasting Boulders	2,538.10	2,538.10	-	2,538.10	100%	-
CO8		Road Stabilization	84,058.84	84,058.84	-	84,058.84	100%	-
CO9		Staking & Layout for SMCR Construction Entrance	6,598.36	6,598.36	-	6,598.36	100%	-
CO10		Erosion Control Maintenance	5,018.98	5,018.98	-	5,018.98	100%	-
CO11		Adjustment to CO #2: Deduct for Original Billing on CO #2 Piling Overruns	(133,431.98)	(133,431.98)	-	(133,431.98)	100%	-
		Deduct for Mark-up on CO #2 Piling Overruns:	(15,344.68)	(15,344.68)	-	(15,344.68)	100%	-
		Actual Piling Overruns	120,317.13	120,317.13	-	120,317.13	100%	-
CO12		TR Flex Pipe	21,265.28	21,265.28	-	21,265.28	100%	-
CO13		In Kind Contributions for Silverthorne Trail Phase II	-	-	-	-	100%	-
CO14		Forestry Management (Winter 2007/2008) - SMCR:	225,000.00	202,085.94	-	202,085.94	90%	22,914.06

CONT. ACTION SHEET
PROJECT: Maryland Creek Ranch

Application No: J4-34
Application Date: 11/25/08
Period To: 11/25/08

ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
CO15	Forestry Management (Winter 2007/2008) - Blue River Fishing Site Alternate #1:	52,000.00	-	-	-	0%	52,000.00
CO16	Plan Review	4,715.34	4,715.34	-	4,715.34	100%	-
CO17	Snow Removal	7,144.92	7,144.92	-	7,144.92	100%	-
CO18	Plan Review	6,515.50	6,515.50	-	6,515.50	100%	-
CO19	Construction Management	1,266.64	1,266.64	-	1,266.64	100%	-
CO20	Plow for Drill Rig	821.76	821.76	-	821.76	100%	-
CO21	Erosion Control	52,594.01	52,594.01	-	52,594.01	100%	-
CO22	Miscellaneous Extras per Attachment - June 2008	19,675.89	19,675.89	-	19,675.89	100%	-
CO23	Fills @ Everst Crossing per Attached Summary Sheet	76,002.61	76,002.61	-	76,002.61	100%	-
CO24	Mock Boulder Wall	4,642.02	4,642.02	-	4,642.02	100%	-
CO25	Erosion Control Maintenance per Summary Sheet	1,889.65	1,889.65	-	1,889.65	100%	-
CO26	Fills @ Everist Crossing per Attached Summary Sheet	56,412.31	56,412.31	-	56,412.31	100%	-
CO27	Erosion Control Maintenance per Attached Summary Sheet	6,339.33	6,339.33	-	6,339.33	100%	-
CO28	General Ledger Items Beyond Contract Allowance	399.95	399.95	-	399.95	100%	-
CO29	Time and Materials Items per Attached Monthly Summary	91,506.77	91,506.77	-	91,506.77	100%	-
CO30	Miscellaneous work including bridge backfill, hauling of unsuitables, etc.-Hold for Final \$148,346.26	-	-	-	-	0%	-
CO31	6" HDPE Perf Pipe for Under Drains	14,887.89	14,887.89	-	14,887.89	100%	-

Application No: J04-34
 Application Date: 1/25/08
 Period To: 1/25/08

CON: JATION SHEET
 PROJECT: Maryland Creek Ranch

ITEM NO.	ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK FROM PREVIOUS APPLICATION	WORK THIS PERIOD	TOTAL COMPLETED & STORED TO DATE	%	BALANCE TO FINISH
	CO32	Miscellaneous Change Orders for November 2008 per Attached Spreadsheet	477,627.64		477,627.64	477,627.64	100%	
Total Change Orders:			\$ 2,063,635.59	\$ 1,471,401.72	\$ 477,627.64	\$ 1,949,029.36	94%	\$ 114,606.23
Total Contract & Change Orders:			\$ 18,765,483.15	\$ 9,477,280.04	\$ 960,990.33	\$ 10,428,270.37	56%	\$ 8,337,212.78

EXHIBIT E

Map of Preliminary Location of the Public Improvements



TETRA TECH
 4000 North Central Expressway
 Suite 200
 Irving, TX 75039-2298
 TEL: 972.463.4000 FAX: 972.463.4001

MARYLAND CREEK
 RANCH



HWY 9 FORCE MAIN
 SCHEMATIC DESIGN
 OVERALL PLAN

Revisions:

OWNER: MARYLAND CREEK RANCH, LLC
 P.O. BOX 1000
 10000 W. 10TH AVE
 STEVENSON, MD 21154
 TEL: 410.421.2200 FAX: 410.421.2201

Date: 03/10/15

Project No: 13-02015-1002

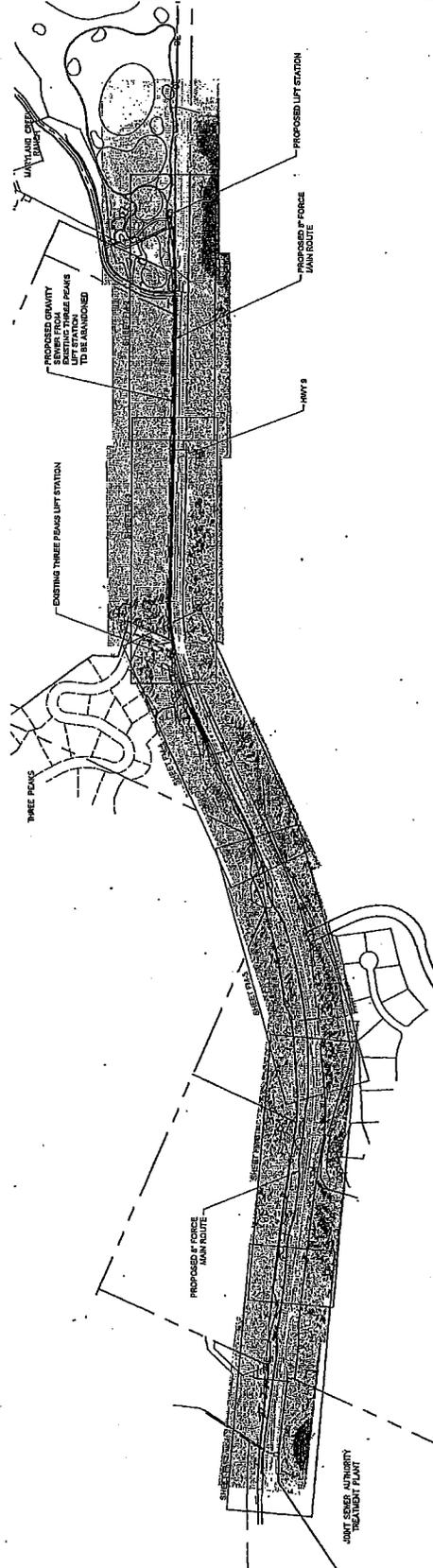
Drawn by: CAM

Checked by: EJD

SHEET:

FM-1

XX OF XX



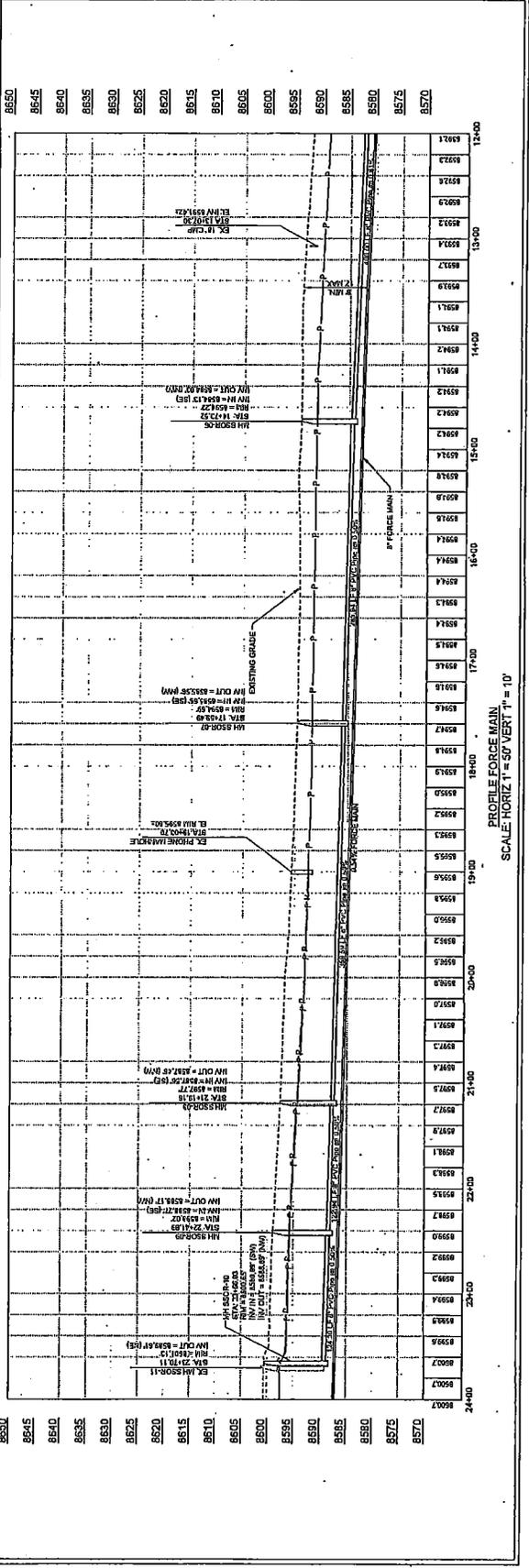
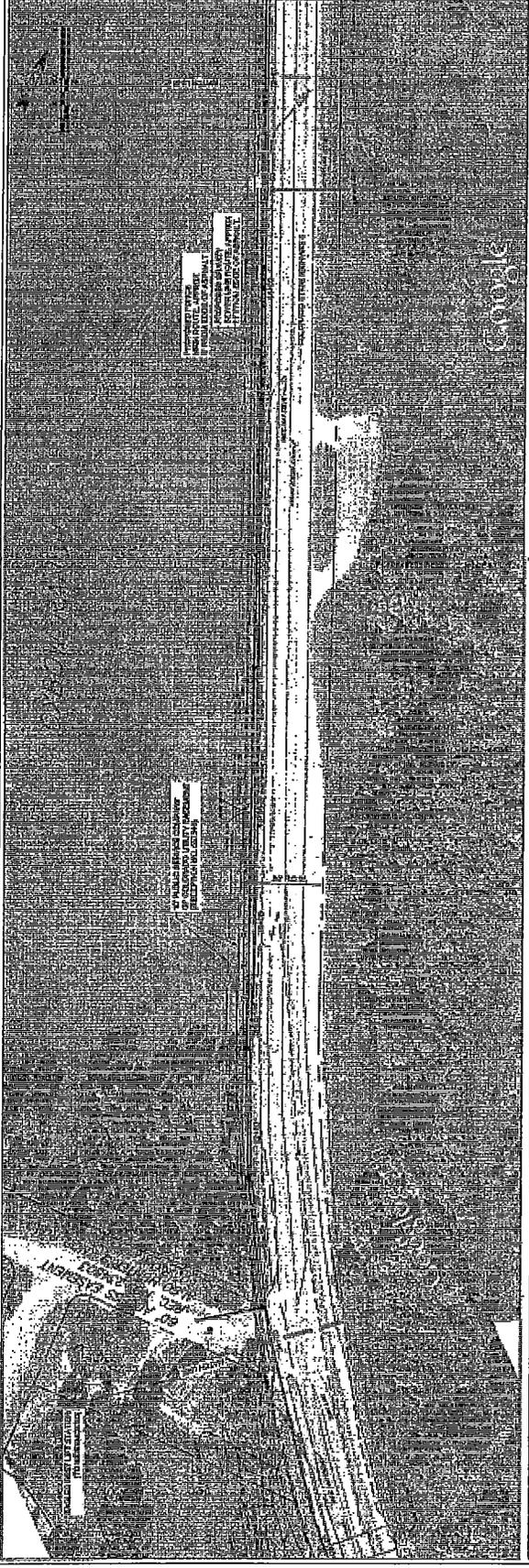
- NOTE:
1. 18" PIPES TO BE CERTALOCK C-600, DR-18 PVC RESTRAINED JOINT SYSTEM.
 2. PREPARATION OF FORCE MAIN TO BE UNDER 10' DEPTH.
 3. PREPARATION OF CERTALOCK C-600, DR-18 PVC AT EACH MILLIPOINT CONNECTION.



MARYLAND CREEK RANCH

HWY 9 FORCE MAIN
SCHEMATIC DESIGN
PLAN & PROFILE

Revisions:	DATE: 04/10/15
DESIGNER: ERIC BROWN, LLC P.O. BOX 4800 SILVER SPRING, MD 20908 PH: 301-251-2891	PROJECT NO: 13-03184-000
DRAWN BY: CMH	CHECKED BY: GJD
SHEET: FM-3 OF 35	



PROFILE FORCE MAIN
SCALE: HORIZ 1" = 50' VERT 1" = 10'



TETRA TECH
10000 Woodloch Forest Dr
Suite 1000
Charlotte, NC 28269-4000
Tel: 704.261.4000
Fax: 704.261.4001

MARYLAND CREEK RANCH

HWY 9 FORCE MAIN
SCHEMATIC DESIGN
PLAN & PROFILE

Revisions:

DATE: 08/11/15
PROJECT NO: 152-233-B-1002
DRAWN BY: CAM
CHECKED BY: GDD
SHEET: FMS-5

DATE: 08/11/15
PROJECT NO: 152-233-B-1002
DRAWN BY: CAM
CHECKED BY: GDD
SHEET: FMS-5

DATE: 08/11/15
PROJECT NO: 152-233-B-1002
DRAWN BY: CAM
CHECKED BY: GDD
SHEET: FMS-5

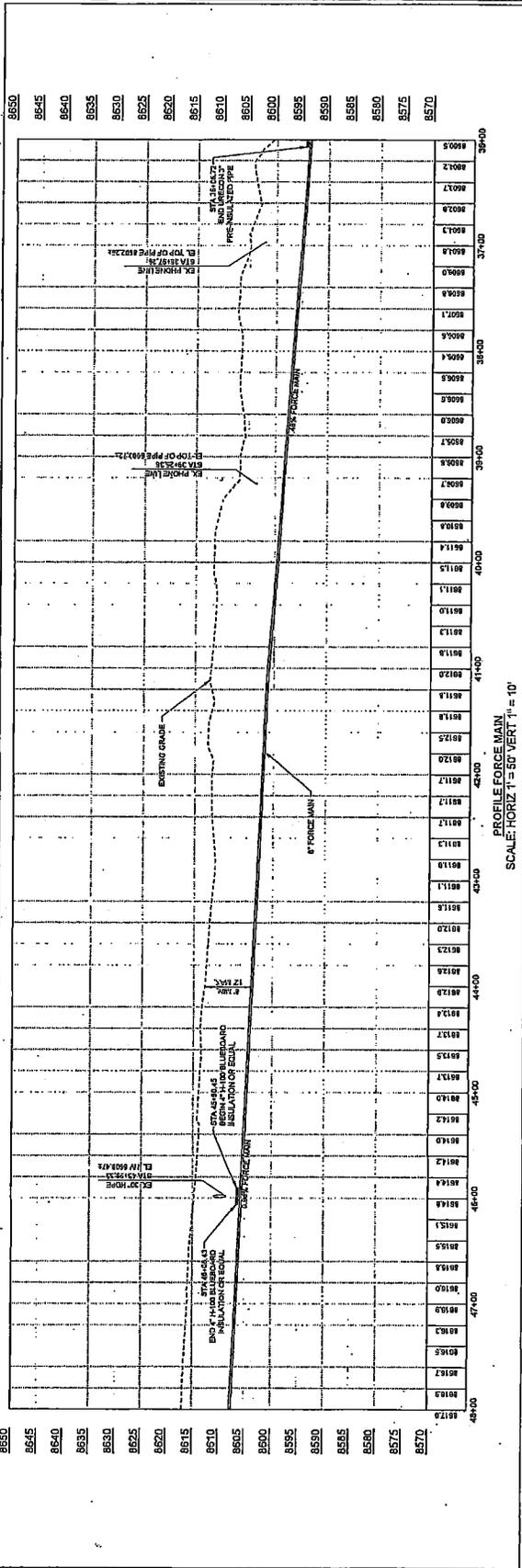
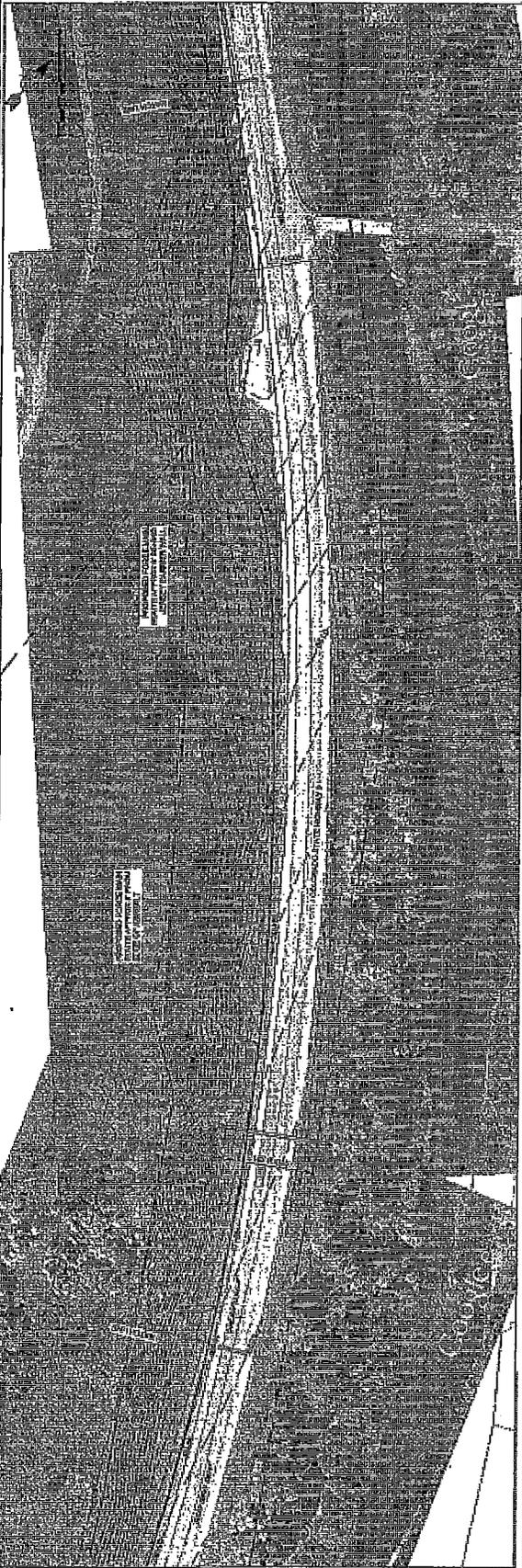
DATE: 08/11/15
PROJECT NO: 152-233-B-1002
DRAWN BY: CAM
CHECKED BY: GDD
SHEET: FMS-5

DATE: 08/11/15
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DATE: 08/11/15
PROJECT NO: 152-233-B-1002
DRAWN BY: CAM
CHECKED BY: GDD
SHEET: FMS-5



PROFILE FORCE MAIN
SCALE: HORIZ 1" = 50' VERT 1" = 10'



TETRA TECH
CONSULTING ENGINEERS

MARYLAND CREEK
RANCH



HWY 9 FORCE MAIN SCHEMATIC DESIGN SANITARY SEWER DETAILS

Revisions:

OWNER:
MARYLAND CREEK RANCH, LLC
8430 HWY 907
SANDY SPRING, MD 20888

PROJECT NO.: 19-22519-A-002

DATE: 03/2015

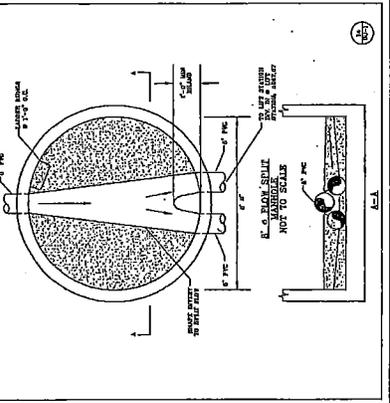
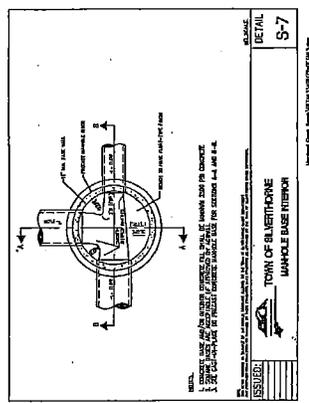
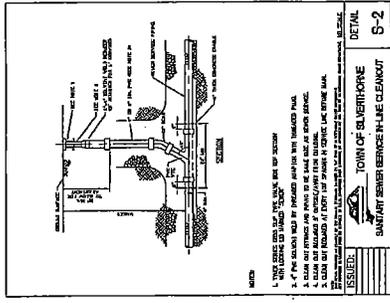
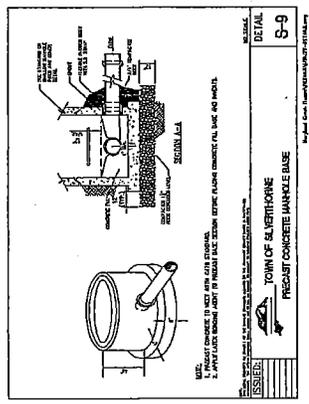
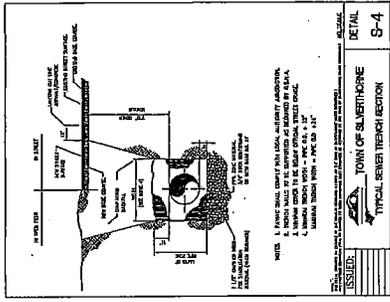
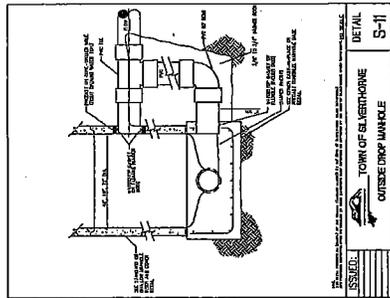
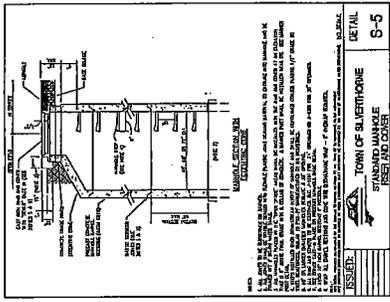
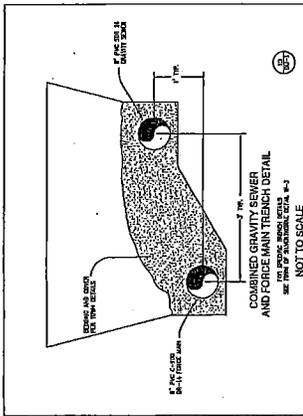
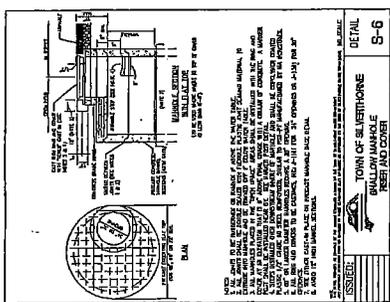
DRAWN BY: CAM

CHECKED BY: CDB

DATE: 03/2015

FM-8

8 OF 38





TETRA TECH
 4800 W. 120th St., Suite 100
 Overland Park, KS 66204-3000
 Phone: 913.246.7000
 Fax: 913.246.7001

MARYLAND CREEK RANCH

PRELIMINARY
 PLAN SUBMITTAL
 STATE HIGHWAY 9
 ACCESS IMPROVEMENTS
 CONCEPTUAL LAYOUT PLAN

Revised:

OWNER: STATE HIGHWAY 9
 KANSAS DEPARTMENT OF TRANSPORTATION
 1200 EAST 17th Street
 Topeka, KS 66606-0001

Date: June 17, 2013
 Project No: 133231517002

Drawn by: CMA
 Checked by: SMF

SHEET:
 HWY-7

of 312

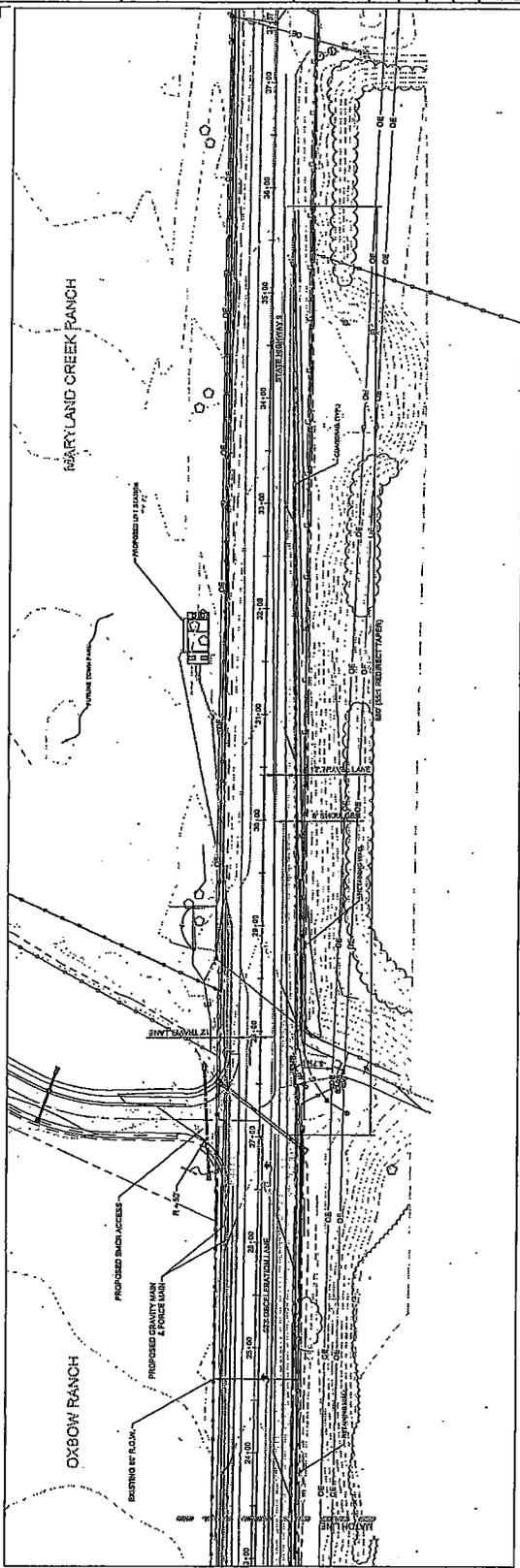
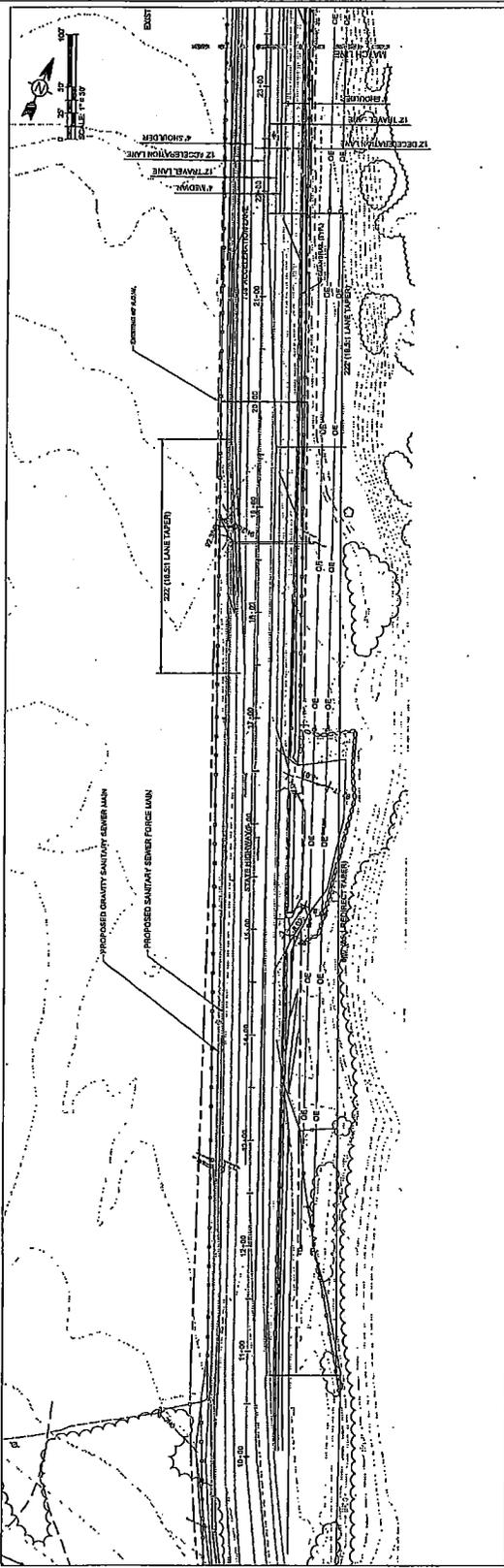


EXHIBIT F

Financial Plan

South Maryland Creek Ranch Metropolitan District
 Town of Silverthorne, Colorado
 Limited Mill GO Bonds

SMCR
 Cashflow
 2/25/2016

Schedule of Revenue & Debt Service

New Money - Residential Development

Collection Year (1)	Residential Assessed Value		Property Tax		S.O. Tax		Revenue for Debt Service		Earnings on Cumulative Surplus 1.00%		Debt Service		Capitalized Interest		Debt Service		Debt Service		Annual Surplus/Deficit (16)	Surplus Revenues Back to Developer (17)	Cumulative Surplus/Deficit (18)
	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)				
2017	7,111,124	40,000	280,178	19,612	299,791	299,791	-	299,791	2,898	299,791	0	0	0	0	0	0	0	0	299,791	0	299,791
2018	11,600,727	40,000	457,069	31,995	489,063	489,063	489,063	489,063	5,000	494,063	489,063	489,063	489,063	489,063	489,063	489,063	489,063	489,063	492,061	291,852	500,000
2019	15,953,811	40,000	629,580	44,001	672,581	672,581	672,581	672,581	6,343	678,924	672,581	672,581	672,581	672,581	672,581	672,581	672,581	672,581	134,263	0	634,263
2020	20,077,145	40,000	791,040	55,373	846,412	846,412	846,412	846,412	5,489	851,901	846,412	846,412	846,412	846,412	846,412	846,412	846,412	846,412	(65,338)	0	548,825
2021	22,256,809	40,000	876,918	61,384	938,303	938,303	938,303	938,303	4,218	942,521	938,303	938,303	938,303	938,303	938,303	938,303	938,303	938,303	(127,076)	0	421,848
2022	22,256,809	40,000	876,918	61,384	938,303	938,303	938,303	938,303	188	938,491	938,303	938,303	938,303	938,303	938,303	938,303	938,303	938,303	(6,916)	0	11,880
2023	22,701,946	40,000	894,457	62,612	957,069	957,069	957,069	957,069	119	957,188	957,069	957,069	957,069	957,069	957,069	957,069	957,069	957,069	4,889	0	16,769
2024	22,701,946	40,000	894,457	62,612	957,069	957,069	957,069	957,069	168	957,237	957,069	957,069	957,069	957,069	957,069	957,069	957,069	957,069	5,680	0	22,449
2025	23,155,984	40,000	912,346	63,864	976,210	976,210	976,210	976,210	224	976,434	976,210	976,210	976,210	976,210	976,210	976,210	976,210	976,210	3,711	0	26,160
2026	23,155,984	40,000	912,346	63,864	976,210	976,210	976,210	976,210	262	976,496	976,210	976,210	976,210	976,210	976,210	976,210	976,210	976,210	6,798	0	32,958
2027	23,155,984	40,000	912,346	63,864	976,210	976,210	976,210	976,210	330	976,626	976,210	976,210	976,210	976,210	976,210	976,210	976,210	976,210	1,766	0	34,724
2028	23,619,104	40,000	930,593	65,141	995,734	995,734	995,734	995,734	347	996,081	995,734	995,734	995,734	995,734	995,734	995,734	995,734	995,734	2,423	0	37,147
2029	24,091,486	40,000	949,205	66,444	1,015,649	1,015,649	1,015,649	1,015,649	371	1,016,020	1,015,649	1,015,649	1,015,649	1,015,649	1,015,649	1,015,649	1,015,649	1,015,649	4,822	0	41,969
2030	24,573,316	40,000	968,189	67,773	1,035,962	1,035,962	1,035,962	1,035,962	420	1,036,382	1,035,962	1,035,962	1,035,962	1,035,962	1,035,962	1,035,962	1,035,962	1,035,962	2,980	0	45,077
2031	25,064,782	40,000	987,552	69,129	1,056,681	1,056,681	1,056,681	1,056,681	481	1,057,163	1,056,681	1,056,681	1,056,681	1,056,681	1,056,681	1,056,681	1,056,681	1,056,681	4,414	0	52,481
2032	25,566,078	40,000	1,007,303	70,511	1,077,815	1,077,815	1,077,815	1,077,815	525	1,078,340	1,077,815	1,077,815	1,077,815	1,077,815	1,077,815	1,077,815	1,077,815	1,077,815	2,058	0	54,539
2033	26,077,400	40,000	1,027,450	71,921	1,099,371	1,099,371	1,099,371	1,099,371	565	1,099,926	1,099,371	1,099,371	1,099,371	1,099,371	1,099,371	1,099,371	1,099,371	1,099,371	1,912	0	56,451
2034	26,588,948	40,000	1,047,999	73,360	1,121,358	1,121,358	1,121,358	1,121,358	607	1,121,965	1,121,358	1,121,358	1,121,358	1,121,358	1,121,358	1,121,358	1,121,358	1,121,358	5,905	0	59,282
2035	26,588,948	40,000	1,047,999	73,360	1,121,358	1,121,358	1,121,358	1,121,358	666	1,122,024	1,121,358	1,121,358	1,121,358	1,121,358	1,121,358	1,121,358	1,121,358	1,121,358	4,308	0	60,697
2036	27,130,926	40,000	1,068,959	74,827	1,143,786	1,143,786	1,143,786	1,143,786	720	1,144,506	1,143,786	1,143,786	1,143,786	1,143,786	1,143,786	1,143,786	1,143,786	1,143,786	3,526	0	70,129
2037	27,130,926	40,000	1,068,959	74,827	1,143,786	1,143,786	1,143,786	1,143,786	784	1,144,570	1,143,786	1,143,786	1,143,786	1,143,786	1,143,786	1,143,786	1,143,786	1,143,786	2,076	0	72,015
2038	27,673,545	40,000	1,090,338	76,324	1,166,661	1,166,661	1,166,661	1,166,661	830	1,167,491	1,166,661	1,166,661	1,166,661	1,166,661	1,166,661	1,166,661	1,166,661	1,166,661	4,622	0	76,323
2039	28,227,016	40,000	1,112,144	77,850	1,189,995	1,189,995	1,189,995	1,189,995	854	1,190,849	1,189,995	1,189,995	1,189,995	1,189,995	1,189,995	1,189,995	1,189,995	1,189,995	2,343	0	78,399
2040	28,227,016	40,000	1,112,144	77,850	1,189,995	1,189,995	1,189,995	1,189,995	909	1,190,904	1,189,995	1,189,995	1,189,995	1,189,995	1,189,995	1,189,995	1,189,995	1,189,995	5,575	0	83,021
2041	28,791,556	40,000	1,134,387	79,407	1,213,794	1,213,794	1,213,794	1,213,794	947	1,214,741	1,213,794	1,213,794	1,213,794	1,213,794	1,213,794	1,213,794	1,213,794	1,213,794	3,806	0	85,365
2042	29,367,387	40,000	1,157,075	80,995	1,238,070	1,238,070	1,238,070	1,238,070	1,030	1,239,100	1,238,070	1,238,070	1,238,070	1,238,070	1,238,070	1,238,070	1,238,070	1,238,070	8,294	0	90,940
2043	29,367,387	40,000	1,157,075	80,995	1,238,070	1,238,070	1,238,070	1,238,070	1,060	1,239,130	1,238,070	1,238,070	1,238,070	1,238,070	1,238,070	1,238,070	1,238,070	1,238,070	2,948	0	108,039
2044	29,954,735	40,000	1,180,217	82,615	1,262,832	1,262,832	1,262,832	1,262,832	1,103	1,263,935	1,262,832	1,262,832	1,262,832	1,262,832	1,262,832	1,262,832	1,262,832	1,262,832	1,050	0	103,987
2045	33,666,910	40,000	1,356,684	82,615	1,443,368	1,443,368	1,443,368	1,443,368	1,162	1,444,530	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	3,261	0	107,038
2046	33,666,910	40,000	1,356,684	82,615	1,443,368	1,443,368	1,443,368	1,443,368	1,162	1,444,702	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	3,030	0	110,298
2047	33,666,910	40,000	1,356,684	82,615	1,443,368	1,443,368	1,443,368	1,443,368	1,162	1,444,874	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	405,180	291,852	113,328
2048	33,666,910	40,000	1,356,684	82,615	1,443,368	1,443,368	1,443,368	1,443,368	1,162	1,445,046	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	405,180	291,852	113,328
2049	33,666,910	40,000	1,356,684	82,615	1,443,368	1,443,368	1,443,368	1,443,368	1,162	1,445,218	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	405,180	291,852	113,328
2050	33,666,910	40,000	1,356,684	82,615	1,443,368	1,443,368	1,443,368	1,443,368	1,162	1,445,390	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	405,180	291,852	113,328
2051	33,666,910	40,000	1,356,684	82,615	1,443,368	1,443,368	1,443,368	1,443,368	1,162	1,445,562	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	405,180	291,852	113,328
2052	33,666,910	40,000	1,356,684	82,615	1,443,368	1,443,368	1,443,368	1,443,368	1,162	1,445,734	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	1,443,368	405,180	291,852	113,328

South Maryland Creek Ranch Metropolitan District
 Town of Silverthorne, Colorado
 Limited Mill GO Bonds

SMCR
 Operations
 2/18/2016

Schedule of Administrative Operating Mill Levy & Expense

Collection Year	Projected Assessed Value	O&M Mill Levy	Property Tax @ 98.0%	Specific Ownership Tax	Revenue Available For Operations	Operating Expense	Annual Surplus/Deficit	Cumulative Surplus/Deficit
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
2018	7,111,124	5.00	34,845	7.00%	37,284	36,284	1,000	2,000
2019	11,600,727	5.00	56,844	3,979	60,823	59,823	1,000	3,000
2020	15,953,811	5.00	78,174	5,472	83,646	82,646	1,000	4,000
2021	20,077,145	5.00	98,378	6,886	105,264	104,264	1,000	5,000
2022	22,256,809	5.00	109,058	7,634	116,692	115,692	1,000	6,000
2023	22,256,809	5.00	109,058	7,634	116,692	115,692	1,000	7,000
2024	22,701,946	5.00	111,240	7,787	119,026	118,026	1,000	8,000
2025	22,701,946	5.00	111,240	7,787	119,026	118,026	1,000	9,000
2026	23,155,984	5.00	113,464	7,943	121,407	120,407	1,000	10,000
2027	23,155,984	5.00	113,464	7,943	121,407	120,407	1,000	11,000
2028	23,619,104	5.00	115,734	8,101	123,835	122,835	1,000	12,000
2029	23,619,104	5.00	115,734	8,101	123,835	122,835	1,000	13,000
2030	24,091,486	5.00	118,048	8,263	126,312	125,312	1,000	14,000
2031	24,091,486	5.00	118,048	8,263	126,312	125,312	1,000	15,000
2032	24,573,316	5.00	120,409	8,429	128,838	127,838	1,000	16,000
2033	24,573,316	5.00	120,409	8,429	128,838	127,838	1,000	17,000
2034	25,064,782	5.00	122,817	8,597	131,415	130,415	1,000	18,000
2035	25,064,782	5.00	122,817	8,597	131,415	130,415	1,000	19,000
2036	25,566,078	5.00	125,274	8,769	134,043	133,043	1,000	20,000
2037	25,566,078	5.00	125,274	8,769	134,043	133,043	1,000	21,000
2038	26,077,400	5.00	127,779	8,945	136,724	135,724	1,000	22,000
2039	26,077,400	5.00	127,779	8,945	136,724	135,724	1,000	23,000
2040	26,598,948	5.00	130,335	9,123	139,458	138,458	1,000	24,000
2041	26,598,948	5.00	130,335	9,123	139,458	138,458	1,000	25,000
2042	27,130,926	5.00	132,942	9,306	142,247	141,247	1,000	26,000
2043	27,130,926	5.00	132,942	9,306	142,247	141,247	1,000	27,000
2044	27,673,545	5.00	135,600	9,492	145,092	144,092	1,000	28,000
2045	27,673,545	5.00	135,600	9,492	145,092	144,092	1,000	29,000
2046	28,227,016	5.00	138,312	9,682	147,994	146,994	1,000	30,000
2047	28,227,016	5.00	138,312	9,682	147,994	146,994	1,000	31,000
2048	28,791,556	5.00	141,079	9,876	150,954	149,954	1,000	32,000
2049	28,791,556	5.00	141,079	9,876	150,954	149,954	1,000	33,000
2050	29,367,387	5.00	143,900	10,073	153,973	152,973	1,000	34,000
2051	29,367,387	5.00	143,900	10,073	153,973	152,973	1,000	35,000
2052	29,954,735	5.00	146,778	10,274	157,053	156,053	1,000	36,000
			4,187,002	293,090	4,480,092	4,444,092	36,000	

South Maryland Creek Ranch Metropolitan District
Town of Silverthorne, Colorado
Limited Mill GO Bonds

Schedule of Operating Mill Levy & Expense

Collection Year	Projected Assessed Value	O&M Mill Levy	Property Tax @ 98.0%	Specific Ownership Tax	Revenue Available For Operations	Estimated Operating Expense	Annual Surplus/Deficit	Cumulative Surplus/Deficit
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
				7.00%				
12/1/2018	7,111,124	10.000	69,689	4,878	74,567	73,567	1,000	1,000
12/1/2019	11,600,727	10.000	113,687	7,958	121,645	120,645	1,000	2,000
12/1/2020	15,953,811	10.000	156,347	10,944	167,292	166,292	1,000	3,000
12/1/2021	20,077,145	12.000	236,107	16,528	252,635	251,635	1,000	4,000
12/1/2022	22,256,809	12.000	261,740	18,322	280,062	279,062	1,000	5,000
12/1/2023	22,256,809	12.000	261,740	18,322	280,062	279,062	1,000	6,000
12/1/2024	22,701,946	12.000	266,975	18,688	285,663	284,663	1,000	7,000
12/1/2025	22,701,946	12.000	266,975	18,688	285,663	284,663	1,000	8,000
12/1/2026	23,155,984	12.000	272,314	19,062	291,376	290,376	1,000	9,000
12/1/2027	23,155,984	12.000	272,314	19,062	291,376	290,376	1,000	10,000
12/1/2028	23,619,104	12.000	277,761	19,443	297,204	296,204	1,000	11,000
12/1/2029	23,619,104	12.000	277,761	19,443	297,204	296,204	1,000	12,000
12/1/2030	24,091,486	12.000	283,316	19,832	303,148	302,148	1,000	13,000
12/1/2031	24,091,486	12.000	283,316	19,832	303,148	302,148	1,000	14,000
12/1/2032	24,573,316	12.000	288,982	20,229	309,211	308,211	1,000	15,000
12/1/2033	24,573,316	12.000	288,982	20,229	309,211	308,211	1,000	16,000
12/1/2034	25,064,782	12.000	294,762	20,633	315,395	314,395	1,000	17,000
12/1/2035	25,064,782	12.000	294,762	20,633	315,395	314,395	1,000	18,000
12/1/2036	25,566,078	12.000	300,657	21,046	321,703	320,703	1,000	19,000
12/1/2037	25,566,078	12.000	300,657	21,046	321,703	320,703	1,000	20,000
12/1/2038	26,077,400	12.000	306,670	21,467	328,137	327,137	1,000	21,000
12/1/2039	26,077,400	12.000	306,670	21,467	328,137	327,137	1,000	22,000
12/1/2040	26,598,948	12.000	312,804	21,896	334,700	333,700	1,000	23,000
12/1/2041	26,598,948	12.000	312,804	21,896	334,700	333,700	1,000	24,000
12/1/2042	27,130,926	12.000	319,060	22,334	341,394	340,394	1,000	25,000
12/1/2043	27,130,926	12.000	319,060	22,334	341,394	340,394	1,000	26,000
12/1/2044	27,673,545	12.000	325,441	22,781	348,222	347,222	1,000	27,000
12/1/2045	27,673,545	12.000	325,441	22,781	348,222	347,222	1,000	28,000
12/1/2046	28,227,016	12.000	331,950	23,236	355,186	354,186	1,000	29,000
12/1/2047	28,227,016	12.000	331,950	23,236	355,186	354,186	1,000	30,000
12/1/2048	28,791,556	12.000	338,589	23,701	362,290	361,290	1,000	31,000
12/1/2049	28,791,556	12.000	338,589	23,701	362,290	361,290	1,000	32,000
12/1/2050	29,367,387	12.000	345,360	24,175	369,536	368,536	1,000	33,000
12/1/2051	29,367,387	12.000	345,360	24,175	369,536	368,536	1,000	34,000
12/1/2052	29,954,735	12.000	352,268	24,659	376,926	375,926	1,000	35,000

Residential Development Value

Completion Year	Assessment Year	Collection Year	Keller		Powell		Valhalla		Alpine		Flat		Summit		Casita		Residential Construction Value	Assessed Value
			Homes Completed	Value per Home														
2016	2017	2018	3	675,000	3	750,000	2	825,000	6	925,000	-	1,006,984	3	1,225,000	2	190,915	15,916,830	1,266,980
2017	2018	2019	8	690,939	8	767,710	5	844,481	18	955,648	15	1,035,556	14	1,259,757	6	195,423	67,294,219	5,356,620
2018	2019	2020	6	737,805	6	819,783	4	901,761	15	1,035,751	12	1,111,365	11	1,351,979	5	208,679	57,852,786	4,605,082
2019	2020	2021	6	767,612	6	852,902	4	938,193	15	1,082,877	12	1,156,264	11	1,406,599	5	217,109	60,266,666	4,797,227
2020	2021	2022	3	782,964	3	869,960	2	956,957	6	1,104,535	5	1,179,889	5	1,434,731	2	221,451	25,613,334	2,038,821
Total Units Developed			26		26		16		39		45		44		20		226,943,834	18,064,729

South Maryland Creek Ranch Metropolitan District
 Town of Silverthorne, Colorado
 Limited Mill GO Bonds
 Series 2019

SMCR
 Debt Service
 2/18/2016

Debt Service Schedule
 \$8,275,000

New Money - Residential Development

Date	Principa	Interest Rate	Interest	P & I	Annual P & I	Capitalized Interest	DSRF Earnings 2.00%	Net Annual P & I
06/01/20	-	-	227,562.50	227,562.50		-	(3,403.46)	
12/01/20	95,000	5.500	227,562.50	322,562.50	550,125.00	-	(3,403.46)	543,318.07
06/01/21	-	-	224,950.00	224,950.00		-	(3,403.46)	
12/01/21	495,000	5.500	224,950.00	719,950.00	944,900.00	-	(3,403.46)	938,093.07
06/01/22	-	-	211,337.50	211,337.50		-	(3,403.46)	
12/01/22	655,000	5.500	211,337.50	866,337.50	1,077,675.00	-	(3,403.46)	1,070,868.07
06/01/23	-	-	193,325.00	193,325.00		-	(3,403.46)	
12/01/23	475,000	5.500	193,325.00	668,325.00	861,650.00	-	(3,403.46)	854,843.07
06/01/24	-	-	180,262.50	180,262.50		-	(3,403.46)	
12/01/24	85,000	5.500	180,262.50	265,262.50	445,525.00	-	(3,403.46)	438,718.07
06/01/25	-	-	177,925.00	177,925.00		-	(3,403.46)	
12/01/25	75,000	5.500	177,925.00	252,925.00	430,850.00	-	(3,403.46)	424,043.07
06/01/26	-	-	175,862.50	175,862.50		-	(3,403.46)	
12/01/26	80,000	5.500	175,862.50	255,862.50	431,725.00	-	(3,403.46)	424,918.07
06/01/27	-	-	173,662.50	173,662.50		-	(3,403.46)	
12/01/27	90,000	5.500	173,662.50	263,662.50	437,325.00	-	(3,403.46)	430,518.07
06/01/28	-	-	171,187.50	171,187.50		-	(3,403.46)	
12/01/28	90,000	5.500	171,187.50	261,187.50	432,375.00	-	(3,403.46)	425,568.07
06/01/29	-	-	168,712.50	168,712.50		-	(3,403.46)	
12/01/29	90,000	5.500	168,712.50	258,712.50	427,425.00	-	(3,403.46)	420,618.07
06/01/30	-	-	166,237.50	166,237.50		-	(3,403.46)	
12/01/30	100,000	5.500	166,237.50	266,237.50	432,475.00	-	(3,403.46)	425,668.07
06/01/31	-	-	163,487.50	163,487.50		-	(3,403.46)	
12/01/31	175,000	5.500	163,487.50	338,487.50	501,975.00	-	(3,403.46)	495,168.07
06/01/32	-	-	158,675.00	158,675.00		-	(3,403.46)	
12/01/32	185,000	5.500	158,675.00	343,675.00	502,350.00	-	(3,403.46)	495,543.07
06/01/33	-	-	153,587.50	153,587.50		-	(3,403.46)	
12/01/33	195,000	5.500	153,587.50	348,587.50	502,175.00	-	(3,403.46)	495,368.07
06/01/34	-	-	148,225.00	148,225.00		-	(3,403.46)	
12/01/34	195,000	5.500	148,225.00	343,225.00	491,450.00	-	(3,403.46)	484,643.07
06/01/35	-	-	142,862.50	142,862.50		-	(3,403.46)	
12/01/35	220,000	5.500	142,862.50	362,862.50	505,725.00	-	(3,403.46)	498,918.07
06/01/36	-	-	136,812.50	136,812.50		-	(3,403.46)	
12/01/36	230,000	5.500	136,812.50	366,812.50	503,625.00	-	(3,403.46)	496,818.07
06/01/37	-	-	130,487.50	130,487.50		-	(3,403.46)	
12/01/37	250,000	5.500	130,487.50	380,487.50	510,975.00	-	(3,403.46)	504,168.07
06/01/38	-	-	123,612.50	123,612.50		-	(3,403.46)	
12/01/38	265,000	5.500	123,612.50	388,612.50	512,225.00	-	(3,403.46)	505,418.07
06/01/39	-	-	116,325.00	116,325.00		-	(3,403.46)	
12/01/39	275,000	5.500	116,325.00	391,325.00	507,650.00	-	(3,403.46)	500,843.07
06/01/40	-	-	108,762.50	108,762.50		-	(3,403.46)	
12/01/40	280,000	5.500	108,762.50	388,762.50	497,525.00	-	(3,403.46)	490,718.07
06/01/41	-	-	101,062.50	101,062.50		-	(3,403.46)	
12/01/41	300,000	5.500	101,062.50	401,062.50	502,125.00	-	(3,403.46)	495,318.07
06/01/42	-	-	92,812.50	92,812.50		-	(3,403.46)	
12/01/42	310,000	5.500	92,812.50	402,812.50	495,625.00	-	(3,403.46)	488,818.07
06/01/43	-	-	84,287.50	84,287.50		-	(3,403.46)	
12/01/43	325,000	5.500	84,287.50	409,287.50	493,575.00	-	(3,403.46)	486,768.07
06/01/44	-	-	75,350.00	75,350.00		-	(3,403.46)	
12/01/44	345,000	5.500	75,350.00	420,350.00	495,700.00	-	(3,403.46)	488,893.07
06/01/45	-	-	65,862.50	65,862.50		-	(3,403.46)	
12/01/45	360,000	5.500	65,862.50	425,862.50	491,725.00	-	(3,403.46)	484,918.07
06/01/46	-	-	55,962.50	55,962.50		-	(3,403.46)	
12/01/46	385,000	5.500	55,962.50	440,962.50	496,925.00	-	(3,403.46)	490,118.07
06/01/47	-	-	45,375.00	45,375.00		-	(3,403.46)	
12/01/47	410,000	5.500	45,375.00	455,375.00	500,750.00	-	(3,403.46)	493,943.07
06/01/48	-	-	34,100.00	34,100.00		-	(3,403.46)	
12/01/48	435,000	5.500	34,100.00	469,100.00	503,200.00	-	(3,403.46)	496,393.07
06/01/49	-	-	22,137.50	22,137.50		-	(3,403.46)	
12/01/49	805,000	5.500	22,137.50	827,137.50	849,275.00	-	(343,749.82)	502,121.72
	8,275,000		8,061,625.00	16,336,625.00	16,336,625.00	0.00	(544,554.17)	15,792,070.83

Dated	12/01/19	Average Coupon	5.500000
		NIC	5.584684
Settlement	12/01/19	TIC	5.649675
		Arbitrage Yield	5.500000
		Bond Years	146,575.00
		Average Life	17.71
		Accrued Interest	0.00

South Maryland Creek Ranch Metropolitan District
 Town of Silverthorne, Colorado
 Limited Mill GO Bonds
 Series 2019

Sources and Uses of Funds

New Money - Residential Development

Sources

Principal Amount of Bond Issue	8,275,000.00
	8,275,000.00

Uses

Project Funds at Close	7,710,528.65
Reserve Fund	340,346.35
50% of Full Reserve	
GKB Fee	124,125.00
\$15.00 /\$1,000	
Cost of Issuance	100,000.00
Contingency	0.00
	8,275,000.00

South Maryland Creek Ranch Metropolitan District
 Town of Silverthorne, Colorado
 Limited Mill GO Bonds

SMCR
 Debt Service 3
 2/18/2016

Series 2022
 Debt Service Schedule
 \$8,995,000

New Money - Residential Development

Date	Principal	Interest Rate	Interest	P & I	Annual P & I	Capitalized Interest	DSRF Earnings 2.00%	Net Annual P & I
06/01/23	-	-	247,362.50	247,362.50		0.00	(4,497.50)	
12/01/23	5,000	5.500	247,362.50	252,362.50	499,725.00	0.00	(4,497.50)	490,730.00
06/01/24	-	-	247,225.00	247,225.00		0.00	(4,497.50)	
12/01/24	40,000	5.500	247,225.00	287,225.00	534,450.00	0.00	(4,497.50)	525,455.00
06/01/25	-	-	246,125.00	246,125.00		0.00	(4,497.50)	
12/01/25	45,000	5.500	246,125.00	291,125.00	537,250.00	0.00	(4,497.50)	528,255.00
06/01/26	-	-	244,887.50	244,887.50			(4,497.50)	
12/01/26	65,000	5.500	244,887.50	309,887.50	554,775.00		(4,497.50)	545,780.00
06/01/27	-	-	243,100.00	243,100.00			(4,497.50)	
12/01/27	65,000	5.500	243,100.00	308,100.00	551,200.00		(4,497.50)	542,205.00
06/01/28	-	-	241,312.50	241,312.50			(4,497.50)	
12/01/28	90,000	5.500	241,312.50	331,312.50	572,625.00		(4,497.50)	563,630.00
06/01/29	-	-	238,837.50	238,837.50			(4,497.50)	
12/01/29	105,000	5.500	238,837.50	343,837.50	582,675.00		(4,497.50)	573,680.00
06/01/30	-	-	235,950.00	235,950.00			(4,497.50)	
12/01/30	125,000	5.500	235,950.00	360,950.00	596,900.00		(4,497.50)	587,905.00
06/01/31	-	-	232,512.50	232,512.50			(4,497.50)	
12/01/31	60,000	5.500	232,512.50	292,512.50	525,025.00		(4,497.50)	516,030.00
06/01/32	-	-	230,862.50	230,862.50			(4,497.50)	
12/01/32	85,000	5.500	230,862.50	315,862.50	546,725.00		(4,497.50)	537,730.00
06/01/33	-	-	228,525.00	228,525.00			(4,497.50)	
12/01/33	90,000	5.500	228,525.00	318,525.00	547,050.00		(4,497.50)	538,055.00
06/01/34	-	-	226,050.00	226,050.00			(4,497.50)	
12/01/34	125,000	5.500	226,050.00	351,050.00	577,100.00		(4,497.50)	568,105.00
06/01/35	-	-	222,612.50	222,612.50			(4,497.50)	
12/01/35	120,000	5.500	222,612.50	342,612.50	565,225.00		(4,497.50)	556,230.00
06/01/36	-	-	219,312.50	219,312.50			(4,497.50)	
12/01/36	150,000	5.500	219,312.50	369,312.50	588,625.00		(4,497.50)	579,630.00
06/01/37	-	-	215,187.50	215,187.50			(4,497.50)	
12/01/37	150,000	5.500	215,187.50	365,187.50	580,375.00		(4,497.50)	571,380.00
06/01/38	-	-	211,062.50	211,062.50			(4,497.50)	
12/01/38	180,000	5.500	211,062.50	391,062.50	602,125.00		(4,497.50)	593,130.00
06/01/39	-	-	206,112.50	206,112.50			(4,497.50)	
12/01/39	190,000	5.500	206,112.50	396,112.50	602,225.00		(4,497.50)	593,230.00
06/01/40	-	-	200,887.50	200,887.50			(4,497.50)	
12/01/40	235,000	5.500	200,887.50	435,887.50	636,775.00		(4,497.50)	627,780.00
06/01/41	-	-	194,425.00	194,425.00			(4,497.50)	
12/01/41	245,000	5.500	194,425.00	439,425.00	633,850.00		(4,497.50)	624,855.00
06/01/42	-	-	187,687.50	187,687.50			(4,497.50)	
12/01/42	285,000	5.500	187,687.50	472,687.50	660,375.00		(4,497.50)	651,380.00
06/01/43	-	-	179,850.00	179,850.00			(4,497.50)	
12/01/43	305,000	5.500	179,850.00	484,850.00	664,700.00		(4,497.50)	655,705.00
06/01/44	-	-	171,462.50	171,462.50			(4,497.50)	
12/01/44	340,000	5.500	171,462.50	511,462.50	682,925.00		(4,497.50)	673,930.00
06/01/45	-	-	162,112.50	162,112.50			(4,497.50)	
12/01/45	365,000	5.500	162,112.50	527,112.50	689,225.00		(4,497.50)	680,230.00
06/01/46	-	-	152,075.00	152,075.00			(4,497.50)	
12/01/46	400,000	5.500	152,075.00	552,075.00	704,150.00		(4,497.50)	695,155.00
06/01/47	-	-	141,075.00	141,075.00			(4,497.50)	
12/01/47	420,000	5.500	141,075.00	561,075.00	702,150.00		(4,497.50)	693,155.00
06/01/48	-	-	129,525.00	129,525.00			(4,497.50)	
12/01/48	460,000	5.500	129,525.00	589,525.00	719,050.00		(4,497.50)	710,055.00
06/01/49	-	-	116,875.00	116,875.00			(4,497.50)	
12/01/49	485,000	5.500	116,875.00	601,875.00	718,750.00		(4,497.50)	709,755.00
06/01/50	-	-	103,537.50	103,537.50			(4,497.50)	
12/01/50	1,040,000	5.500	103,537.50	1,143,537.50	1,247,075.00		(4,497.50)	1,238,080.00
06/01/51	-	-	74,937.50	74,937.50			(4,497.50)	
12/01/51	1,095,000	5.500	74,937.50	1,169,937.50	1,244,875.00		(4,497.50)	1,235,880.00
06/01/52	-	-	44,825.00	44,825.00			(4,497.50)	
12/01/52	1,630,000	5.500	44,825.00	1,674,825.00	1,719,650.00		(454,247.50)	1,260,905.00
	8,995,000		11,592,625.00	20,587,625.00	20,587,625.00	0.00	(719,600.00)	19,868,025.00

Dated	12/01/22	Average Coupon	5.500000
		NIC	5.564014
Settlement	12/01/22	TIC	5.620009
		Arbitrage Yield	5.500000
		Bond Years	210,775.00
		Average Life	23.43
		Accrued Interest	0.00

South Maryland Creek Ranch Metropolitan District
 Town of Silverthorne, Colorado
 Limited Mill GO Bonds

SMCR
 Sources/Uses 3
 2/18/2016

Series 2022

Sources and Uses of Funds

New Money

Sources

Principal Amount of Bond Issue	8,995,000.00
	<u>8,995,000.00</u>

Uses

Project Fund		8,310,325.00
Reserve Fund	50% of Full Reserve	449,750.00
GKB Fee	\$15.00 /\$1,000	134,925.00
Cost of Issuance		100,000.00
Contingency		0.00
		<u>8,995,000.00</u>

EXHIBIT G

Disclosure

SOUTH MARYLAND CREEK RANCH METROPOLITAN DISTRICT

SUMMIT COUNTY, COLORADO

.....
PUBLIC DISCLOSURE DOCUMENT

Pursuant to C.R.S. § 32-1-104.8
.....

The South Maryland Creek Ranch Metropolitan District (the "District"), Town of Silverthorne, Summit County, Colorado is a quasi-municipal corporation and political subdivision of the State of Colorado duly organized and existing as a metropolitan district pursuant to Title 32, Colorado Revised Statutes. Except as may be limited by its service plan, as may be amended from time to time, the District shall have all of the powers of a metropolitan district as authorized pursuant to C.R.S. § 32-1-1004, as may be amended. The District's service plan, which may be amended from time to time, includes a description of the District's powers and authority and a copy of the service plan is available from the Division of Local Government in the State Department of Local Affairs. A current legal description and boundary map of the District is attached as **Exhibit A**.

The District is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operating costs. These methods, subject to the limitations imposed by Section 20 of Article X of the Colorado Constitution, include issuing debt, levying taxes and imposing fees and charges. Information concerning directors, management, meetings, elections and current taxes are provided annually in the Notice to Electors described in C.R.S. § 32-1-809(1), which can be found at the District's office, on the District's website, on file at the Division of Local Government in the State Department of Local Affairs, or on file at the office of the Clerk and Recorder of each county in which the District is located.

EXHIBIT A
To Public Disclosure Document
(Legal Description and Boundary Map of District)

EXHIBIT H

Intergovernmental Agreement

**INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE TOWN OF SILVERTHORNE, COLORADO
AND
SOUTH MARYLAND CREEK RANCH METROPOLITAN DISTRICT**

THIS AGREEMENT is made and entered into by and between the TOWN OF SILVERTHORNE, a Colorado home rule municipal corporation (the "Town"), and SOUTH MARYLAND CREEK RANCH METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District") (each individually a "Party" and collectively the "Parties").

RECITALS

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District's Service Plan dated _____, 201__, as amended from time to time by Town approval (the "Service Plan");

WHEREAS, the Service Plan requires the execution of an intergovernmental agreement between the Town and the District;

WHEREAS, the Town and the District are authorized by C.R.S. § 29-1-203, to enter into cooperative agreements for the sharing of costs, imposition of taxes, or incurring of debt, if such agreements are authorized by each party thereto with the approval of its legislative body;

WHEREAS, the Town and the District have determined it to be in their best interests to enter into this Intergovernmental Agreement (the "Agreement"); and

NOW, THEREFORE, for and in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

COVENANTS AND AGREEMENTS

1. Incorporation by Reference. The Service Plan and Article X of Chapter 4 of the Silverthorne Town Code are hereby incorporated in this agreement by this reference.

2. Material Modification. The District shall not take any action, including without limitation the issuance of any obligations or the imposition of any tax, which would constitute material modification of the Service Plan as set forth in C.R.S. § 32-1-207(2). Actions of the District which constitute a material modification of the Service Plan shall be a default under this Agreement, and shall entitle the Town to protect and enforce its rights under this

Agreement by such suit, action, or special proceedings as the Town deems appropriate. It is intended that the remedies herein shall be in addition to any remedies the Town may have or actions the Town may bring under C.R.S. § 32-1-207 or any other applicable statute. The District shall have 60 days to cure such material departure. If the material departure is of a type that is not capable of being cured within the 60-day period and the District gives written notice to the Town within the 60-day period that it is actively and diligently pursuing the cure, the District will have a reasonable period of time given the nature of the material departure following the end of such 60-day period, but not to exceed 120 days, to cure the material departure, provided that the District is at all times actively and diligently pursuing the cure, failing which, the District will be in default under this Agreement. In the event the District fails to complete the cure or take any action to cure the material departure, the Town may impose any sanctions allowed by the Silverthorne Town Code or statute. Nothing herein is intended to modify or prevent the use of the provisions of C.R.S. § 32-1-207(3)(b); however, the time limits of C.R.S. § 32-1-207(3)(b) are expressly waived by the District.

3. Entire Agreement of the Parties. This Agreement constitutes the entire agreement between the Parties and supersedes all prior written or oral agreements, negotiations, or representations and understandings of the Parties with respect to the subject matter contained herein.

4. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties.

5. Governing Law; Venue. The internal laws of the State of Colorado shall govern the interpretation and enforcement of this Agreement, without giving effect to choice of law or conflict of law principles. The Parties hereby submit to the jurisdiction of and venue in the district court in Summit County, Colorado.

6. Beneficiaries. Except as otherwise stated herein, this Agreement is intended to describe the rights and responsibilities of and between the named Parties and is not intended to, and shall not be deemed to confer any rights upon any persons or entities not named as Parties.

7. Effect of Invalidity. If any portion of this Agreement is held invalid or unenforceable for any reason by a court of competent jurisdiction as to either Party or as to both Parties, such portion shall be deemed severable and its invalidity or its unenforceability shall not cause the entire agreement to be terminated.

8. Assignability. Neither the Town nor the District shall assign their rights or delegate their duties hereunder without the prior written consent of the other Party.

9. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when given by hand delivery, overnight delivery, mailed by certified or registered mail, postage prepaid, delivered electronically (if confirmed promptly telephonically) or dispatched by telegram or teletype (if confirmed promptly

telephonically), addressed to the following address or at such other address or addresses as any Party hereto shall designate in writing to the other Party:

Town of Silverthorne
P.O. Box 1309
Silverthorne, CO 80498

South Maryland Creek Ranch Metropolitan District
1641 California Street, Suite 300
Denver, CO 80202
Attn: Matthew Ruhland

10. Successors and Assigns. This Agreement and the rights and obligations created hereby shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

11. Governmental Immunity. The Town and the District and their respective, officers, attorneys, directors and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and the District and their officers, attorneys, directors or employees.

SOUTH MARYLAND CREEK RANCH
METROPOLITAN DISTRICT

BY: _____
President

ATTEST:

By: _____
Secretary

TOWN OF SILVERTHORNE, COLORADO

Bruce Butler, Mayor

ATTEST:

Michele Miller, Town Clerk



April 13, 2015

Mr. Thomas Everist
Maryland Creek Ranch
P.O. Box 1609
556 Adams Ave.
Silverthorne, CO

Re: Maryland Creek Ranch Fiscal Impact Analysis

Dear Mr. Everist:

This letter documents the projected fiscal impacts of the proposed development of Maryland Creek Ranch on the Town of Silverthorne, Colorado (Town). Our analysis is based on the Maryland Creek Ranch development plan as of April 2015.

Background

The Maryland Creek Ranch property was annexed into Silverthorne in 2007 but no development has occurred. Under the revised development plan, the project will include 240 single-family homes in clustered neighborhoods on 416 acres with approximately three miles of road. The Town has approximately 4,100 full time residents and 2,250 housing units although the Town's functional service population is many times larger than its residential base might indicate. Approximately one-third of the Town's housing units are held for occasional use and the Town supports a number of motels and guest accommodations all of which contribute to a large peak period service population, particularly during winter and summer weekends and holidays. Silverthorne's location along I-70 and US 6 adds substantial pass-through traffic that magnifies the costs of street management and maintenance and police services. Perhaps most notably, the Town has the Silverthorne Outlet Stores and a number of regional retailers, including Target and Lowes, which draw customers from a wide, multi-county region impacting both service costs and revenues. In sum, Silverthorne's service delivery costs are determined by multiple local and regional influences beyond basic residential services.

Virtually all Colorado municipal governments rely heavily on sales tax receipts to fund local services. Silverthorne's advantageous market position and regional commercial base provides a substantial flow of sales tax receipts mostly from Summit County visitors or other regional residents. As a result of the community's diverse commercial base, over half of the Town's sales tax revenues come from non-residents. This sales tax revenue flow provided by out-of-town

residents allows Silverthorne to operate without a property tax and still provide very high levels of community services.

Fiscal Impact Findings

The annual fiscal impact of Maryland Creek Ranch on the Silverthorne general fund during construction and at build out is shown in Figure 1. The fiscal impact with special funds included is shown in Figure 2. The cumulative net impact during construction and annual impact on all funds at build out is shown in Figure 2.

This analysis confirms that the inflow of nonresident tax dollars associated with Silverthorne's regional commercial market is very beneficial to the Town and effectively subsidizes the cost of services for local residents. The revenue provided by non-residents makes it difficult for any Town residential property to generate and maintain the same level of per unit tax receipts that the Town currently enjoys. Under existing financial policies, the Maryland Creek Ranch project would produce annual losses to the Silverthorne general fund during construction and at project completion, particularly when snow removal and street maintenance on the project's new road system are considered.

In order to ensure that Maryland Creek Ranch pays its own way, the project owner has agreed to provide two supplemental revenue sources, a 10 mill property tax levy rising to 12 mills at build out and a one percent real estate transfer assessment. The imposition of a 10-12 mill property tax will produce adequate annual new revenue to cover projected new road maintenance and snow removal costs, as well as any general fund deficit. The imposition of a real estate transfer assessment (RETA), which is imposed on both new unit sales and unit re-sales, ensures a steady source of project associated revenue to cover unspecified project associated general fund costs during construction and at build out.

When all revenue sources and all operating and capital costs are considered (Figure 3), the Maryland Creek Project produces a total net fiscal benefit of \$4.5 million during the project construction period and an annual ongoing net benefit of \$183,000 per year at project completion.

The following Figure 1 shows the annual impact of Maryland Creek Ranch on the Town general fund during construction and at build out.

Figure 1.
Maryland Creek Ranch PUD Amendment General Fund Revenues and Expenditures

Town of Silverthorne Costs and Revenues	General Fund Budget	Variable Residential Share	Amount per Household ⁽¹⁾	2016	2019	2022	2025	(Build Out) 2027
Cummulative Built Units				4	76	148	220	240
Revenues:								
Sales Taxes	\$6,703,415			\$11,465	\$102,780	\$149,844	\$196,907	\$156,880
Franchise Fees	224,195	65%	\$65	258	4,911	9,564	14,217	15,510
Cable Franchise Fees	56,000	90%	22	89	1,699	3,308	4,917	5,364
Other Taxes:								
<i>HUTF/Cigarette/Motor Vehicle</i>	\$303,040	100%	\$134	\$538	\$10,213	\$19,889	\$29,565	\$32,253
<i>Road and Bridge Mill Levy</i>	66,300		Indep	0	1,279	3,049	4,819	5,901
Licenses & Permits:								
<i>Licenses</i>	\$93,700	65%	\$27	\$108	\$2,053	\$3,997	\$5,942	\$6,482
<i>Permit and Planning Revenues</i>	195,833		Indep. Calc	31,405	188,430	188,430	188,430	0
Rental Revenues	143,602	0%	\$0	0	0	0	0	0
Charges for Services:								
<i>Recreation Center and Park Pavilion</i>	\$1,495,150	65%	\$431	\$1,724	\$32,754	\$63,784	\$94,814	\$103,434
<i>Pavillion</i>	280,000	0%	0	0	0	0	0	0
<i>Miscellaneous</i>	70,000	85%	26	106	2,005	3,905	5,805	6,333
Interest & Fines	206,266	100%	91	366	6,952	13,538	20,124	21,953
Overhead Transfers	464,054	85%	175	700	13,294	25,888	38,483	41,981
Total General Fund Revenues	\$10,301,555			\$46,758	\$366,370	\$485,197	\$604,024	\$396,089
Expenditures:								
Administrative Services	\$1,842,972	65%	\$531	\$2,125	\$40,374	\$78,623	\$116,871	\$127,496
Public Safety	1,954,162	65%	563	2,253	42,810	83,366	123,922	135,188
Public Works (parks, bldgs & engineering)	591,253	50%	131	524	9,963	19,403	28,842	31,464
Public Works (street maintenance)	2,004,577		At \$41,850 per mile	20,925	41,850	83,700	125,550	125,550
Community Development								
<i>Current & Long Range Planning</i>	\$731,518	75%	\$243	\$973	\$18,491	\$36,008	\$53,526	\$58,392
<i>Building Services</i>	77,730		Indep. Calc	31,405	188,430	188,430	188,430	0
Recreation/Public Facilities	2,448,217	35%	380	1,520	28,879	56,238	83,598	91,197
Pavillion	482,024	0%	0	0	0	0	0	0
Total General Fund Expenditures	\$10,132,453			\$59,726	\$370,797	\$545,768	\$720,739	\$569,287
General Fund Surplus (Deficit)				(\$12,967)	(\$4,427)	(\$60,572)	(\$116,716)	(\$173,197)
10 Mill Levy (12 Mill Levy In 2027)				\$0	\$45,912	\$89,408	\$132,904	\$173,984
Annual General Fund Surplus (Deficit) with 10 Mill Levy (12 Mill Levy In 2027)				(\$12,967)	\$41,485	\$28,837	\$16,189	\$786
Annual RETA Receipts (1%)				\$30,357	\$182,144	\$294,466	\$349,109	\$182,144
Net General Fund Surplus (Deficit) with RETA Receipts				\$17,390	\$223,629	\$323,303	\$365,298	\$182,930

Note: (1) Population and household figures are from Colorado Department of Local Affairs and BBC Research & Consulting adjustment, current households 2,255.

(2) Street maintenance assumes Maryland Creek Ranch generates \$41,850/mile of street maintenance/snow removal costs (Appendix B).

Source: BBC Research & Consulting, 2015.

The following Figure 2 shows the impact of Maryland Creek Ranch development on all funds. The capital improvement fund is positive in all years until build out. It is positive after build out with the inclusion the lodging tax revenue that is currently dedicated to park improvements.

When all funds and project associated revenues are included the Maryland Creek Ranch has significant positive fiscal benefits for the communities in every fund. Development excise tax revenue, which exceeds \$1.1 million during project construction, is an additional source of funds for any growth related capital expansion project.

Figure 2.
Maryland Creek Ranch PUD Amendment: Summary - Fiscal Impact All Funds

	2016	2019	2022	2025	(Build Out) 2027
Cumulative Built Units	4	76	148	220	240
General Fund					
Annual General Fund Surplus / (Deficit)	(\$12,967)	(\$4,427)	(\$60,572)	(\$116,716)	(\$173,197)
10 Mill Levy (12 Mill Levy in 2027)	0	45,912	89,408	132,904	173,984
Annual NET General Fund Surplus / (Deficit)	(\$12,967)	\$41,485	\$28,837	\$16,189	\$786
Available RETA Receipts (1%)	\$30,357	\$182,144	\$294,466	\$349,109	\$182,144
Capital Improvement Fund					
Annual CIF Costs	\$1,379	\$26,201	\$51,023	\$75,845	\$82,740
Annual CIF Sales Tax	4,914	44,048	64,219	84,389	67,234
NET CIF Surplus / (Deficit)	\$3,535	\$17,848	\$13,196	\$8,544	(\$15,506)
Lodging Tax (85% to Parks)	\$261	\$4,961	\$9,661	\$14,362	\$15,667
NET CIF + Lodging Tax	\$3,796	\$22,809	\$22,857	\$22,906	\$162
Other Revenues					
Development Excise Tax	\$18,390	\$110,340	\$110,340	\$110,340	\$0
Total All NET Revenues	\$39,576	\$356,778	\$456,500	\$498,544	\$183,092

Source: BBC Research & Consulting, 2015.

Figure 3 shows the cumulative net revenues by fund over the construction period and the net operating revenues at build out. When all funds are considered the project's cumulative net revenues exceed \$4.5 million.

Figure 3.
Maryland Creek Ranch PUD Amendment: Cumulative Net Fiscal Revenues During Construction and Annual Net Fiscal Revenues at Build Out

	Cumulative Net Revenues During Construction 2016-2026	Annual Operating Net Revenues at Build Out 2027
General Fund ⁽¹⁾	\$636,092	\$786
RETA Receipts (1%)	\$2,732,160	\$182,144
Capital Improvement Fund	\$139,711	(\$15,506)
Lodging Tax (85% to Parks)	\$88,781	\$15,667
Development Excise Tax	\$1,103,400	\$0

Notes: (1) The general fund revenues include revenues from the 10 mill levy (12 mill levy in 2027).

Source: BBC Research & Consulting, 2015.

Fiscal Impact Methodology

The Maryland Creek Ranch project. Maryland Creek Ranch consists of 240 single-family units on the 416-acre Maryland Creek Ranch property, which lies on the northern boundary of Silverthorne adjacent to the Three Peaks Subdivision. The property owners hope to complete entryway and initial road development in the fall of 2015. Approximately three miles of new roads will be built by the developer as the project develops.

The current property owner plans to develop both the property and most of the housing units ensuring consistency of design and development pacing in line with market demand. The first four speculative units are assumed to be completed in 2015 and occupied by 2016. This analysis anticipates unit construction of approximately 24 units per year through 2026.¹ The average value of a completed home in Maryland Creek Ranch is estimated at \$759,000.²

The majority of Maryland Creek units are expected to be occupied by part time residents (80%). The remaining units (20%) will be occupied by full time residents. An estimated 20 percent of second home units are expected to be rented occasionally to transient guests on a nightly or weekly basis.

Methodological approach. Projections of project associated Town operational costs and revenues were developed in three ways:

- For sales tax, road and bridge revenues and some intergovernmental revenues, formulas were calculated that reflect the Town's residential tax generation rates as applied to the specific property values of new construction, expected development schedule, occupancy and spending characteristics of Maryland Creek residents.
- For other revenues and most operating expenditures, current per household ratios were calculated from the city's current service provision experience and applied to development projections.
- For Town service costs, per household expenditure levels were modified to reflect the unique circumstance of this project; the many cost influences beyond residential growth; and the fixed and variable components of municipal service provision.
- Projections of capital replacement and repair needs were derived from: the Town's long term capital investment plan; calculation of a residential share of repair and replacement costs; derivation of an annual per unit capital repair cost; and finally the application of this per unit cost figure to the growth of Maryland Creek Ranch.

¹ The 10-year development assumption was chosen to model the effects of project completion in a foreseeable timeframe. The actual pace of development is uncertain. Within reasonable boundaries, the pace of development will not materially affect the project's net fiscal impact, as both costs and revenues rise and fall in line with development pace.

² According to the project developer three home models are currently contemplated with an average sales price of \$759,000.

BBC's model allocates costs and revenues to specific funds in accordance with the Town's current practices. The Town's general fund, which accounts for the community's ongoing direct services, is the focus of this analysis. In addition, Silverthorne maintains two capital improvement funds, which rely on dedicated sales tax receipts, and an excise tax on new building activity, to fund infrastructure repair, replacement and maintenance. The Town also maintains utility enterprise funds (water and sewer) for which service charges recover all operating and capital costs.

General Fund: Revenues

Prior Figure 1 shows development expectations, general fund expenditures by department, revenues by source and the assumptions underlying this analysis. These assumptions are described in detail below.

Sales tax. The Town of Silverthorne levies a 2 percent sales tax, 40 percent of which is applied to Town operations and 60 percent to the capital improvements fund. Town sales tax receipts are supplemented by a 2 percent county sales tax on sales within the Town, the revenues from which are rebated to the Town from the county. As a result, the Town collects the equivalent of a 2.8 percent sales tax for general fund purposes and a 1.2 percent tax for the capital fund from both the Town and county sales tax. This is effectively a 70/30 split of all sales taxes between the general fund and the capital fund, respectively.

In order to project sales tax revenues from the proposed development, three calculations are necessary: spending by new Silverthorne full and part time residents; project associated sales of construction material occurring within the Town; and sales/lodging taxes on rental of homes that are leased for transient use. Sales tax forecasts are shown in Appendix Figure A-1. The following details the process and assumptions:

Resident/occupant spending. There are three components of sales tax collections associated with new residential development:

- ***Resident spending.*** Using data from the Bureau of Labor Statistics' Consumer Expenditure Survey, BBC estimated that full time resident households would spend approximately \$15,600 annually on sales taxable items in Silverthorne. This calculation is presented in the attached Appendix Figure A-2.
- ***Second home owner spending.*** The majority of homes at Maryland Creek Ranch (80%) are expected be occupied second homeowners. Given pricing, location and proximity to Denver, we believe these units will be well used by owners, friends and family. Many owners will make purchases in the Denver area limiting their local spending but local restaurants and retailers, especially the existing Target and Lowes stores, will see new sales. Second home units are expected to generate 35 percent of the annual taxable sales associated with full time occupancy. In addition, guests renting a portion of these units (20 percent of second homes assumed to be available for rent) will add about \$3,000 in sales a year (60 days per unit x \$50/day of local spending) for every rented unit.

- **Unit rental revenues.** In line with current trends and new technologies (e.g. VRBO), BBC expects about 20 percent of Maryland Creek second home units will be made available for transient occupancy. These rentals will result in additional sales and lodging tax receipts as well as modest additional rental spending in Town.

Construction material spending. BBC assumed unit construction costs of \$275 per square foot, 50 percent of which consists of material purchases. Of this construction material spending, 50 percent is assumed to occur within the Town of Silverthorne and thus subject to local sales taxation. BBC applied a sales tax rate of 4.0 percent and an average unit size of 2,299 square feet. Under these circumstances, each new home will generate sales tax of \$3,160 per unit during unit construction.

These multiple sales tax sources combine to produce about \$224,000 per year at full build out (Figure A-1). Seventy percent of these receipts are allocated to the general fund.

Franchise fees. Silverthorne collects franchise fees from cable, communications and power companies for the right to do business in Silverthorne. These fees are generated by all Silverthorne businesses and residences. We assumed a continuation of current per residential unit fee amounts recognizing that about 90 percent of cable fees are residentially driven while about two thirds of power consumption is household based (the remainder is business based).

Other taxes. A number of other revenues were identified and applied to the development projections on a per household basis. These fees include cigarette taxes, motor vehicle taxes, license and permit charges, interest and fines and Highway Users Trust Fund (HUTF) receipts.

Road and bridge revenues. Silverthorne does not have a municipal property tax. Summit County returns 50 percent of the road and bridge property tax revenues collected in the Town of Silverthorne back to the Town for road and bridge maintenance. The property tax revenues produced by Maryland Creek were calculated using projected market values from the development projections, the state's assessment ratios of 0.0796 for residential property, and a continuation of the current .814 mill levy (see Figure A-3). Property tax revenues reflect lags between unit construction, assessment and collections.

License revenues. License fees are expected to grow proportionally with new development.

Building permit revenues. Building permit revenue projections are based on annual construction values and the permit charges levied by Silverthorne. The calculations are shown in Figure A-5. We anticipate about \$7,950 in fee revenue per unit depending on unit size. Building permit revenues are substantial, but we have assumed that fee levels will be set to recover only the costs of providing associated services and there will be no net gain or loss by the Town.

Leases. The Town collects lease revenues associated with rental of space in the Town Center project and temporary rental of the Pavilion community space. These revenues are not expected to grow significantly with development of Maryland Creek Ranch. Similarly, Pavilion operating

costs will not be expected to be affected by Maryland Creek development. Both costs and revenues for the Pavilion were excluded from this analysis.

Recreation revenue. Recreation charges and recreation expenses are one of the largest expense and revenue items in Silverthorne. Maryland Creek's predominantly second home character and its onsite recreation facilities (outdoor pool, workout facilities, trails) will lessen resident use of the Town's facilities and also lessen associated recreation revenues. We have assumed that Maryland Creek will produce only two-thirds of the current per household average facility use and revenue for recreation.

Interest and fines. Interest and fines are expected to grow in proportion to household growth.

Overhead transfers. These transfer revenues from utility funds represent the costs of providing administrative services to the Town's utilities. There is a fixed cost element to these charges and a share of these revenues is from business not residential accounts. Revenues are expected to grow at current per household values but we assumed that households only account for 85 percent of utility customers.

General Fund: Expenditures

Like many mountain communities, Silverthorne provides services to a relatively small resident population but also to local businesses, second home owners, guests, day visitors and a considerable amount of pass through traffic. As a result, the community has high peak period populations and associated demands on general services, especially public works (e.g. street maintenance and snow removal) and public safety. This multi-faceted demand also means that incremental changes in the number of Silverthorne households are not the sole cause of increases in public service costs.

BBC's analysis also acknowledges the fixed and variable nature of governmental costs and the potential for economies of scale as the community grows. Key assumptions and calculations are shown in accompanying Appendix figures.

Based on detailed budgetary evaluations and discussions with Town staff and service providers, estimates were made of what share of service costs was related to residential demand and what share might be attributable to other community visitors, commercial land uses, pass through traffic, or other factors. The resultant residential attributions are shown in the second column of prior Figure 1 and described below.

Administration services. Administrative costs are associated with Town management, Town council, economic development, human resources and public communications. Administrative costs are influenced by many factors beyond growth in residential development. Administrative services are also "scalable," meaning that there are significant fixed cost components and resultant efficiencies associated with reasonable levels of growth. BBC has assumed 65 percent of administrative spending is a variable residential expense that will rise proportionately with residential expansion.

Public safety. The Silverthorne police department provides traffic management, code enforcement, investigations and community policing. A significant share of the department's day to day operations occurs in response to non-resident traffic and commercial activity in the commercial core area. BBC has assumed that 35 percent of the department's costs are principally associated with these commercial land uses and visitor factors that are not residentially based, and that 65 percent of public safety spending is a variable expense that will rise proportionately with residential expansion.

Public works. The public works department is responsible for street maintenance and sweeping; snow-plowing and snow removal; coordination with Colorado Department of Transportation; and management of street system public improvements. The department also manages the Town's public vehicle fleet and oversees parks and public building operations. The current street system includes 28.5 miles of collector and local streets, 12.5 miles of sidewalks and four miles of off-road trail. The overall budget is about \$2.0 million per year. The developer of Maryland Creek Ranch will build a new three-mile street system to serve the development. The Town will take over maintenance and snow removal expenses. Public works costs are noted below:

- **Street maintenance/snow removal.** Street maintenance costs consist primarily of snow removal, street sweeping, filling potholes and maintenance of sidewalks. The Town's current street maintenance expense is largely in support of the Town's core commercial district, which is maintained at a high level in support of the community's sales tax generating and auto-intensive land uses, and to maintain functional connections with I-70. Development at Maryland Creek will not significantly affect in-town or core area expenditure levels, but the new MCR neighborhood street system will require ongoing maintenance and snow removal. Appendix Table C-1 provides multi-year data on three Silverthorne area metropolitan districts that provide neighborhood snow removal and street maintenance. These data BBC suggests annual costs of \$27,500/mile per year. On average the Town currently spends \$56,200/mile per year for much higher levels of service for Town streets. BBC in consultation with the Town Public Works Director and Finance Director has applied an average of \$41,850 /mile as a reasonable estimate for the lightly traveled, three mile road system in Maryland Creek Ranch. It will take an estimated seven years for the full three miles of MCR streets to be developed, which accounts for the gradual buildup of expenses in prior Figure 1. Street maintenance and snow removal will be the Town's second largest expense associated with the MCR project, eventually reaching \$125,550 per year.
- **Buildings/parks/engineering.** The public works department's responsibilities include maintaining the Town's parks and public buildings. A significant share of these costs is a fixed expense largely unaffected by future residential growth. We've assumed that 50 percent of current per household costs for public buildings are variable expenses, which will grow in line with future development.

BBC with Town staff input accepted an estimated average cost of street maintenance (\$41,850/mile) in this modeling process. The Town may choose to monitor actual street

maintenance costs on an annual basis and require the Maryland Creek Ranch district to raise or lower property mill levies in order to recover the actual cost of street maintenance and snow removal service.

Community development. The community development department provides long range planning and development review services. These costs are likely to rise roughly in proportion to the general growth of the community. BBC has assumed that 75 percent of community development costs are variable expenses that will grow with the expansion of the residential community.

We have assumed that building inspection costs will be equal to building permit and related fee revenues; therefore, inspection and review service costs are shown to equal permit revenues in the forecasting model.

Recreation. Operation of a recreation center is a heavily fixed cost expense. In general, new recreation uses will produce new revenues with only modest new facility operating costs, although eventually growing demand will require facility expansion (funded from capital fund) or the addition of trainers and staff. The Town's policy is to recover about 65 percent of recreation center operating costs through user fees. This is a Town policy decision not an impact of new development. Full time residents are the predominant regular users of the recreation center, although visitors, staying outside the town, are the predominant users of the facility during winter and summer peak periods.

The Maryland Creek project will have only a minor impact on facility operations. Most Maryland Creek units will be owned and occupied by nonresidents and the project will provide supplemental onsite recreation services, which will lessen the level of demand. We have assumed that Maryland Creek will generate about 35 percent of current per household operating expense.

Pavilion. Pavilion operations were removed from the analysis on both the revenue and cost side. Maryland Creek's development is unlikely to have any significant impact on Pavilion cost or revenue.

Net project associated general fund expenditures are shown in prior Figure 1.

Capital Repair, Replacement and Expansion

Revenues and projected expenses for Town capital investment funds are shown in Appendix B.

Capital improvements fund (CIF). The Town of Silverthorne dedicates 60 percent of the Town's 2 percent municipal sales tax to the Town's capital improvement fund (CIF), which is used to pay for a variety of infrastructure repair, expansion, maintenance and replacement costs. The Town has a 10-year budget for anticipated capital needs, which is replicated as Figure B-2. These costs are required investment regardless of whether Maryland Creek Ranch is developed, although it is reasonable to say that eventually the growth produced by Maryland Creek will also contribute to the wear and tear on future facilities. BBC, in consultation with the

Town Finance Director, has fashioned a process for estimating long term CIF expenses by using the current capital investment plan as a representational cost estimate, producing a single annual average cost per household figure, which is applied to Maryland Creek's household growth. This process is fully detailed in Appendix B.

Lodging tax. The town imposes a 2 percent short term accommodations tax on overnight lodging. Revenues from this charge are divided between capital maintenance (85%) and marketing (15%).

Development excise tax fund. Silverthorne imposes a one-time development excise tax of \$2.00 per square foot against new residential development within the Town, as shown in Figure B-1. With construction of about 24 units per year and at an average 2,299 square feet per unit, the Town will collect \$110,000 per year during the project's construction period and \$1.1 million over the course of the development. These revenues will be available to offset any capital improvements or infrastructure expansion that is required as a result of the development.

Real estate transfer assessment (RETA). This analysis includes a 1 percent real estate transfer assessment levied against the sale of real property. These receipts are pledged to the general fund but available for whatever purpose is determined by the Town. Figure B-1 shows revenue streams projected from the development and resale of Maryland Creek units. Over the course of its development, Maryland Creek Ranch will generate over \$2.9 million in RETA assessments and produce an ongoing revenue stream of over \$180,000 a year.

Measure 5A funds. In a referendum in November 2006, Summit County voters approved an additional sales tax (0.125 %) and an impact fee on new residential and commercial development for affordable housing development through 2016. As shown in that attached Figure A-4, Maryland Creek will produce over \$500,000 for the county affordable housing during its construction and \$7,000/year thereafter. These projections after 2016 will occur only if the voters reestablish these charges by an election.

Limitations

Uncertainty exists with any long term fiscal projections. Many factors will influence the ultimate performance of this project. The long term competitive positioning of Silverthorne's retail offerings and the future spending patterns of future homeowners are two important revenue assumptions that are subject to considerable uncertainty. Similarly, the cost allocation assumptions for community services, including the expectation of operational economies of scale and projections of snow removal costs, are very sensitive cost assumptions that also have high levels of uncertainty.

Regardless of future conditions, the Maryland Creek RETA revenue enhancement program and the project's substantial contribution to capital and special funds ensures significant fiscal benefit to the Silverthorne community under virtually all reasonably foreseeable future conditions.

We hope this analysis is useful to the property owner and the community for assessing the fiscal consequences of the Maryland Creek development and determining appropriate cost recovery measures. Please feel free to contact BBC with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ford Frick". The signature is written in a cursive style with a large initial "F" and a long horizontal stroke at the end.

Ford C. Frick
Managing Director

APPENDIX A.

Maryland Creek Ranch Sales and Property Tax Revenue Projections and Assumptions

Sales Tax

Sales tax projections are summarized in Figure A-1. As noted there are multiple factors that determine sales tax receipts which are represented below.

Figure A-1. Maryland Creek PUD Amendment Sales Tax Generation

	2016	2017	2018	2019	2022	2025	Build Out 2027
Total Sales Tax							
Construction materials ⁽¹⁾	\$12,643	\$75,859	\$75,859	\$75,859	\$75,859	\$75,859	\$0
Lodging ⁽²⁾	614	4,301	7,987	11,674	22,733	33,792	36,864
Resident Spending							
Full Time Residents ⁽³⁾	500	3,502	6,504	9,507	18,513	27,519	30,021
Part Time Residents ⁽⁴⁾	2,620	18,343	34,066	49,789	96,958	144,127	157,229
Total (Construction, Lodging & Residential)	\$16,378	\$102,005	\$124,417	\$146,828	\$214,062	\$281,296	\$224,114
General Fund (70% of Tax) ⁽⁵⁾	\$11,465	\$71,404	\$87,092	\$102,780	\$149,844	\$196,907	\$156,880
Capital Fund (30% of Tax)	\$4,914	\$30,602	\$37,325	\$44,048	\$64,219	\$84,389	\$67,234

Notes: (1) Construction costs are assumed to be \$275 per square foot, 50 percent of which is for taxable material purchases. Twenty-five percent of material purchases are assumed to occur within Silverthorne. Average square foot of each finished unit is 2,299.

(2) Assumes that 20 percent of second home owner units are rented 60 days per year at \$400 per night.

(3) Full time residents are assumed to make up 20 percent of units. Taxable spending generates \$769 per household in sales tax revenue.

(4) Eighty percent of units are occupied by part-time residents who spend 35 percent of full time residents' annual spending. Retail sales by rental guests (38 homes are rented; 60 nights per year; \$50 per day spent in Town) adds about 9 percent to total part time resident spending.

(5) Summit County Sales Tax is 2 percent; Town of Silverthorne is 2 percent. County sales tax is rebated back to Silverthorne General Fund, and 40 percent of the 2 percent town tax goes to the General Fund (2.8 percent of 4 percent). The remainder of sales tax goes to the Capital Fund.

Source: BBC Research & Consulting, 2015.

Household Expenditure Assumptions

Household expenditure assumptions and local capture rates are shown in Figure A-2.

Figure A-2.
Sales Taxable Expenditures in the Town of Silverthorne

Expenditure Type	All Expenditures	Expenditure as Percent of Total	Percent Sales Taxable	Amt. Sales Taxable	Percent in Silverthorne	Total Sales Taxable and in Silverthorne
Food/Liquor	\$8,974	13%	100%	\$8,974	30%	\$2,692
Housing (rent/mortgage, supplies, furnishings)	16,674	23%	20%	4,370	25%	834
Utilities	4,370	6%	100%	2,020	100%	4,370
Apparel and Services	2,244	3%	90%	2,020	50%	1,010
Transportation	12,354	17%	50%	6,177	80%	4,942
Health Care	4,451	6%	20%	890	50%	445
Entertainment	3,486	5%	50%	1,743	20%	349
Personal Care Products/Tobacco products	1,172	2%	100%	1,172	50%	586
Education and Reading	1,725	2%	0%	0	50%	0
Miscellaneous	1,022	1%	80%	818	50%	409
Cash Contributions	2,635	4%	0%	0	50%	0
Personal Insurance and Pensions	8,589	12%	0%	0	100%	0
Personal Taxes	3,736	5%	0%	0	0%	0
Total	\$71,432	100%	41%	\$29,498	46%	\$15,636

Note: Expenditures are per household.

Source: Bureau of Labor Statistics, Consumer Expenditure Survey.

Property Tax Receipts

Property tax detail is shown in Figure A-3.

Figure A-3.
Maryland Creek PUD Amendment: Project Development and Property Tax Schedule

	2016	2019	2022	2025	Build Out 2027
Cumulative Residential Units	4	76	148	220	240
Total Assessed Valuation	\$0	\$3,141,377	\$7,490,976	\$11,840,574	\$14,498,662
Road and Bridge Mill Levy ⁽¹⁾	0.407	0.407	0.407	0.407	0.407
Annual Road & Bridge Tax Revenue	\$0	\$1,279	\$3,049	\$4,819	\$5,901

Notes: (1) This is 50 percent of County road mill levy, which is given to the Town of Silverthorne.

Source: BBC Research & Consulting, 2014.

Affordable Housing

Affordable housing funds will be available only if the voters approve continuation of these two affordable housing taxes, otherwise the current levies will expire at the end of 2016.

Figure A-4 Maryland Creek Ranch: Town of Silverthorne Affordable Housing Funds

	2016	2019	2022	2025	Build Out 2027	Total Funds - Build Out
Housing 5A Fund						
Housing 5A Tax ⁽¹⁾	\$512	\$4,588	\$6,689	\$8,791	\$7,004	\$70,396
Affordable Housing Impact Fee ⁽²⁾	7,356	44,136	44,136	44,136	0	441,360
Total 5A	\$7,868	\$48,724	\$50,825	\$52,927	\$7,004	\$511,756

Notes: (1) A 0.125% sales tax assessed for creating affordable housing.

(2) A \$0.50 to \$1.50 per square foot impact fee assessed on new development for affordable housing. Actual rate depends on the size of the home. BBC calculated an average fee of \$.80 per square foot based on expectations of MCR home sizes. Current tax expires in 2015.

Source: BBC Research & Consulting.

Building Permit Revenue

Permit fee schedule applied to the Maryland Creek Ranch schedule are shown below.

**Figure A-5.
Maryland Creek Building Permits Revenue**

Bld & Electric Permit Fees	Building Permit Fee	Electrical Permit Fee	Plumbing Permit Fee	Base Permit	Bldg Permit Plan Review Fee	Electric Permit Plan Review Fee	FEE TOTAL
Single Family (SF2)	\$3,335	\$173	\$50	\$3,557	\$2,167	\$112	\$5,837
Single Family (SF3)	3,863	230	50	4,143	2,511	150	6,804
Single Family (SF4)	6,210	405	50	6,665	4,036	263	10,965
Single Family (ALL) ⁽¹⁾	\$4,464	\$264	\$50	\$4,778	\$2,901	\$172	\$7,851

Notes: (1) Weighted average fee for all units in the Maryland Creek development.

Source: BBC Research & Consulting.

General Fund Projections

Figure A-6 shows general fund costs and revenues by year through the build out period and with stabilization after build out.

Figure A-6.
Town of Silverthorne, Colorado – Annual General Fund, Mill Levy and RETA Receipts

Town of Silverthorne Costs and Revenues	General Fund Budget	Variable Residential Share	Amount per Household ⁽¹⁾	Year												(Build Out) 2027
				2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026		
Cumulative Built Units				4	28	52	76	100	124	148	172	196	220	240	240	
Revenues																
Sales Taxes	\$6,703,415			\$11,465	\$71,404	\$87,092	\$102,780	\$118,468	\$134,156	\$149,844	\$165,532	\$181,219	\$196,907	\$211,131	\$156,880	
Franchise Fees	224,195			258	1,809	3,560	4,911	6,462	8,013	9,564	11,115	12,666	14,217	15,510	15,510	
Cable Franchise Fees	56,000			89	626	1,162	1,699	2,235	2,771	3,308	3,844	4,381	4,917	5,364	5,364	
Other Taxes:																
HUT/Cigarette/Motor Vehicle Road and Bridge Mill Levy	\$303,040	100%		\$538	3,763	6,988	\$10,213	13,439	16,664	\$19,889	23,114	26,340	\$29,565	32,253	32,253	
Licenses & Permits:	66,300			0	98	688	1,279	1,869	2,459	3,049	3,639	4,229	4,819	5,409	5,901	
Licenses	\$93,700	65%		\$108	756	1,404	\$2,053	2,701	3,349	\$3,997	4,645	5,294	\$5,942	6,482	\$6,482	
Permit and Planning Revenues	195,833			31,405	188,430	188,430	188,430	188,430	188,430	188,430	188,430	188,430	188,430	188,430	188,430	
Rental Revenues	143,602	0%		0	0	0	0	0	0	0	0	0	0	0	0	
Charges for Services:																
Recreation Center and Park Pavilion	\$1,485,150	65%		\$1,724	12,067	22,411	\$32,754	43,097	53,441	\$63,784	74,128	84,471	\$94,814	103,434	\$103,434	
Miscellaneous	280,000	0%		0	0	0	0	0	0	0	0	0	0	0	0	
Interest & Fees	70,000	85%		106	739	1,372	2,005	2,639	3,272	3,905	4,538	5,172	5,805	6,333	6,333	
Overhead Transfers	206,266	100%		366	2,561	4,756	6,952	9,147	11,342	13,538	15,733	17,928	20,124	21,953	21,953	
	464,054	85%		700	4,898	9,096	13,294	17,492	21,690	25,888	30,086	34,284	38,483	41,981	41,981	
Total General Fund Revenues	\$10,301,555			\$46,758	\$287,152	\$326,761	\$366,370	\$405,979	\$445,568	\$485,197	\$524,806	\$564,415	\$604,024	\$643,633	\$396,089	
Expenditures:																
Administrative Services	\$1,842,972	65%		\$2,125	\$14,875	\$27,624	\$40,374	\$53,123	\$65,873	\$78,623	\$91,372	\$104,122	\$116,871	\$127,496	\$127,496	
Public Safety	1,954,162	65%		2,253	15,772	29,291	42,810	56,328	69,847	83,366	96,885	110,404	123,922	135,188	135,188	
Public Works (parks, bldgs & engineering)	591,253	50%		524	3,671	6,817	9,963	13,110	16,256	19,403	22,549	25,695	28,842	31,464	31,464	
Public Works (street maintenance)	2,004,577			20,925	20,925	20,925	41,850	41,850	41,850	83,700	83,700	83,700	125,550	125,550		
Community Development																
Current & Long Range Planning	\$731,518	75%		\$973	6,812	12,652	\$18,491	24,330	30,169	\$36,008	41,847	47,687	\$53,526	58,392	\$58,392	
Building Services	77,730	35%		31,405	188,430	188,430	188,430	188,430	188,430	188,430	188,430	188,430	188,430	188,430	188,430	
Recreation/Public Facilities Pavilion	2,446,217	0%		1,520	10,640	19,759	28,879	37,999	47,119	56,238	65,358	74,478	83,598	91,197	91,197	
	482,024			0	0	0	0	0	0	0	0	0	0	0	0	
Total General Fund Expenditures	\$10,132,463			\$59,726	\$261,125	\$305,498	\$370,797	\$415,171	\$459,545	\$545,768	\$590,142	\$634,516	\$720,759	\$726,312	\$589,287	
General Fund Surplus (Deficit)				(\$12,967)	\$26,027	\$21,262	(\$4,427)	(\$9,192)	(\$13,957)	(\$60,572)	(\$65,336)	(\$70,101)	(\$116,716)	(\$129,438)	(\$173,197)	
10 Mill Levy (12 Mill Levy in 2027)				\$0	\$16,915	\$31,414	\$45,912	\$60,411	\$74,910	\$89,408	\$103,907	\$118,406	\$132,904	\$144,987	\$173,984	
Annual General Fund Surplus (Deficit) with 10 Mill Levy (12 Mill Levy in 2027)				(\$12,967)	\$42,942	\$52,676	\$41,485	\$51,219	\$60,953	\$28,837	\$38,571	\$48,305	\$16,189	\$15,548	\$786	
Annual RETA Receipts (1%)				\$30,357	\$182,144	\$182,144	\$182,144	\$182,144	\$182,144	\$182,144	\$182,144	\$182,144	\$182,144	\$182,144	\$182,144	
Net General Fund Surplus (Deficit) With RETA Receipts				\$17,390	\$264,086	\$264,086	\$264,086	\$264,086	\$264,086	\$264,086	\$264,086	\$264,086	\$264,086	\$264,086	\$264,086	

Notes: (1) Population and household figures are from Colorado Department of Local Affairs and BBC Research & Consulting adjustment, current households 2,255.

(2) Street maintenance assumes Maryland Creek Ranch generates \$41,850/mile of street maintenance/snow removal costs (Appendix B).

Source: BBC Research & Consulting, 2015.

APPENDIX B.

Silverthorne Capital Improvement Funds

Capital Improvement Fund (CIF) Revenue

Silverthorne pays for infrastructure expansion, repair, replacement and maintenance by way of three funds:

- Capital Improvement Fund (30% of all sales tax revenue);
- Lodging Tax Fund (2% tax on transient lodging receipts 85% of receipts are dedicated to park maintenance);
- Development Excise Tax Fund (per square foot charge levied against new development and dedicated to infrastructure expansion associated with new growth).

Maryland Creek Ranch revenues for each fund are shown below in Figure B-1.

Figure B-1.

Maryland Creek PUD Amendment: Other Town of Silverthorne Funds - Revenue

	2016	2019	2022	2025	Build Out 2027	Total Revenue During Development	Ongoing Annual Revenue
Capital Improvements Fund							
Sales Tax ⁽¹⁾	\$4,914	\$44,048	\$64,219	\$84,389	\$67,234	\$675,804	\$67,234
Lodging Tax Receipts							
Short Term Accommodations Tax ⁽²⁾	\$307	\$5,837	\$11,366	\$16,896	\$18,432	\$122,880	\$18,432
Development Excise Tax Fund							
Excise Tax ⁽³⁾	\$18,390	\$110,340	\$110,340	\$110,340	\$0	\$1,103,400	\$0
Total Other Fund Revenues	\$23,611	\$160,225	\$185,925	\$211,625	\$85,666	\$1,902,084	\$85,666

Note: (1) Thirty percent of Silverthorne's sales tax collections. Sales tax decreases at build-out due to drop off of construction materials sales. See Figure A-1.

(2) Two percent accommodations tax on lodging revenues, dedicated to Parks (85%) and Marketing (15%). Projections are from Figure A-1 and assume that 20 percent of second home owner units are rented 60 days per year at \$400 per night.

(3) \$2 per square feet of new development for growth related operations and capital expenditures.

Source: BBC Research & Consulting, 2015.

In total, the construction of Maryland Creek Ranch will produce over \$1.9 million in new revenue for community capital investment during construction and ultimately an ongoing revenue stream of about \$85,000.

Capital Improvement Fund (CIF) Expenses

The Town of Silverthorne maintains a capital improvement fund (CIF) that pays for a variety of infrastructure repair, expansion, maintenance and replacement costs. The Town has a seven-year budget for anticipated CIF needs that is replicated in Figure B-2 on the following page.

According to the Town Finance Director, approximately 80 percent of these expenditures are for repair and replacement costs associated with existing facilities and infrastructure. These expenditures are required regardless of Maryland Creek Ranch but this general level of annual expenditure is considered broadly representative of the Town's typical capital repair/replacement needs.

Cost Allocation. In theory, Maryland Creek Ranch will contribute to the need for Town infrastructure development and repair in proportion to the project's share of infrastructure usage. As noted previously, the service population using Silverthorne's infrastructure includes Town residents, unincorporated county residents, pass-by traffic (mostly affecting roads and police) and nonresidents accessing the commercial facilities or trails, parks and recreation systems. Some Town expenses, such as parks, are largely driven by residential demand. Other expenses, such as street repair, are largely associated with commercial land uses and pass through traffic.

BBC evaluated each of the proposed CIF expenditures and had discussions with the Town Finance Director, eventually allocating CIF expenses to the Town's residential land uses based on the nature of the infrastructure service requiring capital investment. After discussions with the Town staff, it was agreed that the Town's CIF projections were 80 percent repair, replacement and maintenance (as opposed to capital expansion) and that approximately 50 percent of these costs were associated with residential demand and thus allocable to the community's residential land use base. The combination of the two filters (80% and 50%) represents a 40 percent overall residential allocation ($100 \times .8 \times .5 = 40$).

There are two additional modifications to this process:

- Only 10 percent of costs for street repair and maintenance expenses, which MCR is already paying for by a private mill levy, were allocated to Maryland Creek Ranch. This represents Maryland Creek's very modest contribution to offsite road system needs.
- Potential debt service expenses were also eliminated because the actual capital expense was included. If both the capital expense and the debt service were applied it would be double counting of expenses.

The results of this screen process are shown in Figure B-3. Annual capital needs attributable to residential demand varies from about \$1.0 million to \$.6 million per year.

Net effects. Figure B-4 shows the annual CIF costs associated with Maryland Creek Ranch and the derivation of the \$345 annual average per unit cost. This per unit expense figure is then applied against the Maryland Creek Ranch development schedule to project annual CIF costs (Figure B-4). This figure also shows the CIF sales tax revenue generated by Maryland Creek (Figure B-1) and thus the annual net gain or loss.

Maryland Creek generates a surplus during construction and a small annual loss at the conclusion of development.

**Figure B-2.
Town of Silverthorne, Colorado – Sales Tax CIP Fund, Projected Expenditures**

Expenditures (1)	2016 Bud	2017	2018	2019	2020	2021	2022	2023	2024
General Government									
Computer Technology			\$35,000			\$40,000			\$45,000
Sales Tax Audit Fees	\$10,000	\$10,000	10,000	\$10,000	\$10,000	10,000	\$10,000	\$10,000	10,000
Public Safety									
Communication Center Capital	\$54,175	\$56,883	\$59,728	\$62,714	\$65,850	\$69,142	\$72,599	\$76,229	\$80,041
Public Works									
Street Improvements	\$730,000	\$1,420,000	\$1,500,000	\$1,750,000	\$1,750,000	\$2,275,000	\$2,250,000	\$1,650,000	\$1,500,000
Nike Bridge Rehab	300,000								
Asset Management Plan									
Technology AMP	\$92,000	\$103,500	\$50,500	\$234,000	\$78,000	\$101,000	\$56,500	\$137,500	\$45,000
Buildings:									
Town Hall & USFS	140,000	71,300	181,000	10,000	54,500	15,000	257,400	125,000	59,000
Public Works	15,000	72,000	38,000	32,500	9,000	12,000	15,000	70,000	60,250
Recreation Center	264,950	154,600	320,291	523,500	179,400	19,000	330,800	772,100	758,600
Pavilion	258,650	146,450	130,000	84,825	46,000	538,150	124,650	18,000	116,000
Parks	23,250	153,500	695,000	81,300	56,300	35,800	31,500	142,500	71,100
Fleet	402,700	794,950	615,700	760,850	582,625	753,250	495,000	676,750	681,250
Equipment	78,861	109,140	100,580	75,717	75,154	79,788	115,381	99,968	82,591
Total Asset Management Plan	\$1,275,411	\$1,605,440	\$2,131,071	\$1,802,692	\$1,080,979	\$1,553,988	\$1,426,231	\$2,041,818	\$1,873,791
Debt									
Debt Annual Payment		\$187,926	\$187,926	\$187,926	\$187,926	\$187,926	\$187,926	\$187,926	\$187,926
Total Capital Exp.	\$2,369,586	\$3,280,249	\$3,923,725	\$3,813,332	\$3,094,755	\$4,136,056	\$3,946,756	\$3,965,973	\$3,696,758

Notes: (1) Designated line items in the published CIP plan have been removed from the above figure based on discussions with the Town Finance Director and CIP changes made since the original budget publication.
Source: Town of Silverthorne 2015 Budget, Budget A, Exhibit

Figure B-3. Town of Silverthorne, Colorado -- Sales Tax CIP Fund with Residential Expenditure Share Percentage and Totals

Expenditures	Residential Expenditure Share Percentage (1)	2016 Bud	2017	2018	2019	2020	2021	2022	2023	2024
Residential Share of CIP Expenditures										
General Government										
Computer Technology	40%		\$14,000		\$16,000					\$18,000
Sales Tax Audit Fees	40%	\$4,000	4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	4,000
Public Safety										
Communication Center Capital	40%	\$21,670	\$22,753	\$23,891	\$25,086	\$26,340	\$27,657	\$29,040	\$30,492	\$32,016
Public Works										
Street Improvements	8%	\$58,400	\$113,600	\$120,000	\$140,000	\$140,000	\$182,000	\$180,000	\$132,000	\$120,000
Nike Bridge Rehab	40%	120,000								
Asset Management Plan										
Technology AMP	40%	\$36,800	\$41,400	\$20,200	\$93,600	\$31,200	\$40,400	\$22,600	\$55,000	\$18,000
Buildings:										
Town Hall & USFS	40%	56,000	28,520	72,400	4,000	21,800	6,000	102,960	50,000	23,600
Public Works	40%	6,000	28,800	15,200	13,000	3,600	4,800	6,000	28,000	24,100
Recreation Center	40%	105,980	61,840	128,116	209,400	71,760	7,600	132,320	308,840	303,440
Pavilion	40%	103,460	58,580	52,000	33,930	18,400	215,260	49,860	7,200	46,400
Parks	40%	9,300	61,400	278,000	32,520	22,520	14,320	12,600	57,000	28,440
Fleet	40%	161,080	317,980	246,280	304,340	233,050	301,300	198,000	270,700	272,500
Equipment	40%	31,544	43,656	40,232	30,287	30,062	31,915	46,152	39,987	33,036
Debt										
Debt Annual Payment	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Residential Capital Exp.		\$714,234	\$782,529	\$1,014,320	\$890,162	\$602,732	\$851,252	\$783,532	\$983,219	\$923,533

Note: (1) 50 percent of capital expenditures is residential, 80 percent is repair and replacement cost. For Street Improvements, 10 percent of capital expenditures is residential, 80 percent is repair and replacement cost. The sum is 8 percent net.

Source: BBC Research & Consulting and the Town of Silverthorne.

**Figure B-4.
Residential Capital Expenditures per Household and Maryland Creek Ranch CIP Impact**

	2016 Bud	2017	2018	2019	2020	2021	2022	2023	2024	2027 (Build Out)
Total Residential Capital Exp. (1)	\$714,234	\$782,529	\$1,014,320	\$890,162	\$602,732	\$851,252	\$783,532	\$983,219	\$923,533	
Town of Silverthorne Households (2)	2,289	2,323	2,358	2,393	2,429	2,466	2,503	2,540	2,578	2016-2024 Average
Residential Capital Exp. per Household	\$312	\$337	\$430	\$372	\$248	\$345	\$313	\$387	\$358	\$345
Maryland Creek Ranch										
MCR Households	4	28	52	76	100	124	148	172	196	240
MCR CIP Costs @ \$345/unit	\$1,379	\$9,653	\$17,927	\$26,201	\$34,475	\$42,749	\$51,023	\$59,297	\$67,571	\$82,740
MCR CIP Sales Tax Revenues (3)	4,914	30,602	37,325	44,048	50,772	57,495	64,219	70,942	77,665	67,234
MCR Net Gain/Loss	\$3,535	\$20,949	\$19,398	\$17,847	\$16,297	\$14,746	\$13,196	\$11,645	\$10,094	(\$15,506)

Note: (1) From Figure B-3.

(2) Town of Silverthorne households are assumed to grow 1.5 percent per year.

(3) From Figure B-1.

Source: BBC Research & Consulting.

APPENDIX C.

Maryland Creek Ranch Street Maintenance and Snow Removal Cost Estimates

Figure C-1 shows street maintenance and repair expenses over a six year period for three metropolitan districts that operate in the lower Blue River area.

Figure C-1.
Road Maintenance Operating Expenditures in Buffalo Mountain, Hamilton Creek and Willow Brook Metropolitan Districts

	2008	2009	2010	2011	2012	2013	2014
Buffalo Mountain (7.5 miles)							
Snow removal/sand material	N/A	\$85,500	\$89,500	\$88,256	\$88,256	\$88,256	\$62,256
Road repairs ^{(1) (2) (3)}	N/A	66,500	64,000	45,000	20,000	195,000	82,000
Total	N/A	\$152,000	\$153,500	\$133,256	\$108,256	\$283,256	\$144,256
Cost per Mile	N/A	\$20,267	\$20,467	\$17,767	\$14,434	\$37,767	\$19,234
Hamilton Creek (4.5 miles)							
Snow removal	N/A	\$35,000	\$35,000	\$35,000	\$30,000	\$30,000	\$35,000
Road repairs	N/A	65,000	40,000	40,000	25,000	25,000	20,000
Total	\$80,000	\$100,000	\$75,000	\$75,000	\$55,000	\$55,000	\$55,000
Cost per Mile	\$17,778	\$22,222	\$16,667	\$16,667	\$12,222	\$12,222	\$12,222
Willow Brook (Ruby Ranch) (3.5 miles)							
Snow removal	N/A	\$31,500	\$31,500	\$28,000	\$28,000	\$29,500	\$30,000
Road repairs	N/A	24,311	24,311	25,000	38,000	38,000	38,000
Capital road improvements ⁽⁴⁾	N/A	29,000	30,000	25,000	25,000	25,000	25,000
Total	N/A	\$84,811	\$85,811	\$78,000	\$91,000	\$92,500	\$93,000
Cost per Mile	N/A	\$24,232	\$24,517	\$22,286	\$26,000	\$26,429	\$26,571
Average Cost per Mile (Adjusted)⁽⁵⁾	\$17,778	\$21,574	\$20,995	\$19,351	\$17,997	\$19,028	\$17,920

Note: All dollar amounts are in that fiscal year's dollars (no inflation adjustment). No capital expenditures included unless noted. Hamilton Creek values do not include any sand used on the roads.

(1) Includes operational costs associated with road striping.

(2) For 2013, the \$195,000 includes costs of a drainage ditch.

(3) For 2014, the \$82,000 includes costs of a drainage ditch and asphalt repair.

(4) Recycled asphalt.

(5) Adjustments include removal of estimated capital expenditure cost for Buffalo Mountain in 2013 and 2014 (road repair set to \$40,000 per year), removal of guard rail repair for Hamilton Creek in 2009 and addition of sand material cost estimates for Hamilton Creek (\$6,000 per year).

Source: Colorado Department of Local Affairs, Division of Local Governments.

The data in Figure C-1 suggest an annual average per mile cost of about \$20,000 per year. We have added \$5,000 per year per mile for periodic additional expenses, such as unanticipated street repairs or drainage maintenance, and 10 percent additional costs for administrative overhead. Total cost estimate by this process is \$27,500 per mile or \$82,500 per year at road system build out, which will take about seven years.

A second methodology examines the current cost of removing snow and repairing streets within Silverthorne. The Town has provided data, which is required by the state of Colorado, indicating that Town street repair and snow removal cost about \$56,200/mile per year. These costs include commercial and heavily trafficked areas of the community as well as residential streets more equivalent to Maryland Creek Ranch. The Town provides the same level of snow removal services regardless of street size or use but the intensely used commercial streets will require more maintenance. BBC and the Town Finance Director agreed that an average cost ($\$27,500/\text{mile} + \$56,200/\text{mile} \text{ divided by } 2 = \$41,850/\text{mile}$) was a reasonable estimate of Maryland Creek Ranch costs. Given the variability of average annual street maintenance costs, the Town may choose to monitor Maryland Creek Ranch street maintenance expenses and recover the actual expense of providing that service by modifying the applicable mill levy on an annual basis.



Town of Silverthorne
PO BOX 1309
SILVERTHORNE, CO 80498
(970) 262-7360

Receipt Number: 2016-00086

Payer/Payee: HARDESTY AND ASSOCIATES
500 E. BALBOA DR
NEWPORT BEACH CA 92661

Cashier: Melody Hillis

Date: 03/17/2016

BP2016-013	BUILDING PERMIT	246 RAINBOW DR GENERAL	
Fee Description	Fee Amount	Amount Paid	Fee Balance
Building permit fees	\$1,273.75	\$1,273.75	\$0.00
	\$1,273.75	\$1,273.75	\$0.00

Payment Method	Reference Number	Payment Amount
CHECK	1273.75	\$1,273.75
Total Paid:		\$1,273.75

Previous Related Payments				
Receipt #	Receipt Date	Fee Description	Amount Paid	Permit #
2016-00054	02/19/2016	Building permit fees	\$146.24	BP2016-013
2016-00054	02/19/2016	Building Permit Plan Review Fee	\$827.94	BP2016-013
2016-00057	02/19/2016	Building Permit Plan Review Fee	\$827.94	BP2016-013
		Total:	\$1,802.12	

Ad Name: 11953189A
Customer: Eagle Valley Enterprise/Legals
Your account number is: 2927005

PROOF OF PUBLICATION

SUMMIT COUNTY JOURNAL

I, Matt Sandberg, do solemnly swear that I am the publisher of the Summit County Journal, that the same is a weekly newspaper printed, in whole or in-part, and published in the County of Summit, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and interruptedly in said County of Summit for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement, that said newspaper has been admitted to the United States mail as second-class matter under the provisions of the act of March 3, 1879, or any amendment thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

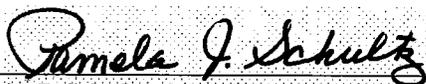
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated 3/1/2016 and that the last publication of said notice was dated 3/4/2016 in the issue of said newspaper.

In witness whereof, I have here unto set my hand this day, 03/09/2016.

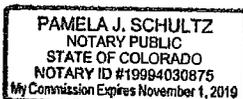


Matt Sandberg
Publisher

Subscribed and sworn to before me, a notary public in and for the County of Summit, State of Colorado this day 03/09/2016.



Pamela J. Schultz, Notary Public
My Commission expires: November 1, 2019.



TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO

NOTICE OF PUBLIC HEARING

IN RE THE ORGANIZATION OF SOUTH MARYLAND CREEK RANCH METROPOLITAN DISTRICT, TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO

PUBLIC NOTICE IS HEREBY GIVEN that there has been filed with the Town of Silverthorne, Colorado (the "Town"), a service plan (the "Service Plan") for the proposed South Maryland Creek Ranch Metropolitan District (the "District"). The Service Plan is on file at the Town Clerk's Office, 601 Center Circle, Silverthorne, CO 80498.

NOTICE IS HEREBY FURTHER GIVEN that the Town Council will hold a public hearing at 6:00 p.m. or soon thereafter, on Wednesday, the 23rd day of March, 2016, at the Town Hall, 601 Center Circle, Silverthorne, CO 80498 to review the Service Plan and to form a basis for a resolution approving, disapproving or conditionally approving the Service Plan for the District.

The proposed District's boundaries are generally described as approximately 416 acres generally located 5 miles north of the Silverthorne I-70 interchange on the west side of State Highway 9 at the intersection of State Highway 9 and Maryland Creek Lane, as shown on the map of the proposed District that is a part of the Service Plan.

The proposed District has petitioned for formation as a metropolitan district to provide the services listed in the Service Plan. The proposed District has requested all the powers of a metropolitan district as described in §§ 32-1-1001 and 1004, C.R.S., as amended, subject to the limitations set forth in the Service Plan.

NOTICE IS FURTHER GIVEN that an owner of real property within the proposed District may request of the Town Council that such real property be excluded from the District. Such request shall be submitted to the Town Council no later than ten (10) days before the day fixed for the public hearing on the Service Plan.

BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE.

Publish on: Tuesday, March 1, 2016
Publish in: Summit Daily News

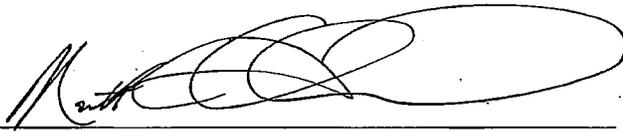
Published in the Summit County Journal March 4, 2016 and Summit Daily News on March 1, 2016. (11953189)

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the following NOTICE OF PUBLIC HEARING for the proposed South Maryland Creek Ranch Metropolitan District was mailed on the 1st day of March, 2016, by placing same in envelopes with U.S. Mail, first-class postage prepaid and addressed as set forth below:

SEE EXHIBIT A

Dated this 1st day of March, 2016.



By: Matthew P. Ruhland

STATE OF COLORADO)
CITY AND) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 1st day of March, 2016, by Matthew P. Ruhland as an individual.

WITNESS my hand and official seal.

My commission expires: _____

(SEAL)



Notary Public

KENDALL C. SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134040524
MY COMMISSION EXPIRES AUGUST 12, 2017

TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO

NOTICE OF PUBLIC HEARING

IN RE THE ORGANIZATION OF SOUTH MARYLAND CREEK RANCH METROPOLITAN DISTRICT, TOWN OF SILVERTHORNE, COUNTY OF SUMMIT, STATE OF COLORADO

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BY ORDER OF THE TOWN COUNCIL OF THE TOWN OF SILVERTHORNE.

Exhibit A

Maryland Creek Ranch, LLC c/o River Center 200 East 10 th Street, Suite 203 Sioux Falls, SD 57104	Summit County Government PO Box 68 Breckenridge, CO 80424-0068
Summit School District RE-1 PO Box 7 Frisco, CO 80443	Colorado Mountain Junior College PO Box 10001 Glenwood Springs, CO 81602
Middle Park Water Conservancy District c/o Baker, Cazier And McGowan, P.C. PO Box 145 Granby, CO 80446	Town of Silverthorne PO Box 1309 Silverthorne, CO 80498
Lake Dillon Fire Protection District PO Box 4428 Dillon, CO 80435	South Maryland Creek Ranch General Improvement District c/o Town of Silverthorne PO Box 1309 Silverthorne, CO 80498
Kremmling Memorial Hospital District PO Box 399 Kremmling, CO 80459	Willowbrook Metropolitan District c/o CRS of Colorado LLC 7995 East Prentice Avenue, Suite 103E Greenwood Village, CO 80111
Eagles Nest Metropolitan District c/o Loyal E. Leavenworth, P.C. PO Box 1530 Carbondale, CO 81623	Hamilton Creek Metropolitan District PO Box 4765 Dillon, CO 80435
Colorado River Water Conservation District PO Box 1120 Glenwood Springs, CO 81602	

Town of Silverthorne
Town Council Agenda Memorandum

TO: Mayor and Town Council
THRU: Ryan Hyland, Town Manager *RH*
Mark Leidal, AICP, Assistant Town Manager *ML*
FROM: Lina Maria Lesmes, AICP, Senior Planner *LM*
DATE: March 17, 2016, for meeting of March 23, 2016
SUBJECT: Replat and Final Site Plan for the Silverthorne Performing Arts Center
(PT 2015-27)

SUMMARY: The applicant is requesting approval of a Replat and Final Site Plan to construct a 16,000 square-foot Silverthorne Performing Arts Center at the Silverthorne Town Center. The site contains the Silverthorne Pavilion, the event lawn, 101 parking spaces, and dispersed landscaping. The site also contains portions of the Blue River and the East 4th Street ROW.

BACKGROUND: The two-level building is proposed to house a black box theater, secondary performance spaces, dressing rooms, offices, and a pre-function gathering area. On the exterior, the building is designed to provide space for mural artwork and art displays, and the site is proposed to have space for public art and sculptures. Construction of the building, parking area, and some hardscape is proposed as Phase I. The remaining site improvements, landscaping, and outdoor amenities are proposed as part of Phase II.

PREVIOUS COUNCIL ACTION: On March 30, 2000, Town Council approved the Town Center Phase I, Final PUD, which included the Pavilion. The first Town Center Comprehensive Sign Plan was approved by Town Council in 2001.

On May 25, 2005, Town Council approved a Major Amendment to the Town Center PUD, a Commercial Subdivision, and a Site Plan for Phase II of the Town Center. The approval formalized the PUD Guide and its standards. The Commercial Subdivision created Tracts A and B of the Silverthorne Town Center. As part of the subdivision, the Town entered into an Access, Parking, Utility, and Snow Stack Agreement for the two tracts of the Town Center.

Since the 2005 approvals, Town Council approved a revised Comprehensive Sign Plan, and a Site Plan Modification and Wetland and Waterbody Disturbance Permit for the Town Center plaza space and river path. On September 12, 2007, Town Council approved a Major PUD Amendment to the Town Center PUD to modify the PUD Guide.

Town Council approved the Preliminary Site Plan for the Silverthorne Performing Arts Center (SPAC) on December 9, 2015, with the following conditions:

1. That the applicant process a Major PUD Amendment of the Town Center PUD with the submittal of a Final Site Plan.
2. That a plat be submitted with the Final Site Plan to relocate the existing Utility and Drainage Easement that runs beneath the proposed building, and create a water line easement that coincides with the new location of the water line.
3. That an additional van-accessible handicap parking space be provided on Tract A, Silverthorne Town Center Subdivision, as part of the parking proposed for the

Silverthorne Performing Arts Center with the submittal of the Final Site Plan.

4. That the Landscape Plan be revised to provide a balance of 50% deciduous trees, and 50% coniferous trees with the submittal of the Final Site Plan.
5. That the Landscape Plan be revised to ensure that trees are not proposed within utility easements, as required by Standard 3.5.4 of the Town Core District Design Standards and Guidelines.

On March 9, 2016, Town Council approved Ordinance No. 2016-03, an ordinance approving a Major Amendment to the Silverthorne Town Center PUD to update the language and modify the list of permitted and conditional uses. The approval satisfied condition #1.

DISCUSSION: Staff finds that the Silverthorne Performing Arts Center Site Plan meets several of the goals and polices set forth in the Comprehensive Plan. In addition, Staff finds that the proposal meets the applicable use, lot frontage, lot coverage, and setback requirements specified in Silverthorne Town Center PUD. Staff also finds that the application meets the Code requirements for parking, landscaping, snow storage, drainage, and utilities. Lastly, Staff finds that all the standards of the Town Core Design District Standards and Guidelines are met with the application, with conditions.

The proposed Replat vacates a portion of an existing Utility Easement, and creates a new Exclusive Water Line Easement that coincides with the relocated water line. The Replat meets the requirements of Section 4-5-14, Replat, Vacation, or Plat Amendment, and the requirements of Section 4-5-15, Certifications.

PLANNING COMMISSION RECOMMENDATION: On March 15, 2016, by a vote of 6-0, Planning Commission voted to recommend approval of the Replat and Final Site Plan for the Silverthorne Performing Arts Center, with the following conditions to be met with the submittal of a building permit:

1. That the Landscape Plan be revised to ensure that trees are not proposed within utility easements, as required by Standard 3.5.4 of the Town Core District Design Standards and Guidelines.
2. That more decorative, high quality fixtures should be proposed for the entrances along the west and east facades to meet Guidelines 3.6.4 and 3.6.5.
3. That all the comments of the Town Engineer, attached as Exhibit E, be addressed.

Suggested Motion: "I move to approve the Replat and Final Site Plan for the Silverthorne Performing Arts Center, with the Planning Commission recommended conditions."

ATTACHMENTS: Staff Report and Exhibits

MANAGER'S COMMENTS:

Town of Silverthorne, Colorado
Town Council Staff Report

From: Lina Maria Lesmes, AICP, Senior Planner *LM*

Through: Mark Leidal, AICP, Assistant Town Manager *ML*

Date: March 17, 2016, for meeting of March 23, 2016

Subject: Replat and Final Site Plan for the Silverthorne Performing Arts Center - PT 2015-27

Owner: Town of Silverthorne

Agent: OZ Architecture – Rob Rydel and Rebecca Greek

Proposal: A Replat and Final Site Plan to construct a 16,000 square-foot Silverthorne Performing Arts Center at the Silverthorne Town Center.

Address: 460 Blue River Parkway

Legal Description: Tract A, Silverthorne Town Center Subdivision

Site Area: 11.69 acres or 509,417 square feet

Zone District: Silverthorne Town Center PUD

Design District: Town Core Design District

Site Conditions: The site contains the Silverthorne Pavilion, the event lawn, 101 parking spaces, and dispersed landscaping. The site also contains portions of the Blue River and the East 4th Street ROW.

Adjacent Uses:

North:	Blue River, 6 th Street, Century Link Corporation
South:	Town Pavilion and Phase II of the Town Center
East:	Blue River, Robinson Dairy
West:	HWY 9, Hudson Auto Dealership

Height:

Allowed:	35 feet
Proposed:	35 feet

Lot Coverage:

Allowed:	60% of lot area or 305,650 square feet
Proposed:	4.8% of lot area or 24,500 square feet

Parking:

Required:	108 standard spaces, and 5 handicap spaces
Proposed:	115 standard spaces, and 5 handicap spaces

Snow Storage: Required: 2,881 square feet or 25% of new paved surface

Proposed: 3,700 square feet or 32% of new paved surface

Landscaping: Required: 128 trees and 190 shrubs
Proposed: 184 trees and 190 shrubs

Setbacks:	<u>Required:</u>	<u>Proposed:</u>
Front:	0-5 feet	0-5 feet
Rear:	25 feet from River	100 feet from River
Side:	10 feet	100+ feet

BACKGROUND: The applicant is requesting approval of a Replat and Final Site Plan to construct a new 16,000 square-foot Performing Arts Center. The two-level building is proposed to house a 2,025 square foot black box theater, as well as secondary performance spaces, dressing rooms, offices, and a pre-function gathering area and lobby. On the exterior, the building is designed to provide space for mural artwork and art displays, and the site is proposed to have space for public art and sculptures. It is the intent of the Town to negotiate a Development Agreement and an Operating Agreement with the Lake Dillon Theater Company, the Town's partner in the joint venture.

The development project is proposed in two phases. Construction of the building, parking area, and some hardscape is proposed as Phase I (2016). The remaining site improvements, landscaping, and outdoor amenities are proposed as part of Phase II (2017 and beyond).

PREVIOUS COUNCIL ACTION: The 1993 Silverthorne Comprehensive Plan recommended that a "Town Center" be located on what was formerly Lots 1-14 Buffalo Subdivision. To that effect, the Town began acquiring parcels in the Buffalo Subdivision during the mid-1990's. During the first half of 2000, the Town held meetings and public hearings on the site and building design of Phase I of the Town Center. On March 30, 2000, Town Council approved the Town Center Phase I, Final PUD, which included the Pavilion and a footprint for a future building just north of the 4th Street entrance. Construction of the Pavilion and the Town Center Park was completed in June of 2001. The Town Center Comprehensive Sign Plan was reviewed and approved by Town Council in 2001.

On May 25, 2005, Town Council approved a Major Amendment to the Town Center PUD, a Commercial Subdivision, and a Site Plan for Phase II of the Town Center. The approval formalized the PUD Guide, and outlined the specific uses permitted on the site, setbacks, building heights, and other development standards. The Commercial Subdivision created Tracts A and B of the Silverthorne Town Center Subdivision. As part of the subdivision, the Town entered into an Access, Parking, Utility, and Snow Stack Agreement to allow for the shared use of vehicular and pedestrian access, parking areas, utilities, and snow storage on the two tracts of the Town Center.

Since the 2005 approvals, Town Council approved a series of modifications to the original PUD, Site Plan, and Comprehensive Sign Plan. On June 14, 2005, Town Council approved a revised Comprehensive Sign Plan for the Town Center. On August 10, 2005, Town Council approved a Site Plan Modification and Wetland and Waterbody Disturbance Permit for the Town Center plaza space and river path. Finally, on September 12, 2007, Town

Council approved a Major PUD Amendment to the Town Center PUD to modify the PUD Guide and allow an additional 3 permitted uses, and an additional 2 conditional uses.

Town Council approved the Preliminary Site Plan for the Silverthorne Performing Arts Center (SPAC) on December 9, 2015, with the following conditions:

1. That the applicant process a Major PUD Amendment of the Town Center PUD with the submittal of a Final Site Plan.
2. That a plat be submitted with the Final Site Plan to relocate the existing Utility and Drainage Easement that runs beneath the proposed building, and create a water line easement that coincides with the new location of the water line.
3. That an additional van-accessible handicap parking space be provided on Tract A, Silverthorne Town Center Subdivision, as part of the parking proposed for the Silverthorne Performing Arts Center with the submittal of the Final Site Plan.
4. That the Landscape Plan be revised to provide a balance of 50% deciduous trees, and 50% coniferous trees with the submittal of the Final Site Plan.
5. That the Landscape Plan be revised to ensure that trees are not proposed within utility easements, as required by Standard 3.5.4 of the Town Core District Design Standards and Guidelines.

On March 9, 2016, Town Council approved Ordinance No. 2016-03, an ordinance approving a Major Amendment to the Silverthorne Town Center PUD to update the language and modify the list of permitted and conditional uses. The approval satisfied condition #1.

STAFF COMMENTS – REPLAT: The Plat of Tracts A and B, Silverthorne Town Center Subdivision was approved in July of 2005. Tract A is encumbered by a Utility and Drainage Easement that varies in length and width, and runs directly beneath the proposed location of the Performing Arts Center. The water line that ran within that Utility Easement was rerouted in the Fall of 2015, and it now runs around the proposed location of the building. As a condition of approval of the Preliminary Site Plan for the SPAC, the applicant was required to submit a Replat to create an Exclusive Water Line Easement that coincides with the new location of the water line, and vacate a portion of the existing Utility and Drainage Easement. The plat is attached as Exhibit B.

Section 4-5-14 provides a process of review for minor changes to recorded plats. All Replat approvals shall be in conformance with the Town Comprehensive Plan, the zoning requirements of Article IV, the requirements of Section 4-5-14, Replat, Vacation, or Plat Amendment, and the requirements of Section 4-5-15, Certifications. Staff finds that the plat is in general conformance with the Comprehensive Plan, and meets all the requirements of the Town Code.

STAFF COMMENTS – FINAL SITE PLAN: Site Plan applications are reviewed by Planning Commission and Town Council at the Preliminary and Final levels to determine compliance with the Comprehensive Plan, Town Code requirements, and Design District Standards.

Comprehensive Plan: The Silverthorne Comprehensive Plan reflects the goals and

objectives of the community. The first criterion for review of a Final Site Plan is consistency with the goals and policies of the Comprehensive Plan. Staff finds there are a number of Comprehensive Plan goals relevant to this proposed development.

Policy LU 1.8 – Utilize incentives to encourage infill and redevelopment within Town limits that particularly demonstrates its ability to create economic vibrancy, reinforce Silverthorne’s identity, and promote sustainability.

Policy LU 2 TC.1 - In the Town Core District, prioritize development that promotes pedestrian activity and provides a critical mass of diversified land uses, including a variety of retail shops, offices, hotels, entertainment, restaurants and outdoor cafes, transportation hubs, and other uses that are harmonious with a walkable, urban-style, downtown experience.

Policy LU 2 TC.2 - Support building heights, form, and character conducive to a downtown environment. These architectural characteristics would generally include 2-4 story building heights, minimal or no building setbacks, enduring materials and attractive building facades.

Policy LU 2 TC.4 - Promote outdoor places for people to gather, including green spaces, outdoor plazas, pedestrian streets, children’s play areas, and outdoor seating to infuse energy and activity throughout the Town Core.

Policy LU 2 TC.6 - Encourage parking solutions that support commercial development in a downtown environment, such as consolidated parking reservoirs and on-street parking throughout. The development of alleys for service needs and access should be considered. Town parking codes and fees should be carefully reviewed to facilitate redevelopment in the Core.

Policy LU 2 TC.10 – Emphasize overall pedestrian connectivity and experience throughout the Town Core, through the integration of sidewalks, connections, and design elements such as seating, landscaping, and lighting.

Policy LU 4.3 – Celebrate the Blue River as a community asset through enhanced recreational access, integration of river views, and context sensitive design.

Policy LU 5.11 – Ensure that development adjacent to the Blue River is accomplished in a manner that enhances the river corridor, protects water quality, and maintains pedestrian access and use.

Policy CD 1.2 – Utilize lighting, public art, distinctive landscaping, signage and architectural elements to delineate Silverthorne’s gateways, reinforce the Town’s identity and brand, and promote events and the Town Core.

Policy CD 2.2 - Promote gathering and entertainment areas within Silverthorne’s downtown, through landscape design, signage, ample outdoor seating and pedestrian linkages.

Policy CD 3.2 – Encourage the use of natural and long-lasting materials and colors that are enduring and complementary to Silverthorne’s natural setting and existing development.

Policy CD 3.3 - Building mass, form, length, and proportions shall be designed to provide variety of visual interest, maintaining a human scale that is appropriate to surroundings.

Policy CD 3.7 – Encourage the consolidation of site elements such as parking, snow stacking, trash enclosures, and detention ponds when feasible, and consider a cooperative

approach to the location of these elements on adjoining properties.

Policy T 4.2 – Allow for efficient solutions for parking as commercial development occurs, including shared parking and other parking management strategies, to reduce land area needed to meet parking standards, create a more dense urban form, and to promote alternative forms of transportation.

Policy E 1.3 - Promote development along the Blue River that protects key features, provides pedestrian elements, and encourages investment in the Town Core District.

Staff finds that the proposed development is consistent with several policies of the Silverthorne Comprehensive Plan. The project provides a regional entertainment draw, contributes to the critical mass of people needed in the Town Core District, and utilizes public art to promote the Town Core. The Comprehensive Plan also recommends the creation of gathering spaces, pedestrian connectivity, and the celebration of the Blue River in the Town Core District, all of which have been incorporated into the proposed project. The building architecture provides a variety of visual interest and distinct architectural elements on all facades, and maintains elements appropriately scaled to the pedestrian. Lastly, the project proposes the consolidation and sharing of site elements, such as parking and landscaping, to promote a more dense urban form, encourage alternative forms of transportation, and reduce the amount of land utilized by surface parking.

Chapter 4 of the Town Code: The second criterion for review of a Final Site Plan is consistency with Chapter 4 of the Town Code, particularly Article IV, Zoning Regulations; and Article VI, Site Plan.

Town Center PUD Standards – As a condition of approval of the Preliminary Site Plan, the applicant was required to submit a Major Amendment to the Town Center PUD to modify the list of uses, update the language, and remove inconsistencies with the Town Core District Design Standards. Town Council approved the Major Amendment to the Town Center PUD on March 9, 2016. Staff finds that the proposed SPAC is considered an ‘*Arts and Entertainment Facility*’, which is a permitted use in the Town Center PUD. The proposal also meets the PUD requirements for setbacks, lot coverage, and pedestrian connections. No residential density is proposed with the SPAC Final Site Plan.

Height – The maximum building height in the Town Core District is 35 feet for flat roofs. Staff has determined that the average existing grade is USGS 8,743, permitting a highest ridge elevation of USGS 8,778. As shown on Pages 12 and 13, the highest ridge proposed reaches an elevation of USGS 8,778 (35 feet), meeting the height requirement.

Vehicular Access and Circulation – Primary access to the Silverthorne Performing Arts Center will take place via the signaled intersection at 4th Street, which provides adequate access to the site for both north-bound and south-bound traffic on HWY 9. Two other access points will be available for right-in/right-out traffic traveling north on HWY 9. All proposed access points provide sufficient room for 2-way circulation at 24-feet in width.

The new access to the 18-space parking area required the review and approval of CDOT. On March 4, 2016, CDOT approved an Access Permit for the northernmost access point in a location directly opposing 5th Street (Page 4 shows the approximate location of 5th Street).

The access will be required to be constructed with a barrier that will restrict movement to right-in/right-out from the SPAC site, and with minor modifications to the median to further restrict movement to right-in/right-out only. The Town's transportation consultant, Kurt Kolleth with HDR, will finalize the design of the access to meet the requirements of CDOT.

As part of Phase II of the project, a new round-about drop off area is proposed adjacent to the main entrance to the Performing Arts Center. The round-about will improve vehicular circulation on the property, and facilitate two-way traffic to and from the access drive.

Pedestrian Access and Circulation - For pedestrian access, the applicant is proposing pedestrian connections in two phases. As part of Phase I, a large hardscape area is proposed in front of the main entrance that connects to the parking area shared with the Pavilion and to the riverfront pathway. A 5-foot concrete sidewalk is also proposed on the east side of the building, providing a connection to the classroom entrances and rear parking area. Four-foot sidewalks are also proposed from the rear parking area to the service entrance on the north side of the building.

During Phase II of the project, a 6-foot concrete sidewalk is proposed along the new round-about drop off area that will connect to a new 8-foot sidewalk along HWY 9 and the west side of the building. Additional hardscape is also proposed on the west side, and along the east to the new outdoor covered performance stage. Lastly, the connection to the riverfront path is proposed to be enhanced to facilitate pedestrian movement in both directions along the path. Staff finds that the pedestrian connections proposed provide adequate space for pedestrians to access the site, safely circulate around the building to all entrances, and connect to both parking areas and the riverfront path.

Parking – Tract A, Town Center Subdivision, which is shared with Pavilion, currently has 65 parking spaces, 5 spaces restricted to Cutthroat Anglers, 6 spaces restricted to 1-hour parking, and 2 handicap spaces. In addition, there are 25 parking spaces located on a portion of the E. 4th ROW, which is also part of Tract A. In total, there are 101 standard spaces and 2 handicap spaces on Tract A.

The proposed Performing Arts Center is comprised of theater space for 130 seats and 1,064 square feet of office space, requiring 42 parking spaces and 2 handicap spaces. The following table summarizes the parking requirements for the proposed users of Tract A:

Use	Parking Required
Pavilion	71 + 3HC
Retail	7
Performing Arts Building	42 + 2HC
TOTAL PARKING	120 + 5 HC

As part of Phase I, the applicant is proposing to construct an 18-space parking area north of the new building, and to convert 4 existing spaces to handicap parking. The Phase II improvements include an additional 6 parking spaces, which will accommodate for the net loss of 6 parking spaces for the vehicular round-about. Once the project is completed, there will be a total of 115 standard spaces and 5 handicap parking spaces on Tract A.

Due to its location within the Town Core District, the project qualifies for the following voluntary reductions in parking permitted by Section 4-6-10.f.:

- *The minimum number of parking spaces may be reduced by up to 25% for commercial, business, and entertainment uses in the Town Core District. With the reduction, the Silverthorne Performing Arts Center is required to provide 32 standard spaces (-10 spaces), and 2 HC spaces.*
- *Bicycle parking may be substitute up to 5% of the required parking in the ratio of 7 bicycle spaces per substituted parking space. Bicycle parking may be proposed to substitute for 2 parking spaces. With the reduction, the Silverthorne Performing Arts Center is required to provide 30 standard spaces, and 2 handicap spaces.*

With the reductions, the minimum parking required for the users of Tract A is 108 parking spaces and 5 handicap spaces. One hundred fifteen (115) standard spaces and 5 handicap parking spaces are proposed, meeting the parking requirements.

Additional Parking – On Page 17 of the plan set, the applicant has provided information on existing parking available within 0.25 miles of the property (1,320 feet). The Recreation Center overflow parking lot and the 4th Street public parking lot are located approximately 750 feet from the SPAC, and consist of 87 and 24 parking spaces, respectively. In addition, there are 53 on-street parking spaces on Rainbow Drive. Staff also estimates that there is potential for 64 on-street parking spaces on 4th and 5th Streets, and 180 on-street parking spaces on Adams Avenue.

On the E. 4th Street portion of Tract A, Silverthorne Town Center Subdivision, there are currently 25 parking spaces. The Town is working with Craig Realty Group, the owner of the Outlets at Silverthorne, to acquire an easement and reconfigure that parking such that there are 33 parking spaces, and a net gain of 8 parking spaces.

Snow Storage – A minimum of 25% of the new paved area must be provided for snow storage. Pages 5 and 6 provide the paved area calculations and the amount of snow storage proposed for Phases I and II. Based on those calculations, the applicant is proposing an additional 11,525 square feet of paving, requiring 2,881 square feet of snow storage. Snow storage proposed equals 3,700 square feet, meeting the Code standard.

Landscaping – Required landscaping is based on the lot size and the zone district. Tract A is 509,417 square feet, of which a large area is covered by the Blue River. Section 4-6-11.g.22 permits the lot area used to calculate landscaping to be reduced by existing natural vegetation that will remain undisturbed during development. The applicant has estimated that the area that is disturbed by development on Tract A is 190,865 square feet.

For a site with an area of 190,865 square feet in a mixed-use zone district, 128 trees (64 coniferous and 64 deciduous) and 190 shrubs are required. Existing healthy vegetation, which consists of 22 coniferous trees, 111 deciduous trees, and 70 shrubs, can count towards required landscaping on Tract A. Section 4-6-11.g.23 permits up to 10% of the required number of trees to be substituted for alternative forms of landscaping. The applicant is proposing to substitute 2,500 of hardscape, including the covered performance stage, for 13 coniferous trees.

Existing and proposed site landscaping is summarized in the table below:

Tract A: 509,417 ft ² – 318,552 ft ² undisturbed = 190,865 ft ² disturbed during development						
Required Landscaping		Existing Vegetation		Proposed	Credit	Totals
Deciduous Trees	64	Deciduous Trees	111	13	-	124 (+60)
Coniferous Trees	64	Coniferous Trees	22	25	13	60 (-4)
Shrubs	190	Shrubs	70	120	-	190

Because the landscape plan is deficient 4 coniferous trees, the applicant is proposing larger coniferous trees that exceed the height requirements of the Town Code. Staff finds that the alternative proposed for coniferous trees exceeds the level of design required by the Town Code. All other landscaping requirements are either met or exceeded by the proposed plan.

Lighting – Lighting information is provided Sheets E1.01-E3.03, and on Exhibit F. The Lighting Plan includes nine 12-foot tall freestanding fixtures around the parking area and along the sidewalk on HWY 9 (Phase II). Any light fixture located within the CDOT Right-of-Way will require that agency’s prior approval. Four bollard lights are proposed along the walkway to the front of the building from the parking lot.

A variety of exterior light fixtures are also proposed outside building entrances. Currently, Exhibit F denotes light fixtures F4/F6/WP as a downcast wall-fixture. Because these fixtures will be highly visible on the west and east sides, more decorative fixtures will be required as part of the building permit. Seven downcast fixtures (F5) are also proposed along the West and North façades to illuminate artwork on those walls.

Dumpster Enclosure – Trash and recycling facilities are located within a dumpster enclosure on the north side of the building. The trash enclosure is four-sided, covered, and gated. There is adequate space for a garbage truck to enter and exit the site in a forward-flow motion.

Utilities – The water main was relocated in October of 2015 such that it runs around the footprint of the proposed building, and underneath the 18-space parking area. A new 25-foot Water Line Easement is proposed with the attached Replat. Page 2 indicates that a service line will provide the sanitary sewer connection to an existing sewer main that runs within the HWY 9 right-of-way. Shallow utilities run approximately along the western property line, and are proposed to remain in place. Electric power will be routed from the Pavilion to a new transformer on the north side of the building.

Drainage – Pages 4 and 18 provide Grading and Drainage Plans for Phase I and Phase II. The drainage plans generally propose to direct storm-water drainage into a detention pond on the north side of the building, and then released into the Blue River. On the south side of the building, storm-water drainage is proposed to be diverted to an existing storm sewer line. The Town Engineer has reviewed the Grading and Drainage Plans, and had no concerns with the proposal.

Town Core District Design Standards and Guidelines: The third criterion for Final Site Plans is consistency with the district design standards. In the Town Core District, design should contribute to the creation of a compact and walkable environment.

Building Orientation and Location on Site

Standard 3.1.2 states, *"For properties adjacent to HWY 9, 4th Street, and Adams Avenue, at least 60% of the frontage length of the property must consist of a building located within 5 feet of the property line adjacent to the street."* The frontage length of Tract A along HWY 9 is approximately 935 feet. However, a large portion of that frontage is already developed with the Pavilion and its parking area. The proposed Performing Arts Center is approximately 90 feet wide, of which 65 feet are located within 5 feet of the property line adjacent to the street, meeting this standard.

Standard 3.1.3 states, *"Buildings shall have a clearly defined pedestrian entrance along the street-facing façade. Main entrances shall be located at the street level. 'Split level' entrances are prohibited."* The building has a clearly defined pedestrian entrance at the street level. However, the entrance is not located along the street-facing façade (HWY 9).

The applicant has explained that the optimal design for the entrance was along the south facing façade, and that the perpendicular placement to HWY 9 provides a strong presence and high visibility, particularly for north-bound traffic. In addition, the entrance glazing has been wrapped around to the façade facing HWY 9, and a secondary entrance has been provided along the HWY 9 side. Furthermore, because the Pavilion and parking are already developed, the entrance along the south provides a connection to the Pavilion and facilitates shared use of the parking and access points. The location of the main entrance was found to be appropriate by Planning Commission and Town Council during the Preliminary Site Plan review of the application.

Pedestrian Access and Circulation

Standard 3.2.1 states, *"The Blue River Trail and Blue River Parkway Trail are important elements of the Town Core District. Developments shall provide pedestrian linkages to these trails."* A pedestrian connection is proposed to the existing riverfront path, which connects to the pedestrian bridge that crosses the Blue River, and which then connects to the Blue River Trail. Staff finds that this standard is met.

Standard 3.2.2 states, *"Where a public sidewalk is deemed necessary by the Town, it shall be installed in the public right-of-way as part of the proposed development."* The applicant is proposing to install a separated 8-foot sidewalk adjacent to HWY 9, as part of Phase II of the project. Staff finds that that sidewalk will be an important pedestrian amenity that will contribute to the vibrancy of the Town Core, meeting this standard.

Standard 3.2.3 states, *"Continuous internal pedestrian walkways within a development site, not less than 6 feet in width, shall be provided from the principal building entrance to adjacent sidewalks, trails, and public right-of-ways".* This standard is met with Phase II.

Vehicular and Service Area Access and Circulation

Standard 3.3.1 states, *"Vehicle circulation onsite shall be clearly organized to facilitate movement into, and throughout, parking areas. Parking drive lanes and intersections shall align wherever practical."* Vehicular circulation is functional and organized, and parking areas are designed with adequate space to maneuver, meeting this standard.

Standard 3.3.2 states, “*Service and delivery areas shall be located to the side or rear of buildings, or in other inconspicuous locations, where they are generally not noticeable from public rights-of-ways, including the Blue River Trail. Where possible, adjacent parcels or buildings should share service and delivery areas, and/or access to such areas.*” The trash and loading area is located in the rear of the building, properly screened, and generally not noticeable from the public right-of-way. Staff finds that this standard is met.

Parking

Standard 3.4.1 states, “*Parking areas within the Town Core District shall provide safe, convenient, and efficient access, and shall be located so as to minimize negative visual and noise impacts to adjacent properties and the public rights-of-way.*” The majority of the parking for the Silverthorne Performing Arts Center is already existing and shared with the Pavilion. The main access to the site will be from a signalized intersection at 4th Street. CDOT has approved the Access Permit for the new access located north of the building. By proposing to share existing parking, the negative impacts of parking are minimized, meeting this standard.

Standard 3.4.2 states, “*For properties with frontage along HWY 9, Adams Avenue, and 4th Street, on-site parking shall be located at the rear of the property or behind a building.*” The applicant is proposing minimal new parking on the property. The 18-space parking area is located at the rear of the property, in a location where it is partly screened by the building and landscaping, meeting this standard.

Standard 3.4.3 states, “*On-site surface parking for nonresidential uses shall be minimized by participating in the Town Core Parking District, incorporating or constructing on-street parking, and/or utilizing shared parking and parking reductions.*” The applicant is proposing shared parking and utilizing available parking reductions, meeting this standard.

Landscape

Standard 3.5.2 states, “*Development within the commercial areas located East of HWY 9 must provide landscaping that addresses and complements the recreational aspect of the Blue River. To that effect, the natural vegetation surrounding the river should be preserved, and alternative forms of landscaping must be considered.*” The applicant is proposing sufficient landscaping to meet the Town Code, and is not disturbing any of the natural vegetation around the river. An outdoor performance stage and hardscape gathering spaces qualify as alternative forms of landscaping in this District, meeting this standard.

Standard 3.5.3 states, “*Landscaping shall complement buildings, accent building entries, and serve as a decorative element. Landscaping shall not impede the visibility of store fronts, or interfere with the line of sight of vehicle drivers entering or leaving the site.*” Landscaping is proposed around main entry, as screening to the service portion of the building, and as an element to frame the scenic lawn. Project landscaping serves as a decorative element that complements the building, and functions as screening. This standard is met.

Standard 3.5.4 states, “*Significant landscape materials, such as trees, shall be located outside utility easements. Planting of trees over utility lines is prohibited.*” Some trees are proposed within the new water line easement. As a condition of approval, the landscape

plan must be revised with the submittal of the Building Permit, such that no trees are located within utility or water line easements.

Standard 3.5.5 states, "All trees shall have an adequately sized planting area. The size of the planting area shall be based on the amount of room needed for tree roots, and the estimated size of the fully mature tree. Root barriers shall be used when trees are planted near pedestrian walkways and sidewalks." Details regarding root barriers for trees planted near walkways will be reviewed with the Building Permit.

Lighting

Standard 3.6.1 states, "Site and building lighting in the Town Core District shall contribute to the streetscape and maintain its continuity." The project proposes streetlights along the street and bollard lights lighting walkways. Such lights are pedestrian-scaled, contribute to the streetscape, and maintain its continuity.

Guideline 3.6.4 states, "Lighting should be designed as an integral part of buildings, in a manner that enhances the facades, architectural features, and site designs. Light fixtures should be compatible with the colors and materials of the building architecture, site furnishings, and landscaping of the project."

Guideline 3.6.5 states, "The use of vintage, decorative, and ornate light fixtures and poles is encouraged."

Staff finds that wall-pack fixtures are appropriate for the rear of the building, specifically the loading and service area. However, more decorative high quality fixtures should be proposed for the entrances along the west and east facades to meet Guidelines 3.6.4 and 3.6.5. This is noted as a condition of approval.

Screening

Standard 3.7.1.a states, "All utility, telecommunications, ground mounted, and roof top mechanical equipment shall be shown on the final site plan for the proposed development project". All mechanical equipment is screened behind the CMU/Mural wall on the north façade of the building.

Standard 3.7.2. Refuse, Recycling, Storage and Service Areas states,

- a. "Refuse, recycling, and service areas shall be located to the rear or side of buildings, or in other inconspicuous locations, where they are generally not noticeable from public rights-of-way, pedestrian walkways, or open spaces.
- b. All outdoor refuse, recycling containers, and dumpsters shall be screened from view from adjacent properties and public rights-of-way by enclosure in a permanent, four-sided, solid, and opaque structure with a roof.
- c. Refuse, recycling, storage, and service structures shall be designed in the same architectural style and be constructed of materials and colors complementary to the primary building on site.
- d. All outdoor storage of materials, vehicles, and/or ancillary equipment is prohibited within the Town Core District."

Trash and recycling containers are proposed in a four-sided enclosure with a roof, located in the rear of the building. The structure is constructed of the same materials and colors as the Performing Arts Center. Staff finds that this standard is met.

Building Form, Mass and Height

Standard 4.1.3 states, *“Reduce the bulk of a building to be on a pedestrian scale. The design shall emphasize a “base”, “middle”, and “top”.*

- a. *A distinctive “base” at the ground level shall use articulation and materials such as: Timber, wood, stone, masonry, decorative concrete, or other similar materials. In addition, “base” elements may include windows, architectural details, canopies, bays, or overhangs.*
- b. *The “middle” of the building shall be made distinct by change in material or color, windows, balconies, step-backs, and signage.*
- c. *The “top” of the building shall emphasize a distinct profile or outline with elements such as: A projecting parapet, cornice, upper level step-back, or creative roofline.*

The building is proposed with a distinctive base, middle, and top. Large sections of stone are proposed for the base, attractively anchoring the building. The base is also emphasized with roof elements scaled to the pedestrian, windows, and art work. The middle of the building is made distinct by a change in material to cedar ‘rain-screen’ and charred wood siding. The top of the building has a creative roof line at varied elevations and prominent sections of charred wood siding. Staff finds that this standard is met.

Standard 4.1.4 states, *“The mass of the pedestrian portion of a commercial or mixed use building shall be broken down to a human scale with a strongly marked primary entry at the “base”, and distinct architectural features at the street level.”* The building has a strongly marked primary entrance capped with a projecting canopy, as well as a stone base, timber columns, and glazing. The west façade is accented with murals and art displays, projecting wall planes, and other distinct architectural features at the street level, meeting this standard.

Building Façades and Architectural Elements

Standard 4.2.1 states, *“Buildings shall be designed to provide interest and variety, and with elements scaled to the pedestrian. The following techniques shall be used to meet this objective, with consideration to preventing the shedding of snow onto pedestrian areas:*

- a. *Break up large building components with significant articulation of wall planes and roof lines;*
- b. *Create patterns, using window size and/or shape, that relate to interior functions; and*
- c. *Emphasize building entries through projecting or recessed forms.*

Staff finds that the building design incorporates all of the elements required by this standard. There is significant articulation in the wall planes and roof lines, window patterns, a variety of building materials, art displays, and well defined entrances.

Standard 4.2.2 states, *“Provide human scale through change in plane, contrast, and intricacy in form. Avoid large areas of undifferentiated or blank building facades.”* The building is designed with a variety of building materials, sloped rooflines, glulam timber columns, art

displays and murals, second level balconies, and large windows. None of the facades are undifferentiated or blank. Staff finds that this standard is met.

Standard 4.2.3 states, "*Buildings shall be designed with consistent and/or compatible details on all sides visible from public right-of-ways and pedestrian walkways.*" The building is designed with consistent details on all sides, as required by this standard. The most visible facades (facing south, west, and east) have distinct architectural elements, including large windows, art displays and murals, and a movie screen wall; all of which are tied together by the performing arts function of the building.

Standard 4.2.5 states, "*Building facades shall not exceed 50 feet in length along the same geometric plane, at which time there shall be wall plane projections or recesses having a depth of at least 2.5 feet for a distance of not less than 6 feet.*" The longest building façade along the same geometric plane is 50 feet on the west elevation, at which point there is a building projection with a depth of 2.5 feet for 6 feet, meeting this standard.

Standard 4.2.8 states, "*Buildings along HWY 9, Adams Avenue, and 4th Street shall have a minimum of two stories to provide critical mass and firmly confine the outdoor space. Ground floors in these areas shall have a minimum ceiling height of 10 feet.*" The building has two functioning stories and a large second level balcony. The first floor has a ceiling height of 12 feet, meeting this standard.

Building Materials and Finishes

Standard 4.3.2 states, "*To break up large building forms and wall surfaces, buildings shall incorporate a variation or combination of materials, surface relief, and texture.*" Each building façade has a minimum of 3 types of building materials. The rock veneer and concrete masonry units (CMU) are proposed to have texture and surface relief. The two types of wood siding add contrast and variety. Staff finds that this standard is met.

Standard 4.3.3 states, "*Predominant exterior building materials shall be high-quality durable materials that retain their appearance over time, and that can be economically maintained. Buildings shall be predominantly clad in Class I materials. Class II materials may be used as accents and trim not to exceed 25% of the total building façade. Class III materials are prohibited in the Town Core District.*"

- *Class I materials include timber, log and wood siding, clay fired brick, natural stone, masonry, cement stucco, and glass.*
- *Class II materials include architectural metal, fiber cement siding, concrete brick, manufactured stone, and integrally colored split face block.*
- *Class III materials include EIFS, smooth-face concrete block, tilt-up concrete panel systems, metal panel systems, and vinyl and aluminum siding.*

The proposed building materials include timber columns, two types of wood siding, stone, and glass (Class I materials). The applicant is also proposing quantities of smooth face concrete block (CMU – Concrete Masonry Unit) on the facades facing west, east, and north. Although the proposed CMU is smooth-face concrete block (Class III material), it is a combination material with a higher quality than the traditional smooth-face concrete block in that it is proposed with surface relief, and with exposed aggregate for color and texture.

During the review of the Preliminary Site Plan, Planning Commission and Town Council found that the combination of materials was adequate, and that the CMU covered less than 25% of the total building façade. With the Final Site Plan, the applicant revised the west and north elevations to increase the amount of cedar rain-screen siding and reduce the amount of CMU block. As such, Staff finds that this standard is met.

Standard 4.3.6 states, “Applicants are required to submit a sample board of materials, finishes, and colors of all proposed exterior materials”. The applicant has submitted a color and material board, which will be available at the public meetings.

Building Colors

Standard 4.4.2 states, “The Munsell color notation system is broken into three characteristics: hue (color), chroma (brightness), and value (shade). In the Town of Silverthorne, chroma is the only Munsell color characteristic that is regulated.

- a. The primary body colors of the building shall not exceed a chroma of 4.
- b. The trim accent colors of the building shall not exceed a chroma of six on the Munsell Color Chart. The term trim in this standard is interpreted to mean those elements of a building which frame, surround or join different building materials. The trim accent colors are limited to an area of no greater than 10% of the building façade.
- c. The roof color of the building shall not exceed a chroma of four. Roof color shall be compatible and complementary to the surrounding buildings in the Town Core District.
- d. The use of black, white and neutral gray colors proposed for any portion of the exterior building features shall be reviewed on a case by case basis based on the appropriateness to the proposed building design.

The building materials are proposed in subdued colors, including browns, grays, natural and charred wood siding. All proposed building colors are within the limits of this standard.

Building Roofs

Standard 4.5.1 states, “The character of buildings shall be enhanced with creative roof elements, and with consideration of the impact of the pitch, materials, size, and orientation of the roof form.” The tallest portion of the roof is a flat roof screened with a parapet, which is contrasted by a moderately pitched roof over the pre-function lobby. There are additional flat roof elements, some of which serve as canopies that provide shelter from the elements. The modern style of the building is enhanced by the clean lines created by the roof form.

Standard 4.5.3 states, “Where flat roofs are utilized, they shall be screened with parapets and cornices, or with peaked or sloped façade elements.” All flat roof elements in the building design are screened with parapets, meeting this standard.

Standard 4.5.5 states, “Roofs shall be designed in a manner in which they do not deposit snow onto required parking areas, sidewalks, refuse storage areas, stairways, decks, balconies, or entryways. Where snow guards are needed, they shall be architecturally integrated into the roof design. It does not appear that significant snow shedding will occur onto required parking areas and sidewalks. Flat roof projections and canopies prevent the shedding of snow on entryways. Staff finds that this standard is met.

Standard 4.5.6 states, "Visible roof surfaces shall be made of durable materials such as: concrete tile, metal, other pre-finished architectural metals or architectural grade asphalt shingles. Membrane systems are prohibited on any portion of the roof visible from the public right-of-way. Membrane systems may be permitted on portions of roof-tops that are not visible from the public right-of-way and shall be a subdued color compatible with the exterior building color". The only visible portion of the roof, which slopes west over a large portion of glazing in the front, is a standing seam metal roof. The membrane roofing over the flat portions of roof are screened by parapets, and are not visible from the public right-of-ways. Details of the color of the membrane system will be required with the Building Permit.

PLANNING COMMISSION RECOMMENDATION: On March 15, 2016, by a vote of 6-0, Planning Commission voted to recommend approval of the Replat and Final Site Plan for the Silverthorne Performing Arts Center, with the following conditions to be met with the submittal of a building permit:

1. That the Landscape Plan be revised to ensure that trees are not proposed within utility easements, as required by Standard 3.5.4 of the Town Core District Design Standards and Guidelines.
2. That more decorative, high quality fixtures should be proposed for the entrances along the west and east facades to meet Guidelines 3.6.4 and 3.6.5.
3. That all the comments of the Town Engineer, attached as Exhibit E, be addressed.

Suggested Motion: "I move to approve the Replat and Final Site Plan for the Silverthorne Performing Arts Center, with the Planning Commission recommended conditions."

ALTERNATIVE MOTION: Should Town Council find that the application does not meet the Town Core District Design Standards and Guidelines, Staff recommends the following:

Findings:

1. The Final Site Plan does not meet Standard 3.5.4 of the Town Core District Design Standards and Guidelines, regarding trees within utility easements.

Motion: "I move to deny the Replat and Final Site Plan for the Silverthorne Performing Arts Center based on a finding that the application does not meet the requirements of Standard 3.5.4 of the Town Core District Design Standards and Guidelines".

EXHIBITS:

- Exhibit A - Project Narrative, dated January 27, 2016
- Exhibit B - Replat
- Exhibit C - Final Site Plan
- Exhibit D - Applicant response to referral agency comments, dated March 4, 2016
- Exhibit E - Town Engineer comments, dated March 10, 2016
- Exhibit F - Light Fixture Cut Sheets
- Exhibit G - Schedule Comparison for June 2016



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

January 27th 2016

Lina M. Lesmes
Senior Planner
Town of Silverthorne
601 Center Circle
Silverthorne, Colorado 80498

RE: Silverthorne Performing Arts Center – Final Site Plan Submittal

Dear Ms. Lesmes:

We are pleased to submit our final site plan submittal for review. Below we have outlined how we have addressed your conditions of approval as well as described the simple revisions we have made to building and site.

CONDITIONS OF APPROVAL (as outlined in email from you on 12/28)

1. That the applicant processes a Major PUD Amendment of the Town Center PUD with the submittal of a Final Site Plan.
Mark Leidal, the applicant will provide this.
2. That a Minor Subdivision plat be submitted with the Final Site Plan to relocate the existing Utility and Drainage Easement that runs beneath the proposed building, and create a water line easement that coincides with the new location of the water line.
Mark Leidal, the applicant will provide this.
3. That an additional van-accessible handicap parking space be provided on Tract A, Silverthorne Town Center Subdivision, as part of the parking proposed for the Silverthorne Performing Arts Center with the submittal of the Final Site Plan.
A van-accessible space has been added per page 5, Landscape Phase I plan
4. That the Landscape Plan be revised to provide a balance of 50% deciduous trees, and 50% coniferous trees with the submittal of the Final Site Plan.
The plans have been updated to meet the requirements refer to page 6 Landscape – Phase II plan.
5. That the Landscape Plan be revised to ensure that trees are not proposed within utility easements, as required by Standard 3.5.4 of the Town Core District Design Standards and Guidelines.
The plans have been updated, refer to page 6 Landscape – Phase II plan. There are no new proposed trees within the new waterline easement, nor are there new proposed trees in what remains of the existing waterline easement that runs parallel to Highway 09.

It should be noted that very little of the design for the Silverthorne Performing Arts Center has been revised since our preliminary submittal. The program has remained the same. One of the enclosed offices on the second floor was deleted to allow for a larger open office area. Additional plan updates included refinement of the public restrooms for optimal layout and function. We also revised the layout of the back of house areas, Dressing Rooms, Restrooms, Green Room and the Costume rooms were all revised for improved efficiency of



space and to optimize future building expansion opportunities. Our design currently sits at 16,122 gross square feet.

On the exterior there have been minor adjustments to the extents of concrete flatwork at the building entrance to accommodate the accessible parking access as well as revisions to the extents of walks connecting the back of house (north) exits.

There have been some small adjustments on the elevations. Some of the roof overhangs have been reduced. On the west elevation the art feature window has moved south to allow a larger expanse of area for the mural wall. We have added a bit more wood siding on the west elevation adjacent to the glass storefront near the bar to help screen a closet on the interior. Due to the slight revisions to the office space on the second floor, window locations were revised. Additionally on the first floor, we removed the windows into the Lab 1 space on the north elevation because of the interior space program.

We look forward to your review of our final site plan submittal and working with you towards final approval.

Sincerely,

OZ Architecture, Inc.

Rebecca Greek
Project Manager

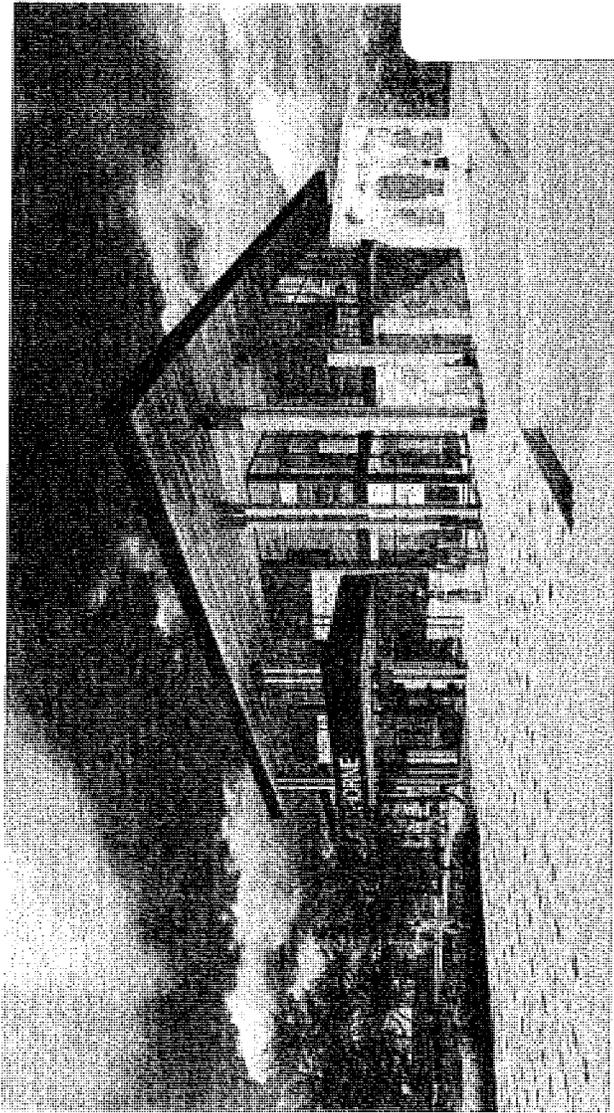


EXHIBIT C

Silverthorne Performing Arts Center
460 Blue River Parkway, Silverthorne, Colo

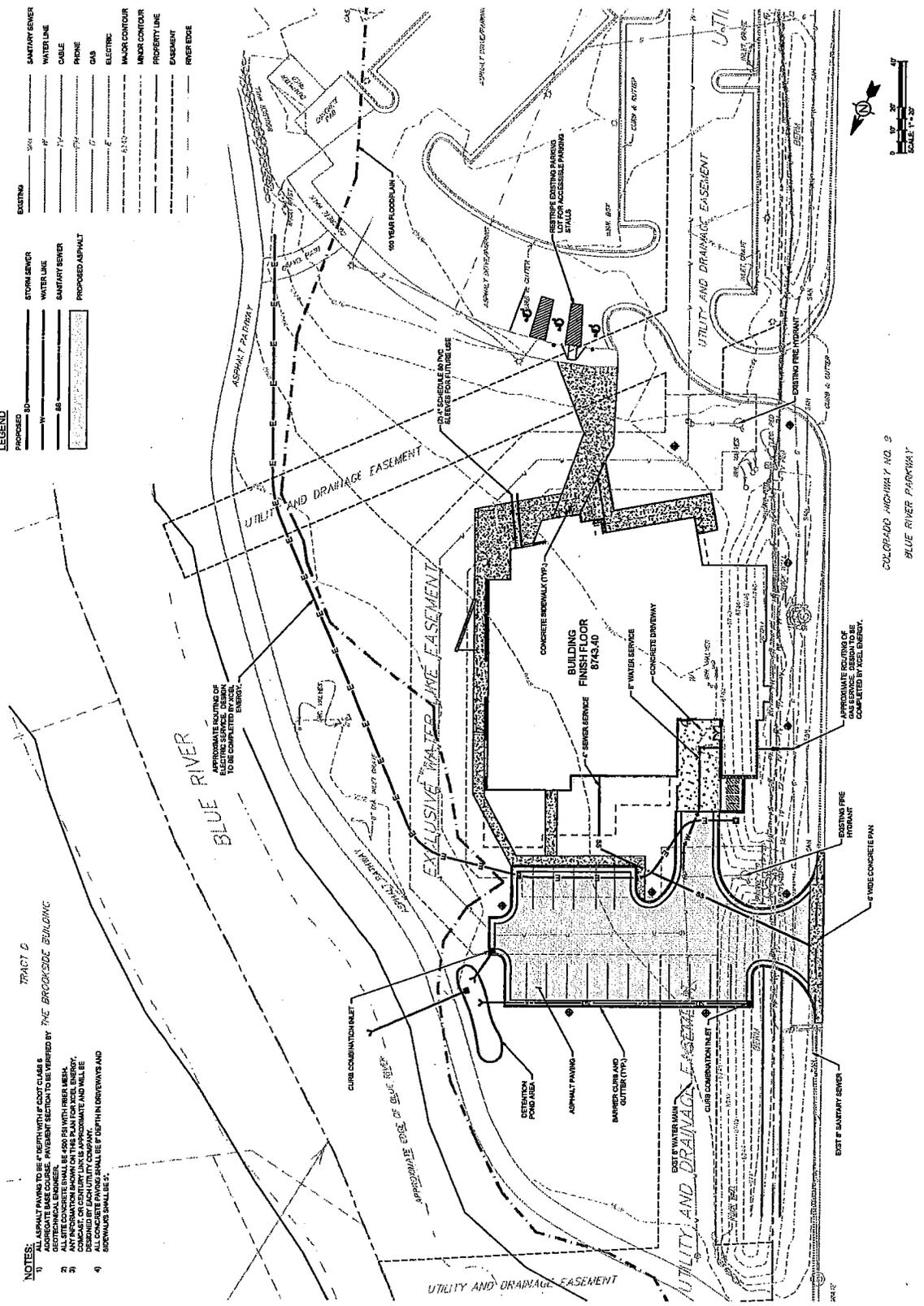
Final Site Plan Submittal
OZ Architects
March 4, 2011



- NOTES:**
- 1) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 IBC AND ALL APPLICABLE CODES AND REGULATIONS.
 - 2) ALL CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE UNLESS OTHERWISE NOTED.
 - 3) ALL CONCRETE SHALL BE 4" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
 - 4) ALL CONCRETE SHALL BE 4" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.

LEGEND

EXISTING	PROPOSED
STORM SEWER	STORM SEWER
WATER LINE	WATER LINE
SANITARY SEWER	SANITARY SEWER
CABLE	CABLE
PHONE	PHONE
GAS	GAS
ELECTRIC	ELECTRIC
MAJOR CONTOUR	MAJOR CONTOUR
MINOR CONTOUR	MINOR CONTOUR
PROPERTY LINE	PROPERTY LINE
EASEMENT	EASEMENT
RIVER EDGE	RIVER EDGE



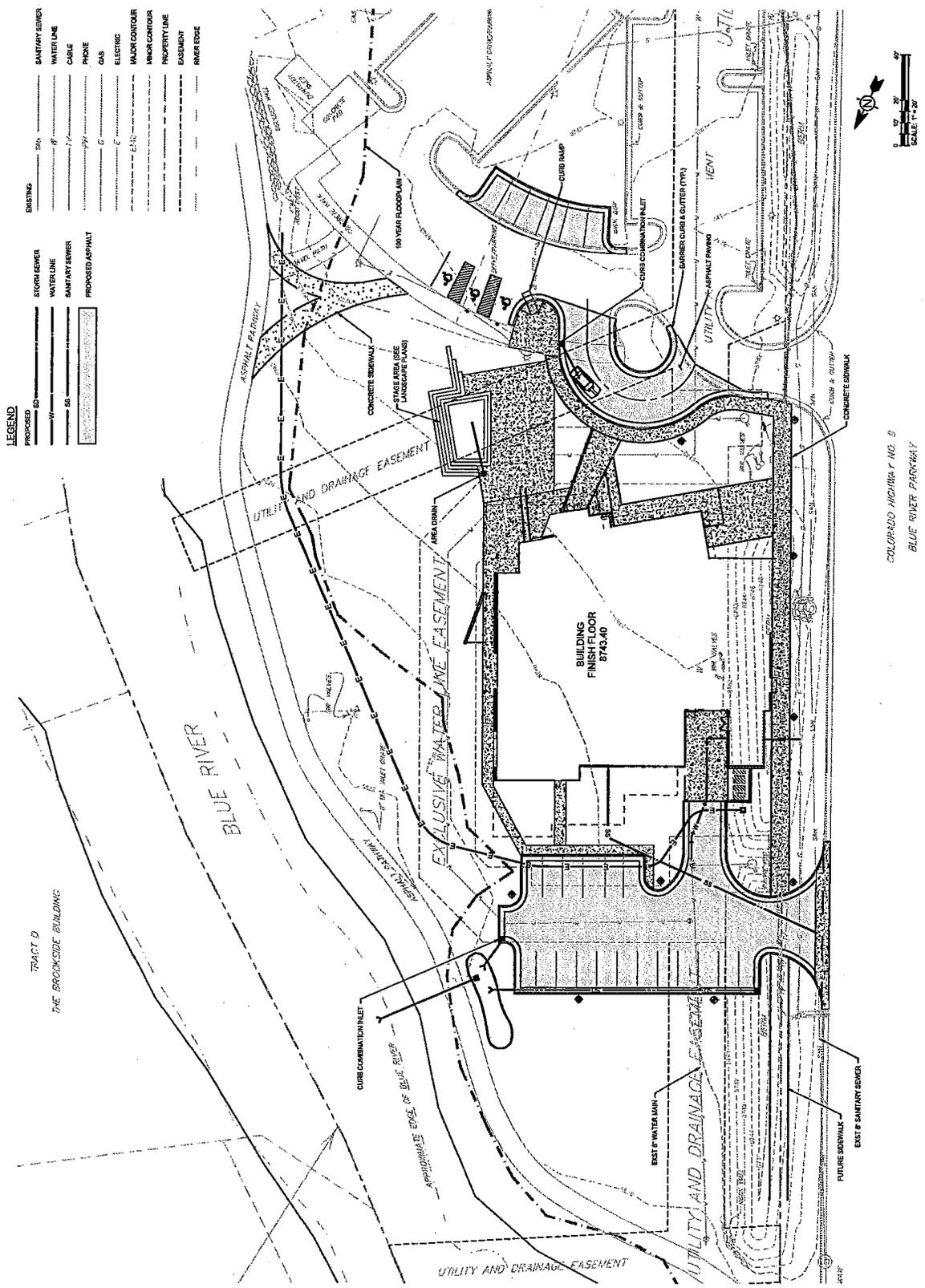
ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN



Fig. 2

Site Plan | Civil Phase I

Silverthorne Performing Arts Center | Silverthorne, Colorado
460 Blue River Parkway
Final Site Plan Submittal | 03.04.2016



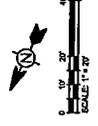
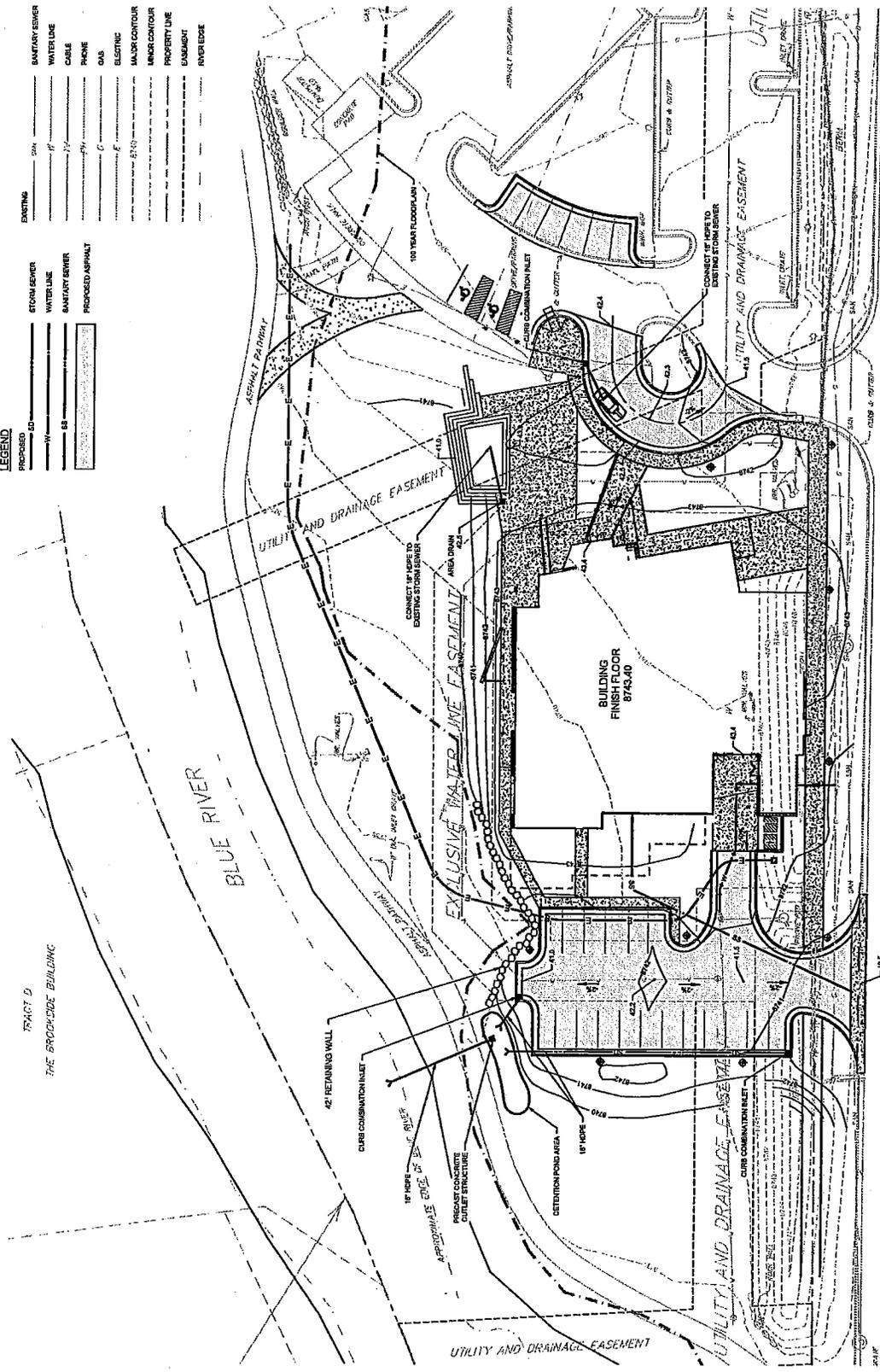
LEGEND

EXISTING		PROPOSED	
Sanitary Sewer	18"	Sanitary Sewer	18"
Water Line	18"	Water Line	18"
Cable	18"	Sanitary Sewer	18"
Phone	18"	Proposed Asphalt	18"
Gas	18"		
Electric	18"		
Major Contour	18"		
Minor Contour	18"		
Property Line	18"		
Easement	18"		
River Edge	18"		

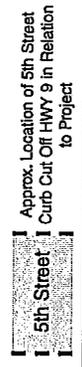


COLORADO HIGHWAY NO. 9
BLUE RIVER PARKWAY

LEGEND	
PROPOSED	EXISTING
STORM SEWER	SANITARY SEWER
WATER LINE	WATER LINE
SANITARY SEWER	CABLE
PHONE	PHONE
PROPPOSED ASPHALT	PROPPOSED ASPHALT
10 YEAR FLOODPLAIN	10 YEAR FLOODPLAIN
MINOR CONTOUR	MINOR CONTOUR
PROPERTY LINE	PROPERTY LINE
EASEMENT	EASEMENT
RIVER EDGE	RIVER EDGE

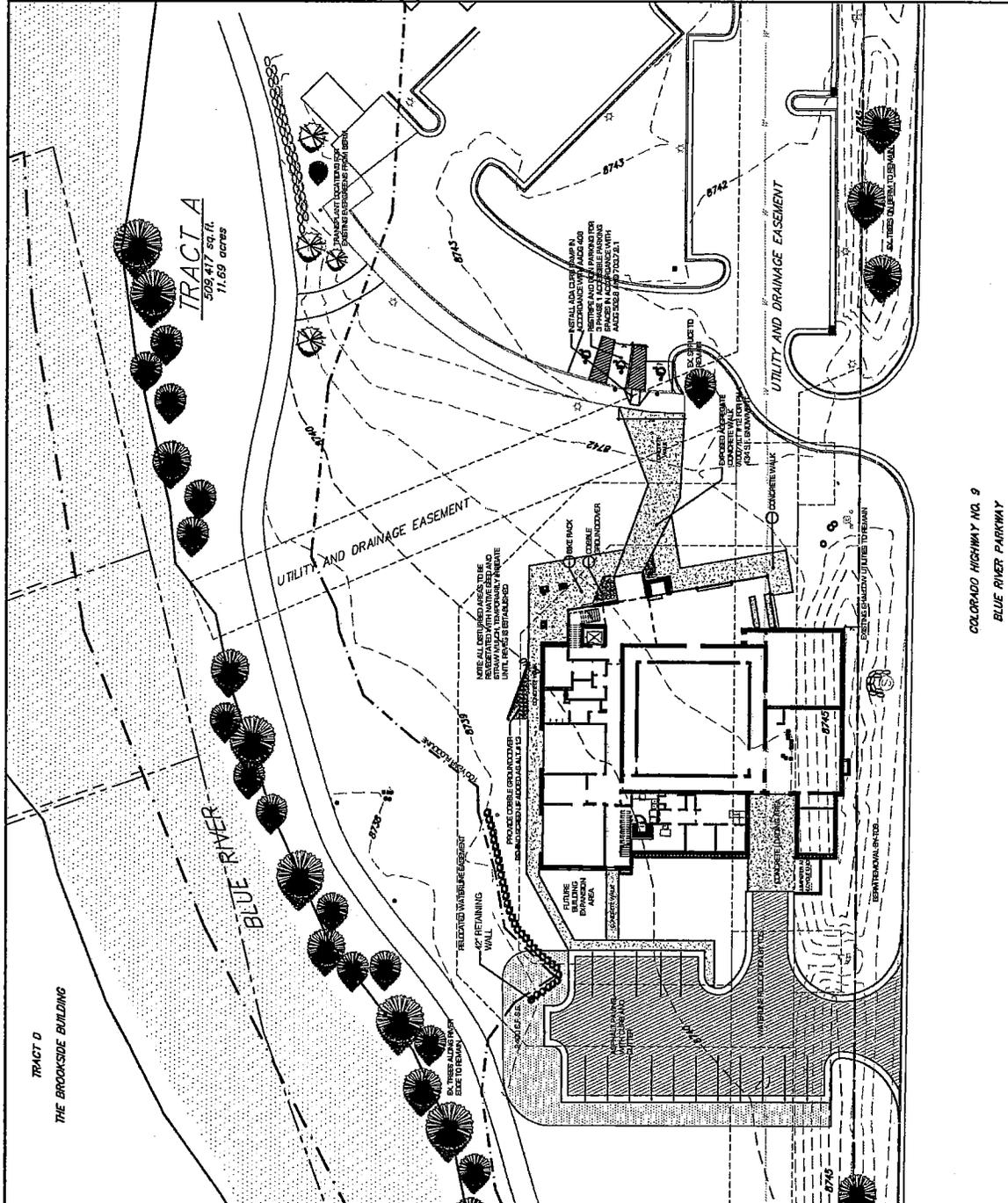


COLORADO HIGHWAY NO. 9
BLUE RIVER PARKWAY



Site Plan | Phase II Grading Plan

Silverthorne Performing Arts Center | Silverthorne, Colorado
460 Blue River Parkway
Final Site Plan Submittal | 03.04.2016



TOWN OF SILVERTHORNE PERFORMING ARTS CENTER
Legal Description: Tract A, Silverthorne Town Center Sub.
Lot Size: 509,417 sq. ft., 11.69 acres
Zoning: PUD, Town Core Design District
Use Summary Information:
 1 building / 1 commercial theatre
Parking Required:
 For Theatre = .3 sp/seat, 130 seats proposed
 Total Required: 39
 2 space reduction for 14 bike parking spaces provided
 25% reduction for Commercial Core = 9.75 spaces
 15% reduction for 350' from bus station = 5.85 spaces
 Total allowed requirement reduction = 17.6 spaces
 Final requirement = 21.4 rounded to 22 spaces
 Proposed: Phase 1 = 18, Phase 2 = 6, Total = 24

S.S.
Snow Storage Calculation:
 Phase 1 Paved Area 8375 sq. ft. Req. at 25% 2094 sq. ft. 2400 sq. ft. = 25%
 Proposed Stack Area 2400 sq. ft. = 25%

LEGEND

	EXISTING MATERIAL
	PROPOSED LANDSCAPE
	PROPOSED LIGHT
	PROPOSED PLANTING PLAN
	PROPOSED PAVING
	PROPOSED STORMWATER
	PROPOSED PLANTING AREA
	PROPOSED HARDSCAPE
	PROPOSED DETAIL CALLOUT
	PROPOSED MATERIAL
	PROPOSED STORMWATER STORAGE
	PROPOSED STEEL DECK OR RETAINING WALL
	PROPOSED STEEL DECK OR RETAINING WALL DETAILS
	PROPOSED NATIVE REVEGETATION
	PROPOSED MANUFACTURED IRRIGATION TURF
	PROPOSED PERENNIAL BED
	PROPOSED ROCK, COBBLE, MULCH, ETC. DETAILS
	PROPOSED PLAY SURFACE, ETC. DETAILS



ARCHITECTURE
 URBAN DESIGN
 INTERIOR DESIGN

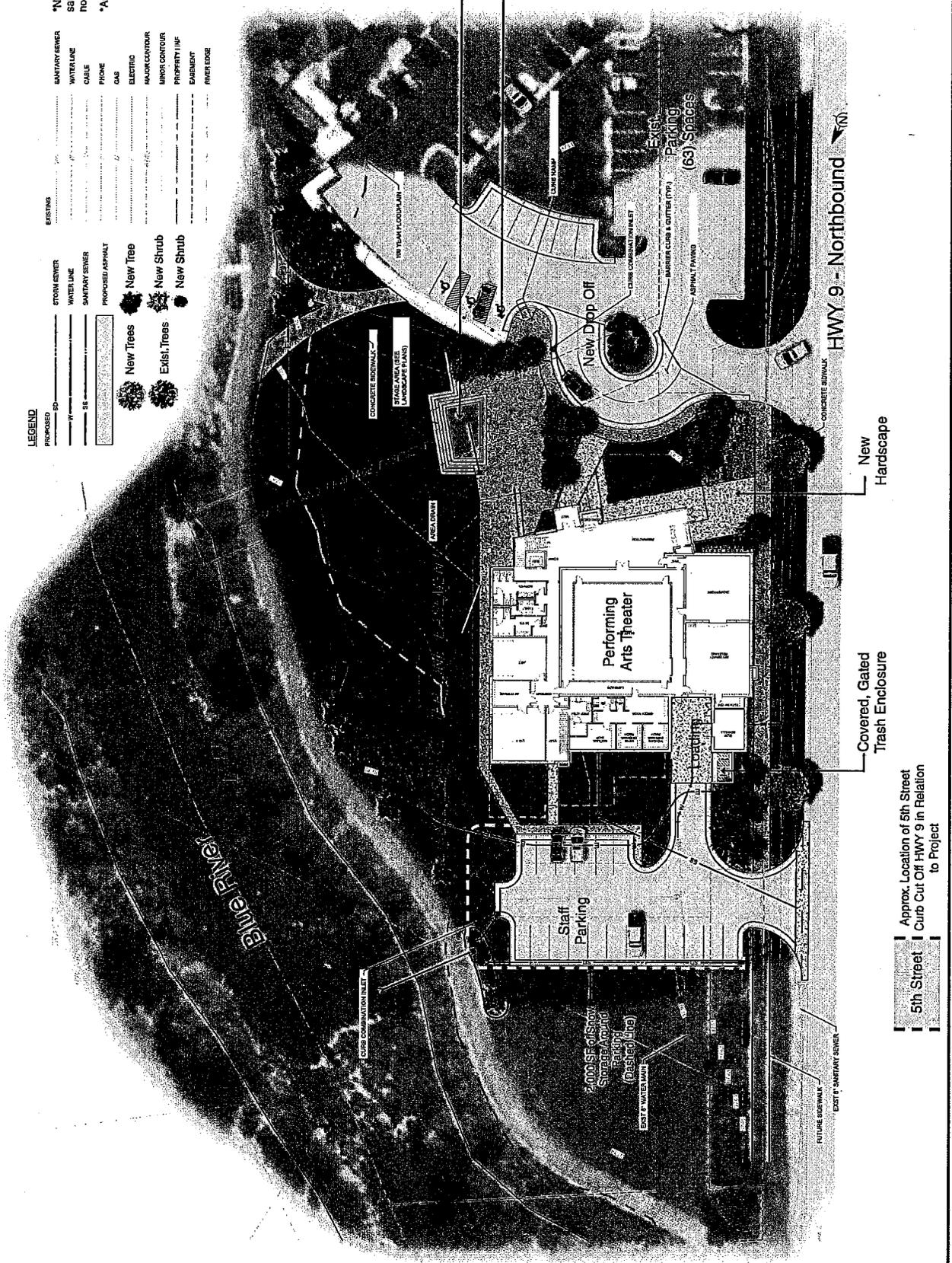
Landscape | Phase I

Silverthorne Performing Arts Center | Silverthorne, Colorado
 460 Blue River Parkway
 Final Site Plan Submittal | 03.04.2016

LEGEND

	STORM SEWER		EXISTING
	WATER LINE		SANITARY SEWER
	CABLE		PHONE
	PAVED ASPHALT		GAS
	New Trees		ELECTRIC
	New Tree		MAIN CONTOUR
	Exis. Trees		MINOR CONTOUR
	New Shrub		PROPERTY LINE
	New Shrub		EASEMENT
			RIVER EDGE

*Notations of Exis. Trees/Landscape same as Phase I drawing unless noted otherwise
*Art

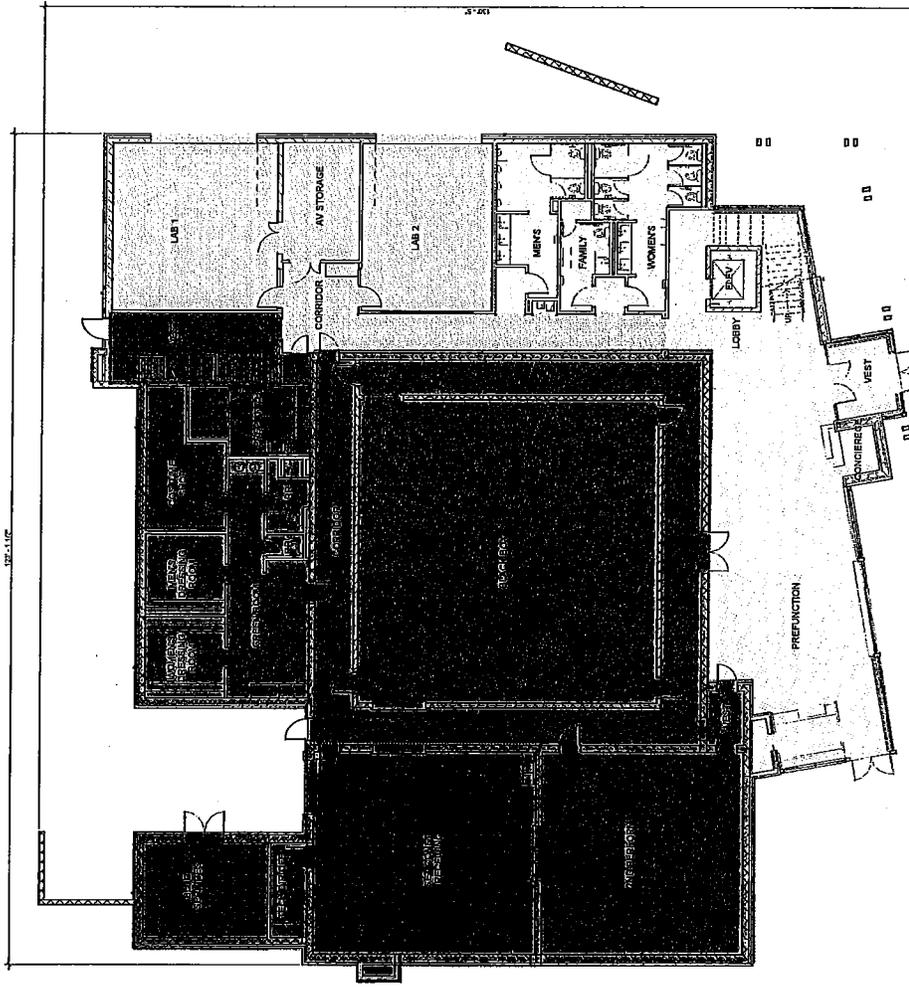


5th Street | Approx. Location of 5th Street Curb Cut Off HWY 9 in Relation to Project



LAKE DILLON THEATRE COMPANY - PROGRAM SUMMARY

ROOM	IDEALS SF	PROPOSED SF
PUBLIC SPACES		
VEST	-	105
LOBBY	-	575
CONCIERGE	100 SF	58
PREFUNCTION	1060 SF	992
MEN'S	225 SF	211
WOMEN'S	250 SF	256
FAMILY	-	81
PERFORMANCE SPACES		
BLACK BOX	2025 SF	2,025
CORRIDOR	-	1,163
CONTROL BOOTH	100 SF	83
2ND PERFORM	900 SF	900
CONTROL BOOTH	100 SF	135
TECH BALCONY	-	294
ELEC/AV	-	79
REHEARSAL/EDUCATION		
LAB 1	625 SF	613
LAB 2	400 SF	489
AV STORAGE	200 SF	203
CORRIDOR	-	482
SUPPORT - PERFORMANCE		
VEST	-	44
CATWALK	-	1,586
MEN'S DRESSING ROOM	225 SF	143
RR	-	19
WOMEN'S DRESSING ROOM	225 SF	143
RR	-	61
GREEN ROOM	225 SF	329
STORAGE		
SET CONST / RECEIVING	900 SF	1,005
COSTUME SHOP	225 SF	207
TECH DIR OFF	225 SF	77
STORAGE	100 SF	150
OFFICES		
OFFICE 1	144 SF	97
OFFICE 2	180 SF	175
OPEN ADMIN	740 SF	946
BREAK ROOM	180 SF	75
CONFERENCE ROOM	375 SF	367
STORAGE	64 SF	270
BALCONY	-	395
SUPPORT - FACILITIES		
SODA CLOSET	0 SF	23
PREP KITCH	0 SF	175
BUS SERVICES	300 SF	263
JAN	0 SF	18
SNOWMELT SYSTEM CLOSET	0	12
CIRCULATION		
ELEV	0 SF	59
LIGHT LOCK	0 SF	34
VEST	0 SF	255
ELEV	0 SF	59
STAIR	0 SF	120
TOTAL PERFORMANCE SPACE		17,952



1st Level

Building Program

Performance Space and Support
 Education Wing
 Public Space
 Support Operations
 Admin/Staff
 Support Facilities

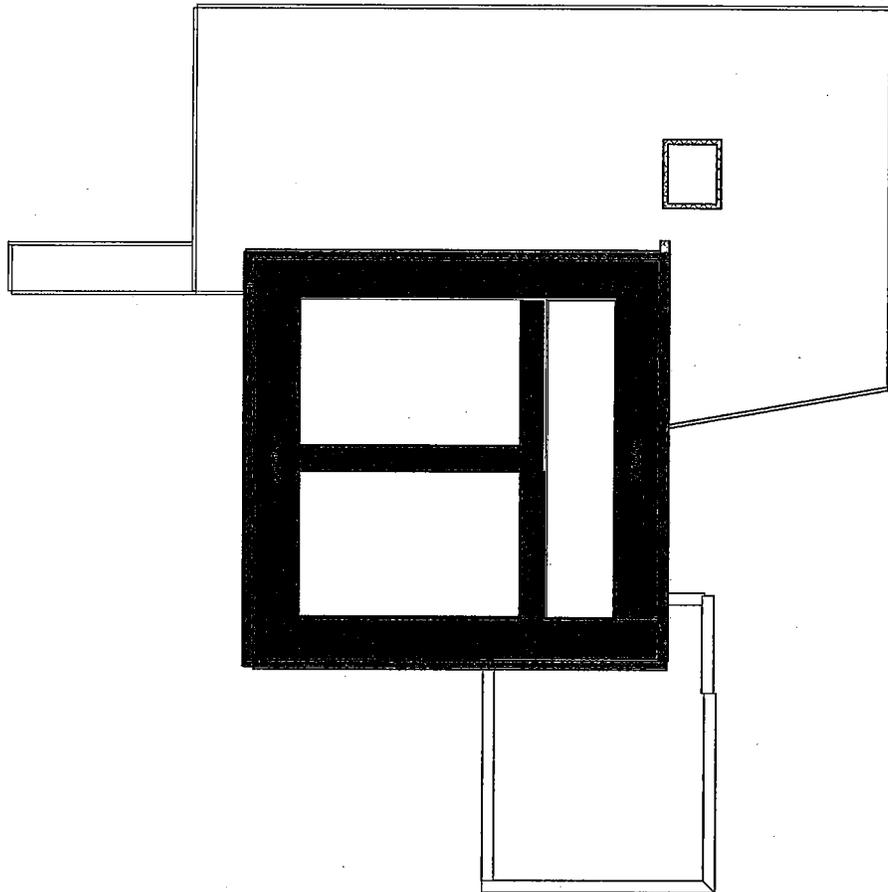


ARCHITECTURE
 URBAN DESIGN
 INTERIOR DESIGN

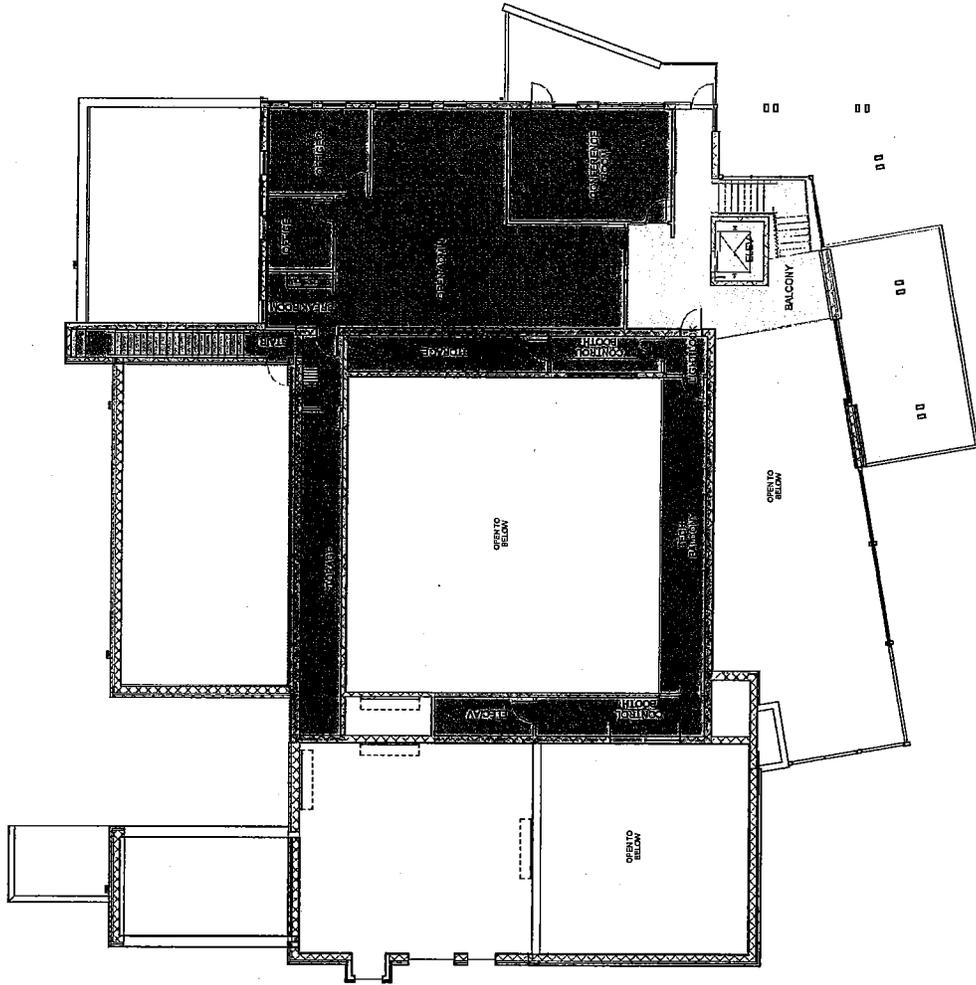


Floor Plan | 1st Level

Silverthorne Performing Arts Center | Silverthorne, Colorado
 460 Blue River Parkway
 Final Site Plan Submittal | 03.04.2016



Catwalk Level



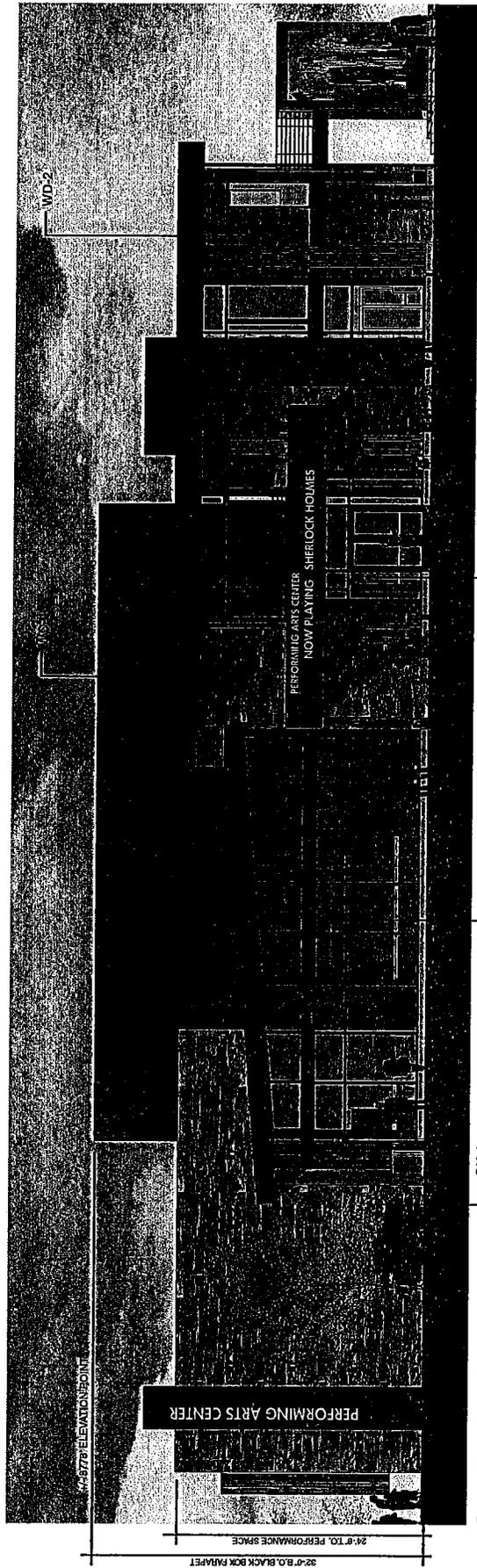
2nd Level

- Performance Space and Support
- Support Operations and Support
- Education Wing
- Public Space
- Admin/Staff
- Support Facilities



Floor Plan | 2nd & Catwalk Levels





South Elevation | 1" = 5'-0"

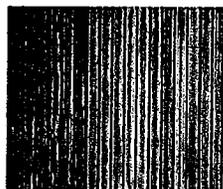
Storefront Glazing into Prefunction

Storefront Glazing into Prefunction

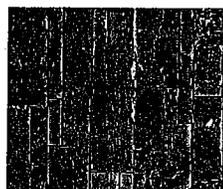
CMU; w/out Texture; Movie Screen Wall



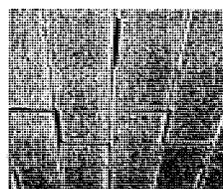
WD-1: Charred Wood



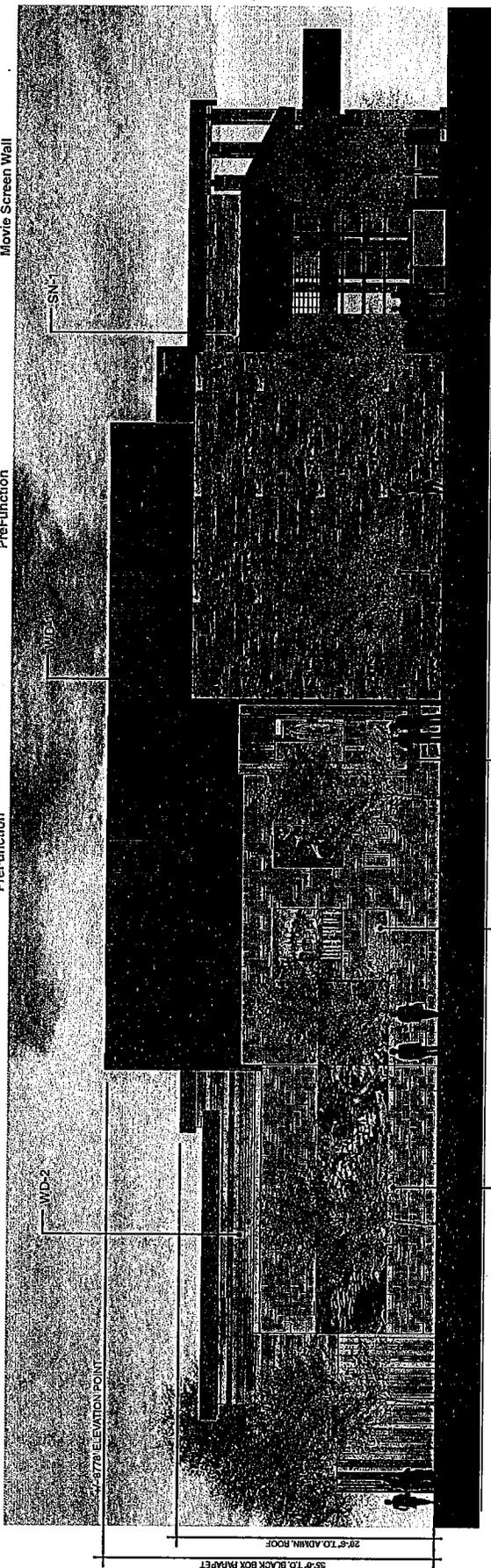
WD-2: Cedar RainScreen



SN-1: Rustic Real Stone



CMU: Ground Face w/ 1/4" to 1/2" Relief



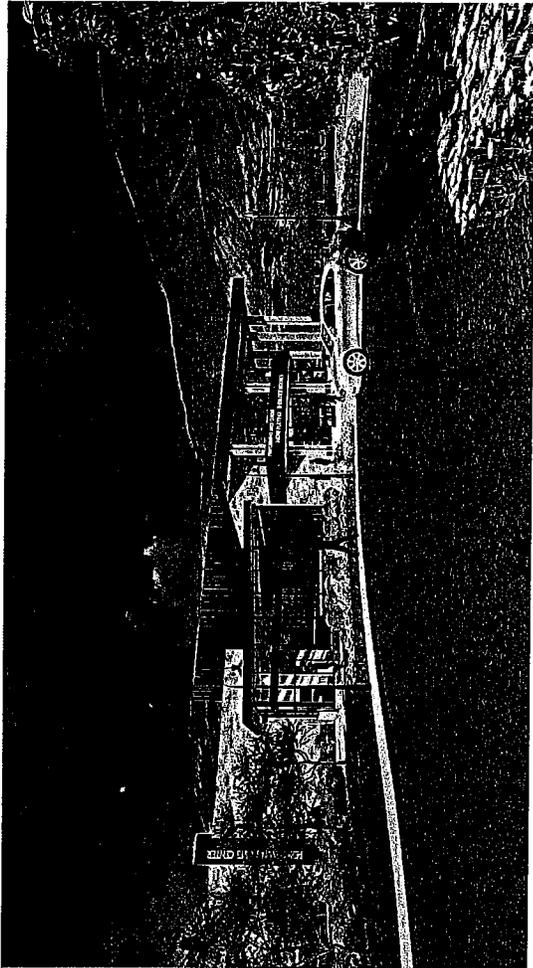
West Elevation | 1" = 5'-0"

CMU; w/ Frameless Windows to Display Art work Opportunity

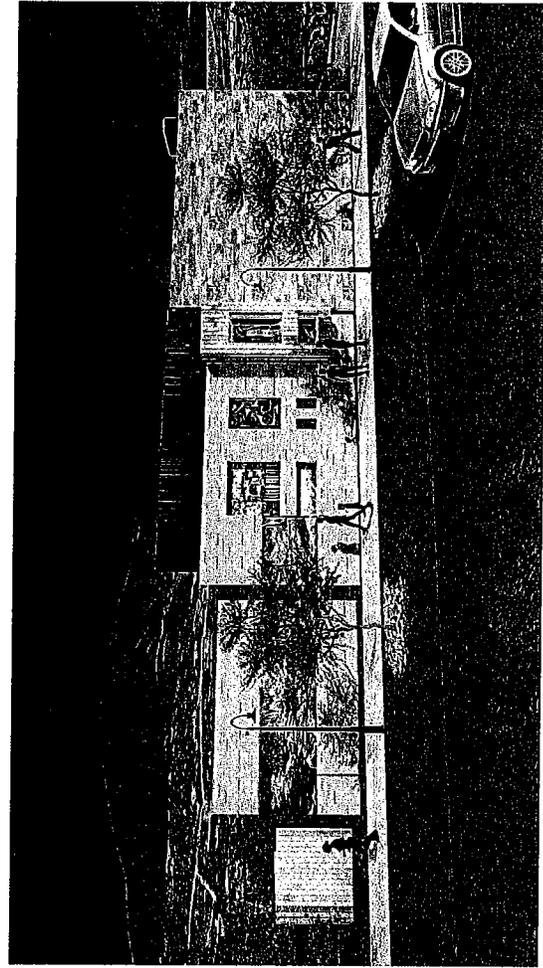
WD-2; w/ Vertical Slats

SN-1

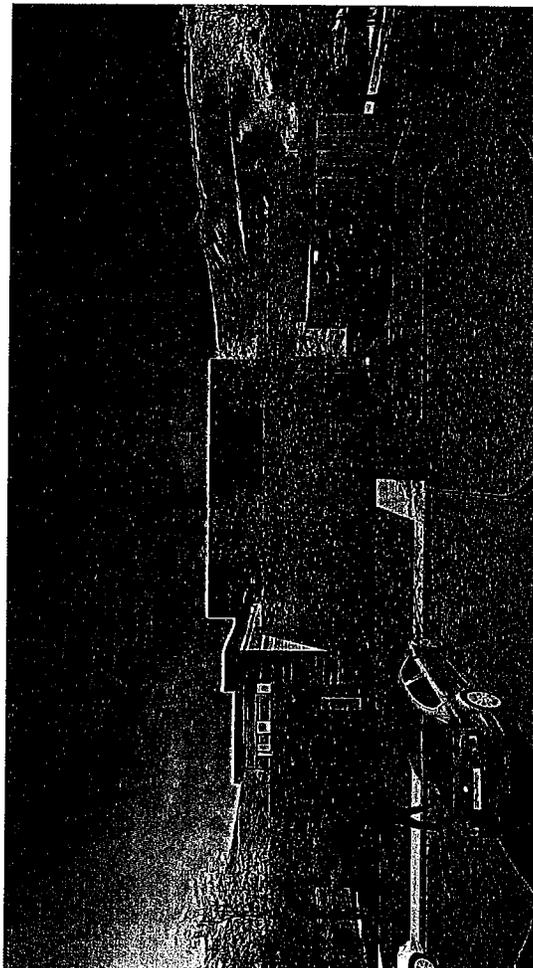




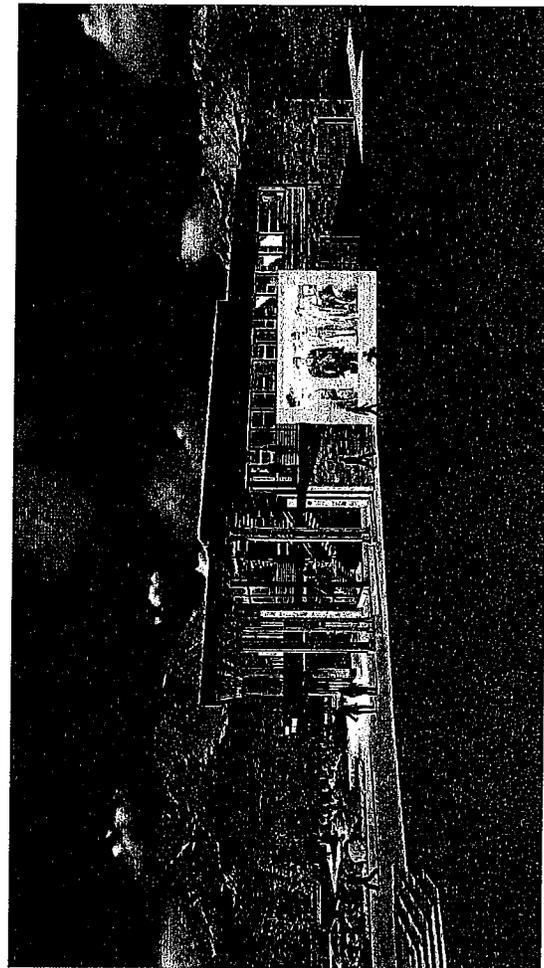
South Perspective



West Perspective

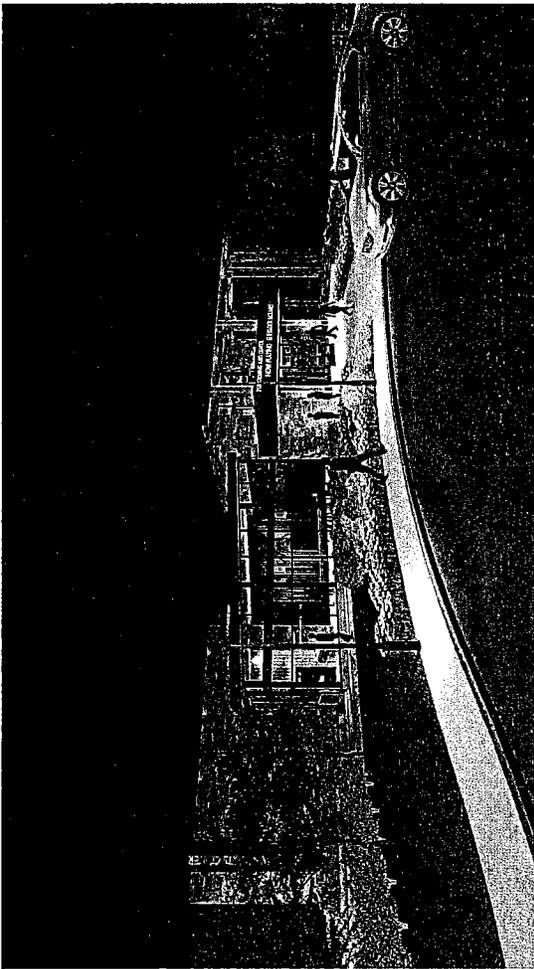


North Perspective



East Perspective

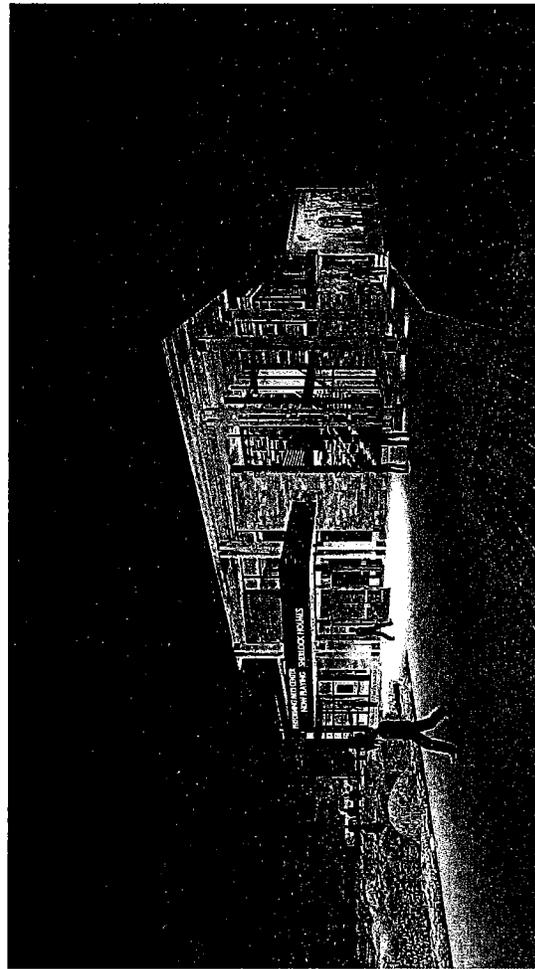




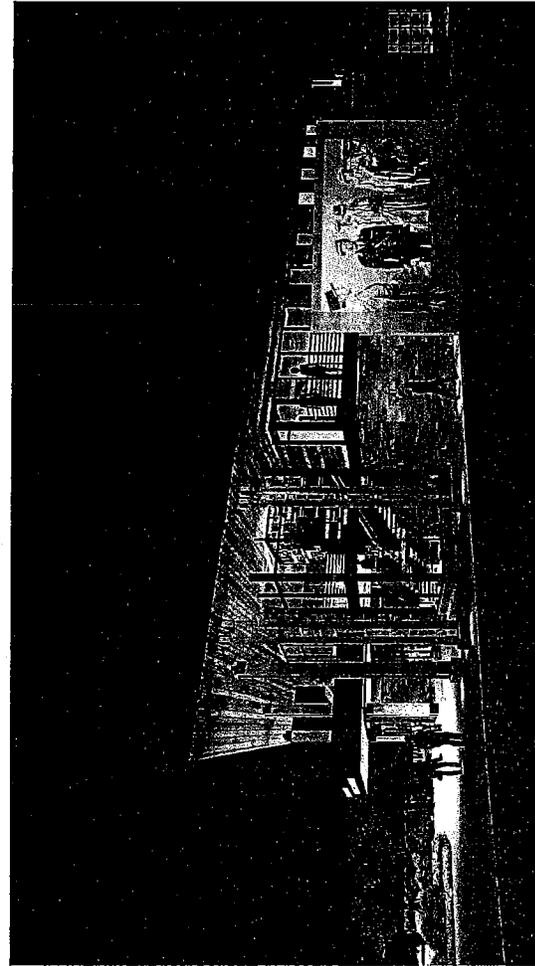
South Perspective



West Perspective

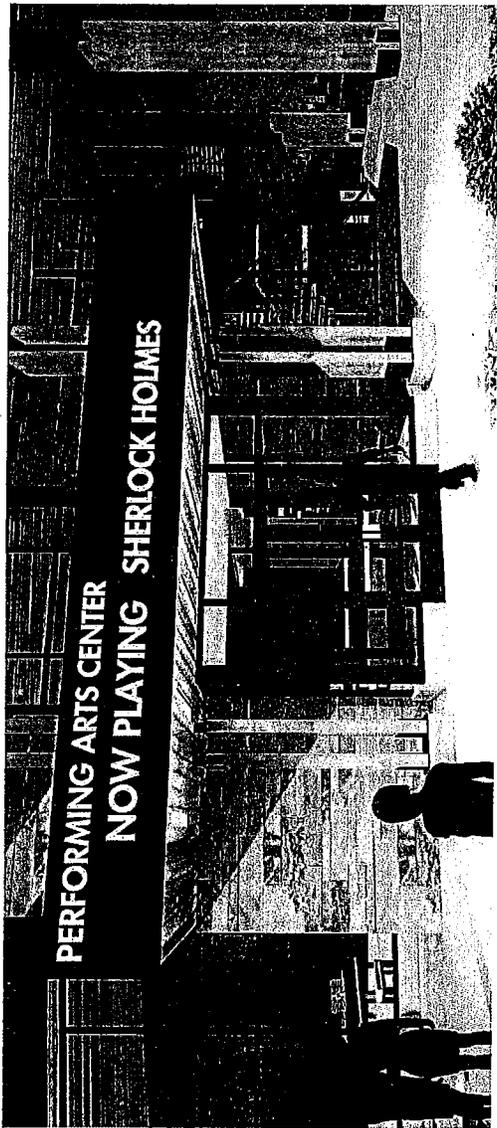


Entry Perspective

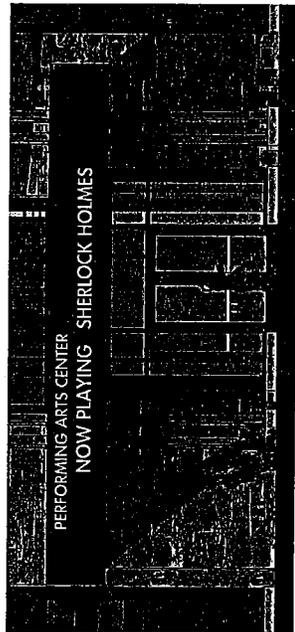


East Perspective

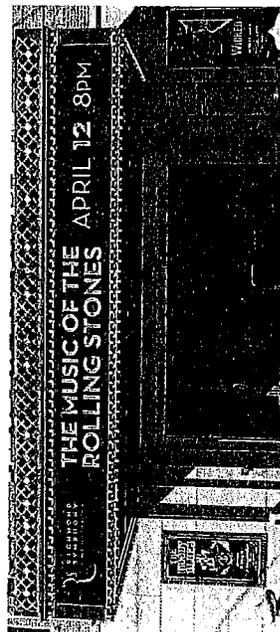




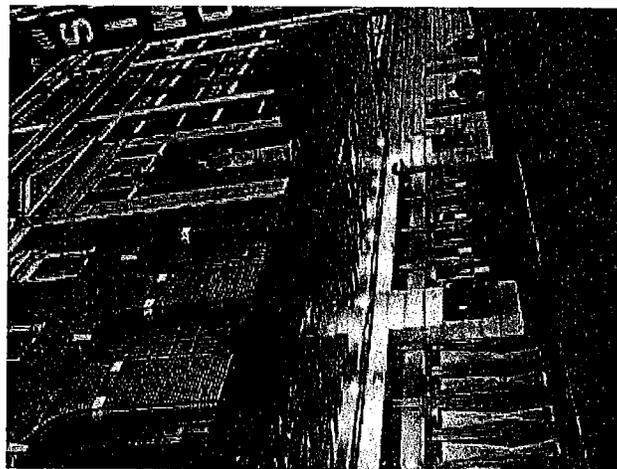
Main Entry Signage Perspective - Digital Display Built into Canopy



Main Entry Signage Elevation - Digital Display Built into Canopy



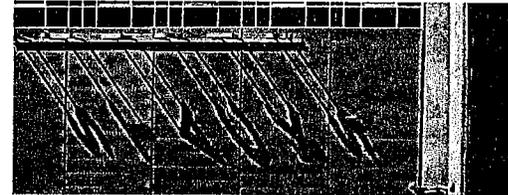
Digital Sign Example



Metal Concept



Fixed Sign Elevation - Building Name





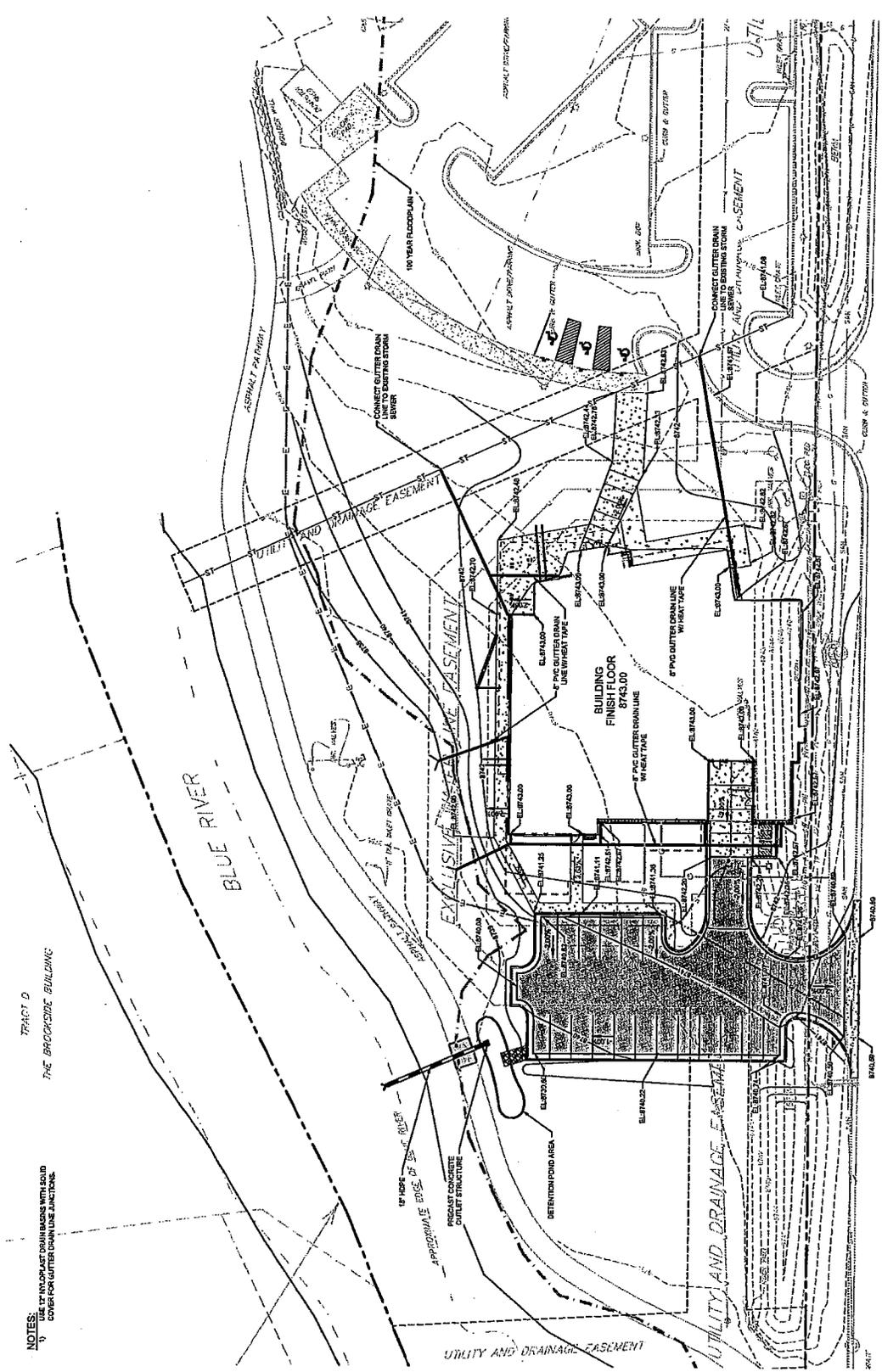
LEGEND

Designated Parking Areas for Performing Arts Center

Walkable 1/4 Mile Radius

Pedestrian Routes





TRACT D
THE BRICKSIDE BUILDING

NOTES:
USE 1/2\"/>



COLORADO HIGHWAY NO. 9
BLUE RIVER PARKWAY





ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

March 4th, 2016

Lina M. Lesmes
Senior Planner
Town of Silverthorne
601 Center Circle
Silverthorne, Colorado 80498

RE: Silverthorne Performing Arts Center – Preliminary Planning Submittal - Review Comment Responses

Dear Ms. Lesmes:

Please find below the responses to all the comments we received for our final planning review for the Silverthorne Performing Arts Center. We have update our submittal drawings as well.

COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS:

1. Existing Conditions- Page 1- The water line was relocated in the Fall of 2015. Please revise the Existing Conditions page to include the new location of the water line & fire hydrants.
Response: The design team is provided the site survey information that the client provide us. This survey as you can see is dated May 2015. We requested an updated site survey and it is included an update to page 1 with this response. Please note due to snow on the ground at this time not all information is included or updated.
2. Parking – Page 5- Please refer to Staff's analysis of the parking for the project. The amount of required parking for the SPAC is 42 + 2HC (not 39). The amount of parking required for Tract A is 120 + 5HC. By virtue of the location in the Town Core Design District, the minimum parking required for the users of Tract A is 108 parking spaces and 5 handicap spaces. Please remove reference to the reduction due to the proximity to a bus stop, as that reduction requires the submittal of a parking management plan with requirements stated in the Town Code. In addition, although an additional 6 spaces are part of Phase II, they accommodate for a loss of 6 parking space due to the round-about. Please remove the reference to a net gain of 24 spaces after Phase II.
Response: Parking notes revised accordingly. Updated page 5 included with this response.
3. Access – Please provide revised configuration for the northernmost access on the plans. Per the access permit submittal, the new access point is located opposite 5th Street, and has an island that restricts movement to right-in, right-out. Please show access location, driveway, & any changes to the northernmost parking area.
Response: At the time of the final site plan submittal, the client group was still in negotiations on highway nine access. The design team doesn't have final direction from the client and CDOT to complete the design of the revised access.
4. Landscaping Plan, Phase II – The plans show trees and shrubs within the Utility/Waterline easement. Standard 3.5.4 of the Town Core Design District Standards and Guidelines prohibits trees in utility easements. Please revise the Landscape Plan for Phase II such that trees are not proposed within any utility easement (Staff estimates that 10 trees are currently located within the waterline easement).
Response: Proposed evergreen trees have been relocated to the sides of the new waterline easement. An existing evergreen is meant to remain in the existing drainage easement. Since the waterline was



removed from the north/south easement, proposed trees are shown to remain just south of the building. Page 6 has been updated and included with this response.

5. Landscaping Plan, Phase II– Please revise the Landscape Plan on Page 7 such that the number of trees and shrubs shown is the same as those indicated on the table. As an example, 10 chokeberry trees are shown on the plan, but 9 are noted on the table. Similarly, 18 Colorado Spruce (10 feet tall) are shown on the plans, but 4 are listed in the table. Lastly, 3 cottonwood trees are shown on the plans, and 17 noted in the table.

Response It appears an out of date plan was reviewed. Please see updated pages 6 and 7 with the response documents.

6. As a condition of approval, the applicant was required to revise the Landscape Plan to provide a balance of 50% deciduous and 50% coniferous trees on the property. Please provide a statement describing how that's been achieved with the plans.

Response: It appears an out of date plan was reviewed. Please see page 7 chart which includes the calculation recommended by staff that incorporates the deciduous trees on Tract A which results in a balance due of evergreens. Please see updated pages 6 and 7 with the response documents.

7. Landscaping – Please revise the number of shrubs such that the plans match the table. As an example, the table proposes 150 shrubs, but only 102 are shown on the plans. Staff note: ornamental grasses and perennials are decorative elements not required by the Town Code, and not counted as shrubs for the purposes of the shrub requirement.

Response: It appears an out of date plan was reviewed. Please see page 7 updated with the response documents.

8. Lighting – Please provide information on the exterior light fixtures proposed for the site and/or the building. Please include location, design of fixture, number of each types of fixtures, and lighting levels. Please also provide height and design of all freestanding light fixtures.

Response: Please see page 6 for all lighting specs and photo of light proposed as well as added pages of electrical lighting plans. Cut sheets of all exterior light fixtures are attached with this response.

LAKE DILLION FIRE PROTECTION DISTRICT REQUIREMENTS:

1. Per the 2012 International Fire Code (IFC) as amended the proposed Performing Arts Center will require an approved sprinkler system. Please advise the owner/developer to size the waterline into the building to accommodate both sprinkler and domestic water use demand.

Response: As noted in preliminary submittal the building will be fully sprinklered per NFPA 13 and the water service will be sized appropriately. The design of this system is yet to be engineered and therefore the water service size is yet to be determined.

2. Per the 2012 International Fire Code (IFC) as amended the proposed Performing Arts Center will require an approved fire alarm system.

Response: The building will be equipped with an approved fire alarm system.

3. Additional fire protection systems may be required once more definitive building plans become available for review.

Response: noted

4. Based on the primary fire flow calculations for the proposed building, two fire hydrants are required.



Response: Per page 2, Site Plan – Civil Phase I, two fire hydrants are provided.

5. Under the Phase I plan, the entrance/exit drives on the North and South sides of the building will be designated as fire lanes. Approved signs will be required.

Response: We will include signing for fire lane areas mentioned in the CDs for the project

6. Under Phase II plan, the North entrance/exit drive will be designed as a fire lane. The same applies for the South entrance/exit drive but it will also include the proposed circular drop-off drive. Approved signs will be required.

Response: We will include signing for fire lane areas mentioned in the CDs for the project

7. Landscaping shall not obstruct visibility and access to fire hydrants around the building.

Response: Please note an evergreen has been relocated away from the north hydrant.

PUBLIC WORKS DEPARTMENT COMMENTS:

1. CDOT Access permit – We are waiting for CDOT response to Access Permit application. Revised entrance location sent last week.

Response: see response to comment 3 from Community Development Department.

2. Sidewalk / Highway 9 ROW encroachments – Sheet 4 etc...

- Proposed sidewalk encroaches into CDOT Highway 9 ROW. CDOT will need to approve.
- CDOT Utility Permit will be needed for sanitary sewer and gas service line tie-ins
- Is sidewalk planned to extend north, past the north access point? Lines are partially shown; it is unclear what is proposed.
- Landscaping trees encroach into ROW – 1) CDOT probably will not allow this. 2) Also, this may conflict with possible onstreet parking on the Highway that we are currently studying.

Response: Final design for sidewalk and parking along Hwy 9 is not part of this current project and would require future CDOT approval. The construction contractor should apply for the utility permit with CDOT prior to construction.

3. Phase 1 vs Phase 2 plans. The plans are a bit unclear in the way the phasing is presented. Phase 1 and 2 concepts are mixed throughout the set. There is no Phase 1 grading plan. There are 3 Landscaping plans – "Phase 1", "Phase 2" and "Plan". ("Phase 2" and "Plan" appear to be the same sheet.)

Response: See added page with clarified phase one grading.

CDOT TRAFFIC SAFETY COMMENTS:

- NO COMMENTS RECEIVED

COMCAST COMMENTS:

1. We have coax on the east side of Hwy 9, but it should be fine, unless we need to look at lowering it for the entry way.

Response: noted

2. We would like a 4" duct placed from the building to the easement/ ROW on HWY 9, where we could access the property in the future.

Response: A conduit for future use can be added to the ROW from the utility room as part of the final CDs.



RECREATION & CULTURE COMMENTS:

- NO COMMENTS RECEIVED

end of comment responses

We look forward to the next steps of working with the planning department and city council to ensure this project meets the expectations and guidelines of the Town of Silverthorne.

Sincerely,

OZ Architecture, Inc.

A handwritten signature in black ink, appearing to read 'R. Greek', with a long horizontal flourish extending to the right.

Rebecca Greek
Project Manager



March 9th, 2016

Lina M. Lesmes
Senior Planner
Town of Silverthorne
601 Center Circle
Silverthorne, Colorado 80498

RE: Silverthorne Performing Arts Center – Preliminary Planning Submittal - Review Comment Responses

Dear Ms. Lesmes:

Please find below responses to the additional comments from public works which we missed responding to with our response documents that were sent to you on March 4th, 2016. Please let us know if you have any other questions or need anything else

PUBLIC WORKS DEPARTMENT COMMENTS:

1. Sheet 1, Existing Conditions Oz plans – EC sheet dated 1/26/16 shows water main in its old location. This main was relocated last summer. Please update/modify to show as-built, field surveyed line (and appurtenances) in actual, present-day locations.
Response: The design team provided the site survey information that the client provide us with our 1/26/16 submittal. This survey as you can see is dated May 2015 which was before the site modificatinos were made in October of 2015. We requested an updated site survey and it is included as an update to page 1 with the response documents submitted on 3/4/16. Please note due to snow on the ground at the time of the updated survey not all information is included or updated.
2. 100 year floodplain line – This is shown in slightly different locations depending on which Oz sheet is referenced. For example – compare sheet 2 vs sheet 5. Sheet 5 shows it about 3 feet east of where it is shown on sheet 2. Per Silverthorne's GIS aerial mapping – the location shown on sheet 5 appears to be more accurate. All sheets should show the floodplain line in the correct location.
Response: With the final permit documents we will confirm the location is shown correctly on all plans.
3. ADA compliant Ramps – Sheet 4 and as shown elsewhere. ADA compliant ramps are needed at both the south drop off location as well as at the northern employee parking lot. Also needed at curb return access points to for proposed sidewalk between each driveway access.
Response: ADA ramps for all phase two (future site design) will be added as required with the final design of the phase two which will be submitted at a later date. There is no ramp required at the north parking lot as there are no accessible spaces within this parking lot. Curb return access will be provide at the sidewalk connecting the drive access with the final design of phase two, which will be submitted at a future date when that phase two scope is finalized.
4. Chokecherry trees shown in water easement. Sheet 7 shows 3 trees in the water line easement / on top of the water line just north of the south access point. Please remove these trees.
Response: The three chokecherry trees will be removed in the final permit documents.
5. Drainage report. No drainage report was submitted. We agreed to defer at Preliminary to Final. Please have Tetra Tech submit some basic calculations and a basic plan and narrative.



Response: To finalize the drainage report additional existing site topography and information was required. This information was received by the design team on 2/29/16 which didn't allow enough time to complete the report at the time of the response document submittal due date of 3/4/16. The civil engineering team at Tetra Tech is currently working to complete the drainage report and this will be completed and submitted by 3/18/16.

Please let us know if there are any further corrections or comments through your review process.

Sincerely,

OZ Architecture, Inc.

Rebecca Greek
Project Manager

TO: Lina Lesmes – Senior Planner, Community Development Department
FROM: Dan Gietzen - Town Engineer, Public Works Department
DATE: March 9, 2016
RE: Silverthorne Performance Arts Center Replat and Final Site Plan.

Plan changes needed prior to issuance of a Building Permit

100 year floodplain line – This is shown in slightly different locations depending on which Oz sheet is referenced. For example – compare sheet 2 vs sheet 5. Sheet 5 shows it about 3 feet east of where it is shown on sheet 2. Per Silverthorne's GIS aerial mapping – the location shown on sheet 5 appears to be more accurate. All sheets should show the floodplain line in the correct location.

ADA compliant Ramps – Sheet 4 and as shown elsewhere. ADA compliant ramps are needed at both the south drop off location as well as at the northern employee parking lot. Also needed at curb return access points to for proposed sidewalk between each driveway access.

Chokecherry trees shown in water easement. Landscaping plans show 3 trees in the water line easement / on top of the water line just north of the south access point. Please remove these trees.

Drainage report. No drainage report was submitted. We agreed to defer at Preliminary to Final. Please have Tetra Tech submit some basic calculations and a basic plan and narrative. Please revise pond sizing and grading on civil plans if/as may be dictated by the drainage report.

Drainage inlet, outlet structure details. Please include details and specifications for these as part of the civil plans.

Submitted by Visual Interest, Inc.		Catalog Number: WPCM-60WLED-UNIV-4000K	Type: WALL SCONCE
visual interest	Job Name: Silverthorne Performing Arts Center - Design Build Architect: Oz Architecture - Denver (Denver) Contractor: Encore Electric (Englewood)	Notes:	VILTG16-33847 F4, F6, WP

PROJECT NAME:	
CATALOG NUMBER:	FIXTURE TYPE:
VOLTS/WATTS:	LAMPS/BOARDS:



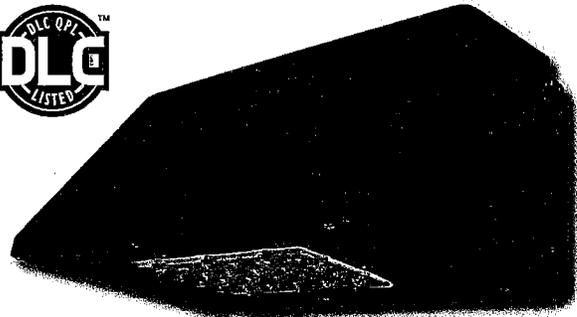
FULL CUTOFF FORWARD THROW - 60W LED

WALL PACK

FEATURES

- Die Cast Aluminum Housing
- Hinged Full Cutoff Front Frame
- ½" Coin Plugs with O-rings for Conduit & Photocell
- Textured Architectural Bronze Powdercoat Finish Over a Chromate Conversion Coating
- Forward Throw Optic Lens
- Cast-in Template for Mounting Directly Over a 4" Recessed Outlet Box
- 60W, 5000K (Std)
- ETL Listed for Wet Locations
- Meets Dark Sky Requirements
- Custom Colors Available Upon Request
- DesignLights Consortium® Qualified (2)

REPLACES 175W MH



LED SYSTEM

Board (CREE Chips)	4 x 6
Calculated L70 (TM-21)	134,000 hours (3)
Delivered Lumens	5,248 lm
Total Input Watts	66.7 W
Luminaire Efficacy Rating (LER)	78.7 lm/W
Correlated Color Temperature (CCT)	5000 K
Color Rendering Index (CRI)	69.1
Max Ambient Temp	127°F
Universal Driver	120-277 V

SUITABLE APPLICATIONS

- Parking lots
- Buildings
- General area lighting

LED System data above based on WPCM-60WLED-UNIV-5000K
 (1) LED Lumen Maintenance Estimates based on TM-21 projections for the light source at 25°C ambient
 (2) Specific Configurations Listed on DLC.



Ordering Guide

WPCM	60WLED	UNIV	5000K	eg: WPC25WG
Series	LED	Driver	Color	Options

- | | | | | |
|---|---|--|---------------------------------|--|
| <input type="checkbox"/> WPCM Full Cutoff Wall Pack | <input type="checkbox"/> 60WLED 4x6 Board | <input type="checkbox"/> UNIV 120-277 Driver | <input type="checkbox"/> 4000K | <input type="checkbox"/> WPC25LG Clear PC Vandal Resistant Guard |
| | | | <input type="checkbox"/> 5000K* | <input type="checkbox"/> WPC25WG Wire Guard, SS Construction |
| | | | | <input type="checkbox"/> CORDx Cord (x = ft) |
| | | | | <input type="checkbox"/> DIM 0-10V Dimmable Driver |
| | | | | <input type="checkbox"/> USDC User Selectable Dimming Control |
| | | | | <input type="checkbox"/> PCxxx Photocell (xxx = Voltage) |

*DLC Listed Configuration

Submitted by Visual Interest, Inc.

visual interest

Job Name:

Silverthorne Performing Arts Center - Design
Build
Architect: Oz Architecture - Denver (Denver)
Contractor: Encore Electric (Englewood)

Catalog Number:

WPCM-60WLED-UNIV-4000K

Notes:

Type:

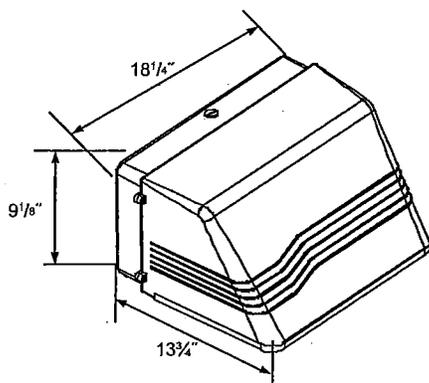
WALL SCONCE

VILTG16-33847

F4, F6,
WP

FULL CUTOFF - 60W LED

FORWARD THROW WALL PACK



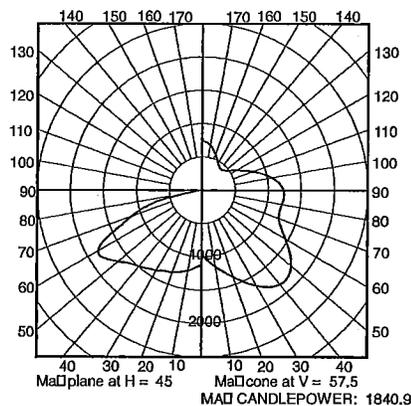
WPCM-60WLED-UNIV

LUMINAIRE OUTPUT = 5064 LMS
120.04 VAC, 554.94 mA, 66.421 W, 0.9971 PF

SUMMARY DATA

HEMISPHERES TESTED:	BOTH
EFFICIENCY (Total):	100.0 %
EFFICIENCY (Down / Up):	100.0 % / 0.0 %
EFFICIENCY (Street / House):	65.9 % / 34.1 %
ROADWAY CLASSIFICATION:	TYPE IV, SHORT
CUTOFF CLASSIFICATION:	FULL CUTOFF
LUMENS/LAMP:	5086.907
NO. OF LAMPS:	1
LUMINOUS OPENING: RECTANGULAR	
Width:	0.46 (Feet)
Length:	0.58
Height:	0.00
INPUT WATTS:	66.4

PLANE AND CONE DIAGRAM

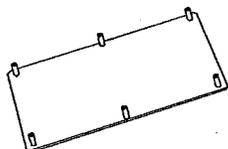


Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at www.ilp-inc.com

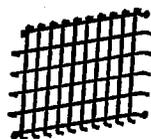
ACCESSORIES



WPC25GLC



WPC25LG

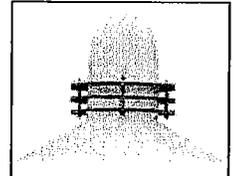


WPC25WG

Universe® Medium with HID Optic – UCM

TYPE |

- Modular system with five luminous options, four hood options, and two optical systems for customization to complement site design
- Type 2,3,4 and 5 full cut off horizontal reflectors (without luminous element)
- Opal acrylic lens, Type 5 distribution for soft, general lighting
- Pole, wall, and pendant mounting options
- IP65 construction
- Powder coat finish in 13 standard colors with a polymer primer sealer



1. LUMINAIRE 2. LUMINOUS HOOD 3. OPTICS 4. LAMP/BALLAST 5. COLOR 6. HOOD OPTIONS 7. OPTIONS 8. MOUNTING

UCM-WND-BEL | T3 | 32LED-4K-450 | BLK | SLA4-BLK | AAL-PR4-4R12-125-BLK-RBC@30" | HH@ 18" ABOVE BASE

1. LUMINAIRE

UCM Universe medium

2. LUMINOUS /HOOD

NO LUMINOUS & HOOD

ANGLED BELL FLARED STRAIGHT SKIRTED
 ANG BEL FLR STR SKB

LUMINOUS & HOOD

4 LUMINOUS SOLID VERTICAL LUMINOUS
 WINDOWS RINGS SLOTS RINGS

WND-ANG SR-ANG VSL-ANG LUM-ANG
 WND-BEL SR-BEL VSL-BEL LUM-BEL
 WND-FLR SR-FLR VSL-FLR LUM-FLR
 WND-STR SR-STR VSL-STR LUM-STR
 WND-SKB SR-SKB VSL-SKB LUM-SKB

3. OPTICS

HORIZONTAL REFLECTOR (sag lens)

H2 (Type 2) H3 (Type 3)
 H4 (Type 4) H5 (Type 5)

GLASS REFRACTOR

GR3 (Type 3) GR5 (Type 5)

OPAL LENS (Acrylic. Maximum 100 watts)

OAL

4. LAMP/BALLAST 32LED-4K-450

COMPACT FLUORESCENT

GE F70QBX lamp. -10°C min start temp

PL57

METAL HALIDE

Medium base, ED-17 lamp

50MH 70MH 100MH

G12 base, T-6 ceramic lamp

70MHT6

ELECTRONIC METAL HALIDE

Medium base, ED-17 lamp

70MHEB 100MHEB 150MHEB 150MHT6EB

G12 base, T-6 ceramic lamp

70MHT6EB

PULSE START METAL HALIDE

Medium base, ED-17 lamp

150PSMH 175PSMH (GR only)

G12 base, T-6 ceramic lamp

150PSMHT6

HIGH PRESSURE SODIUM

Medium base, ED-17 lamp

50HPS 70HPS 100HPS 150HPS

All ballasts are factory wired for 277 volts, unless specified. Lamps not included, except LED.

5. COLOR

AWT (Arctic White) CRT (Corten)
 BLK (Black) MAL (Matte Aluminum)
 MTB (Matte Black) MDG (Medium Grey)
 DGN (Dark Green) ATG (Antique Green)
 DBZ (Dark Bronze) LGY (Light Grey)
 WRZ (Weathered Bronze) RAL/PREMIUM
 BRM (Metallic Bronze) COLOR (Provide RAL)
 VBL (Verde Blue) CUSTOM COLOR
 (Provide color chip for matching)

6. OPTIONS - HOOD (The natural copper and stainless steel hoods are unfinished to develop a patina over time. All painted hoods have the underside of the hoods finished in high reflectance white.)

COP (Copper) STS (Stainless steel)

7. OPTIONS

FTG (Flat glass lens)
 RCK (Rock guard painted black)
 SLC (Internal sleeve to block light when luminous element chosen)
 FLD (Lightly diffused finish on flat glass lens)
 HSS (House side shield. Not for Type 5)
 347V (For HID, except 50MH & 50HPS)
 QL (T-4 socket) QRS (T-4 restrike controller & socket)
 PMR (Post top mount, slips over a 4"/100mm pole. Reflector model only)
 PM (Post top mount, GR3/5 & Opal lens only)
 PMS (Pendant mount, 48"/1220mm stem & canopy with swivel)

INNER LENS – (Lum only, Optional inner lens adds color to the ring edges when illuminated)

BL (Blue) GRN (Green) RD (Red)

8. MOUNTING – Must choose one

WALL MOUNT

WMA4 WMA5 WMA6 WMA8
 WMA9D WMA10 WMA11 WMA12
 WMA16 WMA17 WMA18 WMA20
 WMA22D WMA24 WMA37 WMA38
 WMA39

POLE MOUNT

SLA2 SLA3 SLA4 SLA4-2
 SLA7 SLA7-2 SLA7(5) SLA7(5)-2
 SLA8D SLA9 SLA9-2 SLA10
 SLA10-2 SLA16 SLA16-2 SLA17
 SLA17-2 SLA17(5) SLA17(5)-2 SLA18
 SLA18-2 SLA20 SLA20-2 SLA20A
 SLA20A-2 SLA20B SLA20B-2 SLA20C
 SLA20C-2 SLA20D SLA20D-2 SLA22D
 SLA24 SLA24-2 SLA24(5) SLA24(5)-2
 TRA4 TRA7 TRA7-2 TRA8
 TRA8-2 TRA9 TRA9-2

Visit www.aal.net for Arms, Poles & Accessories Specification Guide

SPECIFICATIONS

HOUSING

The fixture ballast housing shall be one-piece die-cast aluminum. The luminous rings shall be clear acrylic with an internal lens. The lens shall be lightly diffused acrylic, sealed to the housing and shade with molded silicone gaskets. The hood and spacers shall be heavy gauge spun aluminum with hemmed edges for added rigidity.

All internal and external hardware shall be stainless steel.

The fixture shall consist of a die cast aluminum door frame and ring assembly. The hood ring assembly shall be fully sealed with a molded silicone gasket. The door frame shall be hinged to the ring and opened with two captive fasteners for relamping. The tempered sag glass lens is held in the door frame with a molded silicone gasket.

GR3/5 – A borosilicate glass refractor lens with a Type 3 or Type 5 distribution shall be attached to an aluminum frame. Three captive fasteners shall be loosened to turn and remove the lens for relamping.

OAL – Molded opal acrylic lens and an aluminum frame. Three captive fasteners shall be loosened to turn and remove the lens for relamping.

FULL CUTOFF (Horizontal only)

The reflector models, less luminous element, is classified as full cutoff, meaning there is zero light emitted at 90° horizontal or above.

OPTICAL ASSEMBLY (Horizontal only)

The reflector module shall be composed of faceted, semi specular anodized aluminum panels rigidly attached in an aluminum tray. The reflector shall be easily removed by loosening four screws and lifting it out the tray. The reflector tray shall be rotatable on 90° centers for orienting the light distribution. The reflectors shall meet ANSI-IES standards for full cutoff (without luminous element).

ELECTRICAL

The ballast shall be mounted on a prewired tray with a quick disconnect plug and removed by loosening two captive screws. HID ballasts are high power factor, rated for -30°C starting. Sockets are medium or G12 base, pulse rated porcelain. Ballasts are wired at the factory for 277 volts.

See next page

TYPE _____
 JOB _____
 NOTES _____



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 P 626.968.5666 | F 626.369.2695 | www.aal.net
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Universe® Medium with HID Optic – UCM

TYPE I

MOUNTING

The fixture shall be attached to the arm assembly with three stainless steel bolts. The connection shall be sealed with a silicone compression gasket.

PM – The post top version shall slip over a 4"/100mm O.D. pole or tenon, and secured with six stainless steel set screws.

FINISH

Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

Listed with ETL for outdoor, wet location use. Conforms to UL1598 and Canadian CSA Std. C22.2 no.250 standard. The Luminaire shall be constructed to IP65 standards.

WARRANTY / TERMS AND CONDITIONS OF SALE

Download:

<http://www.hubbelling.com/resources/warranty/>

AAL reserves the right to change product specifications without notice.

DIMENSIONS

The first dimension is the height of fixtures with horizontal reflectors.
The second is for the height of fixtures with opal lens and the third is with the glass refractor.

HOOD	NO LUMINOUS	4 LUMINOUS WINDOW (WIN)	SOLID RINGS (SR)	VERTICAL SLOTS (VSL)	LUMINOUS RINGS (LUM)
 DIA: 20"/508mm	 14.7"/373mm 18"/457mm 16.7"/424mm	 20.5"/520mm 22.2"/563mm 20.8"/528mm	 20.7"/526mm 22.5"/572mm 21.1"/536mm	 20.5"/521mm 22.2"/564mm 20.8"/528mm	 20.6"/523mm 22.4"/569mm 21"/533mm
 DIA: 24"/610mm	 15.8"/401mm 18"/457mm 16.7"/424mm	 21.4"/543mm 22.2"/563mm 20.8"/528mm	 21.6"/549mm 22.5"/572mm 21.1"/536mm	 21.4"/543mm 22.2"/564mm 20.8"/528mm	 21.5"/546mm 22.4"/569mm 21"/533mm
 DIA: 22"/559mm	 14.5"/368mm 18.1"/435mm 16.8"/427mm	 19.8"/503mm 22.3"/566mm 21"/533mm	 20.1"/510mm 22.6"/574mm 21.2"/538mm	 19.8"/503mm 22.3"/566mm 21"/533mm	 20"/508mm 22.5"/574mm 21.1"/536mm
 DIA: 24"/610mm	 14"/355mm 18.1"/435mm 16.7"/424mm	 19.8"/503mm 22.3"/566mm 20.9"/531mm	 20"/508mm 22.5"/574mm 21.2"/538mm	 19.8"/503mm 22.3"/566mm 20.9"/531mm	 19.9"/505mm 22.5"/574mm 21.1"/536mm
 DIA: 24"/610mm	 19.7"/500mm 19.7"/500mm 19.7"/500mm	 23.9"/607mm 23.9"/607mm 23.9"/607mm	 24.2"/615mm 24.2"/615mm 24.2"/615mm	 23.9"/607mm 23.9"/607mm 23.9"/607mm	 24.1"/612mm 24.1"/612mm 24.1"/612mm

WEIGHT & EPA

HOOD	LED		GLASS REFRACTOR		HORIZONTAL REFLECTOR		OPAL LENS	
	WT (lbs)	EPA	WT (lbs)	EPA	WT (lbs)	EPA	WT (lbs)	EPA
No luminous								
ANG	28.55	.60	22.30	.59	28.55	.60	19.40	.62
BEL	32.00	.73	24.25	.71	32.00	.73	21.35	.73
FLR	28.85	.53	22.60	.54	28.85	.53	19.70	.57
STR	31.75	.59	24.00	.60	31.75	.59	21.10	.63
SKB	32.10	.90	24.35	.90	32.10	.90	21.45	.90
4 Lum Window								
WND-ANG	30.70	.72	24.45	.72	30.70	.72	21.55	.75
WND-BEL	34.15	.85	26.40	.83	34.15	.85	23.50	.86
WND-FLR	31.00	.65	24.75	.66	31.00	.65	21.85	.70
WND-STR	33.90	.71	26.15	.72	33.90	.71	23.25	.76
WND-SKB	34.25	1.03	26.50	1.03	34.25	1.03	23.60	1.03
Solid Rings								
SR-ANG	33.70	.74	27.45	.74	33.70	.74	30.00	.77
SR-BEL	37.15	.87	29.40	.85	37.15	.87	30.00	.88
SR-FLR	34.00	.67	27.75	.68	34.00	.67	30.00	.72
SR-STR	36.90	.73	29.15	.74	36.90	.73	30.00	.78
SR-SKB	37.25	1.05	29.50	1.05	37.25	1.05	34.00	1.05
Vertical Slots								
VSL-ANG	31.45	.72	25.20	.72	31.45	.72	30.00	.75
VSL-BEL	34.90	.85	27.15	.83	34.90	.85	30.00	.86
VSL-FLR	31.75	.65	25.50	.68	31.75	.65	30.00	.70
VSL-STR	34.65	.71	26.90	.72	34.65	.71	30.00	.76
VSL-SKB	35.00	1.03	27.25	1.03	35.00	1.03	34.00	1.03
Lum Rings								
LUM-ANG	32.85	.74	26.60	.74	32.85	.74	30.00	.77
LUM-BEL	34.15	.85	28.55	.85	34.15	.85	30.00	.88
LUM-FLR	33.15	.67	24.75	.66	33.15	.67	30.00	.72
LUM-STR	36.05	.73	28.30	.74	36.05	.73	30.00	.78
LUM-SKB	36.40	1.05	28.65	1.05	36.40	1.05	34.00	1.05

UCM H3 150MH FTG

WATTAGE: 185

LUMEN OUTPUT: 7192

EFFICACY: 67.6

B2 U0 G2

FORWARD LIGHT LUMEN

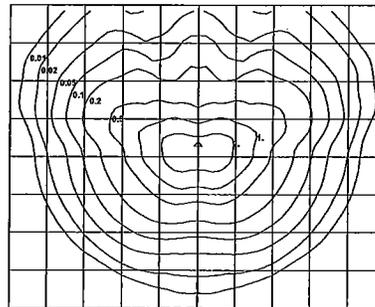
FL	30°	4.6%	577
FM	60°	16.2%	2026
FH	80°	14.8%	1850
FVH	90°	0.2%	30

BACK LIGHT

BL	30°	3.9%	491
BM	60°	11.7%	1469
BH	80°	5.9%	738
BVH	90°	0.1%	11

UPLIGHT

UL	100°	0%	0
UH	180°	0%	0



20' MOUNTING HEIGHT

Mounting Height	Multiplier
10	4.000
15	1.778
20	1.000
25	0.640
30	0.444
35	0.327
40	0.250
45	0.198
50	0.160

UPLIGHT 0%
DOWNLIGHT 100%

IES files can be found at www.aal.net



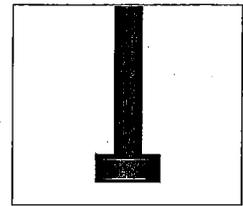
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PR4 – Aluminum Pole

| TYPE

4" ROUND (RD) POLE

AAL PR4-4R12-125-BLK-RBC@30" - HH@ 18" ABOVE BASE



PR4

1. BASE	2. POLE	3. OAH	4. COLOR
---------	---------	--------	----------

1. BASE	2. POLE	3. OAH	SHAFT	MAXIMUM ALLOWABLE EPA (MPH)										
				WT	85	90	100	110	120	130	140	150		
<input type="checkbox"/> PR4	4R8-125	8' (2.4m)	4" RD x .125"	22	12.3	10.9	8.7	7	5.7	4.8	4.1	3.6		
<input type="checkbox"/> PR4	4R10-125	10' (3.1m)	4" RD x .125"	25	9.1	8	6.3	4.9	4.0	3.3	2.8	2.4		
<input type="checkbox"/> PR4	4R12-125	12' (3.7m)	4" RD x .125"	28	6.9	6	4.5	3.4	2.6	2.1	1.8	1.5		
<input type="checkbox"/> PR4	4R14-125	14' (4.3m)	4" RD x .125"	32	5.2	4.4	3.2	2.3	1.5	1.2	1	0.8		
<input type="checkbox"/> PR4	4R16-125	16' (4.9m)	4" RD x .125"	35	3.9	3.2	2.1	1.3	0.8	0.5	0.4	0.2		
<input type="checkbox"/> PR4	4R8-226	8' (2.4m)	4" RD x .226"	32	21.5	19.2	15.5	12.7	10.6	9.0	7.7	6.7		
<input type="checkbox"/> PR4	4R10-226	10' (3.1m)	4" RD x .226"	38	16.5	14.6	11.7	9.4	7.8	6.6	5.6	4.8		
<input checked="" type="checkbox"/> PR4	4R12-226	12' (3.7m)	4" RD x .226"	44	13.0	11.4	9	7.2	5.8	4.9	4.1	3.5		
<input type="checkbox"/> PR4	4R14-226	14' (4.3m)	4" RD x .226"	51	10.3	9.1	7	5.4	4.3	3.6	3	2.5		
<input type="checkbox"/> PR4	4R16-226	16' (4.9m)	4" RD x .226"	57	8.3	7.2	5.4	4.1	3.1	2.5	2.1	1.8		
<input type="checkbox"/> PR4	4R18-226	18' (5.5m)	4" RD x .226"	63	6.6	5.6	4.1	2.9	2.1	1.6	1.3	1		
<input type="checkbox"/> PR4	4R20-226	20' (6.2m)	4" RD x .226"	70	5.1	4.3	3.0	1.9	1.2	0.9	0.6	0.4		

Note: Overall height is measured to top of pole.

2. COLOR

WT Arctic White	VBU Verde Blue
X BL Black	CRT Corten
BLT Matte Black	MAL Matte Aluminum
DGN Dark Green	MG Medium Grey
DB Dark Bronze	AGN Antique Green
WDB Weathered Bronze	LG Light Grey
MDB Bronze Metallic	RAL Premium Color
	CUSTOM * * Contact Factory

SPECIFICATIONS

Base shall be cast aluminum #356 alloy, free of any porosity, foreign materials, or cosmetic fillers. Base casting shall be heat treated to a T-6 condition, and of uniform wall thickness, with no warping or mold shifting.

WARNINGS

Caution must be exercised in the selection of a design wind speed when the pole is to be installed in a special wind region (as indicated by the wind map) or in an area where wind speed is unpredictable.

AAL recommends consulting a local engineer when the pole is to be installed in an area that may be subject to extreme weather and exposure

Poles installed on structures such as buildings and bridges may be subjected to vibration, oscillations, and other fatigue effects which are not covered by the AAL warranty.

The use of banners or other appendages can severely affect the loading of a pole. No banner or other appendage should be attached to an AAL pole unless approved by AAL.

If the products are to be used on an existing foundation or on other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage or structures and all the consequences arising therefrom.

CAUTION

Poles should never be erected without the luminaire installed. Warranty is voided if the pole is erected without the luminaire. The warranty is voided if the pole is not grouted under the entire base after installation.

Anchor bolts shall be hot dip galvanized steel. Eight galvanized hex nuts and flat washers, and a bolt circle template shall be provided. Anchor bolt for poles are 3/4" x 24" x 3".

JOB _____

TYPE _____

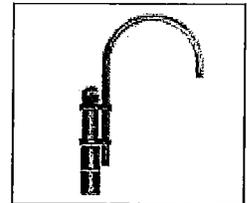
NOTES _____



ARCHITECTURAL AREA LIGHTING
 16555 East Gale Ave. | City of Industry | CA 91745
 P 626.968.5666 | F 626.369.2695 | www.aal.net
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SLA4/SLA4-2 – Contemporary Arms

TYPE



SLA4

1. ARM SLA4	2. COLOR BLK
----------------	-----------------

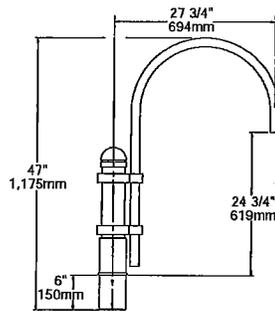
1. ARM

SLA4 (Slips over 4" pole. Weight: 14 lbs. EPA: 1.39)

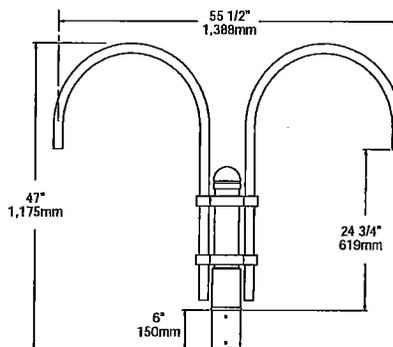
2. COLOR

WT Arctic White	VBU Verde Blue
XL Black	CRT Corten
BLT Matte Black	MAL Matte Aluminum
DGN Dark Green	MG Medium Grey
DB Dark Bronze	AGN Antique Green
WDB Weathered Bronze	LG Light Grey
MDB Bronze Metallic	RAL Premium Color
	CUSTOM ** Contact Factory

DIMENSIONS



SLA4 (4" pole)



SLA4-2 (4" pole)

SPECIFICATIONS

The arm shall be of one piece unitized aluminum construction, fully welded and assembled. The slip fitter shall be cast aluminum with an internal wireway and pole stop. The arm shall be prewired with a quick connector for easy installation.

The arm shall have a cast aluminum fitter welded to the top of the arm for attaching the fixture. The fixture shall be mounted with three stainless steel bolts through the top of the arm fitter into the fixture. The attachment point shall have a silicone pad for sealing the fixture to arm connection.

The arm shall slip over a 4"/100mm diameter pole or tenon. The cast aluminum slip fitter shall have six stainless steel cup point set screws for securing the arm to the pole or tenon.

JOB _____

TYPE _____

NOTES _____



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BLED10Y



42" high rectangular Bollard with (1) 10 Watt (equivalent to a 70 Watt HPS) LED fixture for low level lighting applications. Great for pathway lighting! IESNA Full Cutoff, Fully Shielded optics. 5 year warranty.

Color: Bronze

Weight: 11.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	10W
120V:	0.21A	Color Temp:	3000K (Warm)
208V:	0.14A	Color Accuracy:	64 CRI
240V:	0.12A	L70 Lifespan:	100000
277V:	N/A	Lumens:	509
Input Watts:	13W	Efficacy:	40 LPW
Efficiency:	79%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

Junction Box:

Junction Box Not Included.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing:

Precision die cast aluminum housing, lens frame.

Mounting:

42" Bollard.

Gaskets:

High temperature silicone.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Anchor Bolt:

The anchor bolts for the BLED's have the following dimensions 1/2 - 13 x 12 1/4" long with 2 3/4" hook.

Green Technology:

BLEDs are Mercury, Arsenic and UV free.

Electrical

Driver:

Multi-chip 10W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60/ Hz, 350mA.

Other

California Title 24:

See BLED10/PC for a 2013 California Title 24 compliant model.

Patents:

The design of the BLED is protected by patents in Canada Pat. 135,163, U.S. Pat. D599,050 and patents pending in China and Taiwan.

Equivalency:

The BLED10 is Equivalent in delivered lumens to a 32W CFL Bollard.

HID Replacement Range:

The BLED10 can be used to replace 13-42W CFL Bollards based on delivered lumens.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Technical Specifications (continued)

Optical

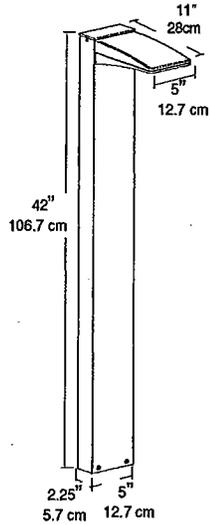
Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

BUG Rating:

B0 U0 G0

Dimensions



Features

- High output LED
- 100,000 hour life
- Superior heat sinking with die cast aluminum housing
- Meets ADA requirements
- Cutting-edge, heat-dissipating design
- 5-year warranty

Submitted by Visual Interest, Inc.		Catalog Number: WPCM-60WLED-UNIV-4000K-LEDBB	Type: WALL SCNCE-EM
<input checked="" type="checkbox"/> visual interest	Job Name: Silverthorne Performing Arts Center - Design Build Architect: Oz Architecture - Denver (Denver) Contractor: Encore Electric (Englewood)	Notes:	VILTG16-33847 F4, F6, WP

PROJECT NAME:	
CATALOG NUMBER:	FIXTURE TYPE:
VOLTS/WATTS:	LAMPS/BOARD:



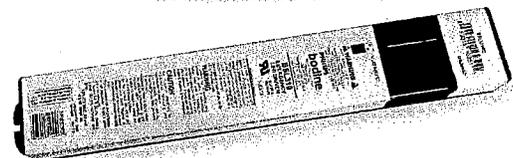
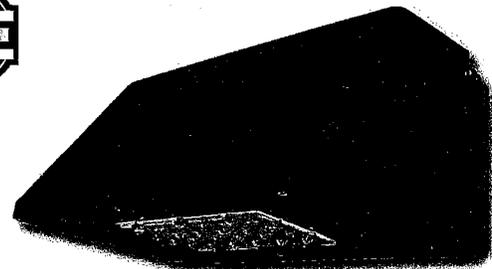
FULL CUTOFF FORWARD THROW - 60W LED WITH 800LM BATTERY BACKUP

WALL PACK

FEATURES

- Die Cast Aluminum Housing
- Hinged Full Cutoff Front Frame
- 1/2" Coin Plugs with O-rings for Conduit & Photocell
- Textured Architectural Bronze Powdercoat Finish Over a Chromate Conversion Coating
- Forward Throw Optic Lens
- Cast-in Template for Mounting Directly Over a 4" Recessed Outlet Box
- 60W, 5000K (Std)
- Listed for Wet Locations
- Meets Dark Sky Requirements
- Custom Colors Available Upon Request
- Emergency Ballast
- DesignLights Consortium® Qualified ⁽²⁾

REPLACES 175W MH



LED SYSTEM

Calculated L70 (TM-21)	>134K ⁽¹⁾
Delivered Lumens	5,248 lm
Total Input Watts	67W
Luminaire Efficacy Rating (LER)	79 lm/W
Correlated Color Temperature (CCT)	5000 K
Color Rendering Index (CRI)	> 69
Min Ambient Temp	32° F ⁽²⁾
Max Ambient Temp	110° F ⁽²⁾
Universal Driver	120-277 V

LED System data above based on WPCM-60WLED-UNIV-5000K-LEDBB
⁽¹⁾LED Lumen Maintenance Estimates based on TM-21 projections for the light source at 25°C ambient
⁽²⁾ Specific Configurations Listed on DLC. ⁽³⁾ Max ambient temp applies to standard driver installed.

SUITABLE APPLICATIONS

- Parking lots
- Buildings
- General area lighting



ORDERING GUIDE:

WPCM	60WLED	UNIV	5000K	eg: LEDBB
Series	LED	Driver	Color	Options
<input type="checkbox"/> WPCM Full Cutoff Wall Pack	<input type="checkbox"/> 60WLED 4x6 Board	<input type="checkbox"/> UNIV 120-277 Driver	<input type="checkbox"/> 4000K <input type="checkbox"/> 5000K	<input checked="" type="checkbox"/> LEDBB LED Battery Backup (may reduce max ambient) <input type="checkbox"/> WPC25LG Clear PC Vandal Resistant Guard <input type="checkbox"/> WPC25WG Wire Guard, SS Construction <input type="checkbox"/> CORDx Cord (x = ft) <input type="checkbox"/> DIM 0-10V Dimmable Driver <input type="checkbox"/> USDC User Selectable Dimming Control <input type="checkbox"/> PCxxx Photocell (xxx = Voltage)

Submitted by Visual Interest, Inc.



Job Name:

Silverthorne Performing Arts Center - Design Build
 Architect: Oz Architecture - Denver (Denver)
 Contractor: Encore Electric (Englewood)

Catalog Number:

WPCM-60WLED-UNIV-4000K-LEDBB

Notes:

Type:

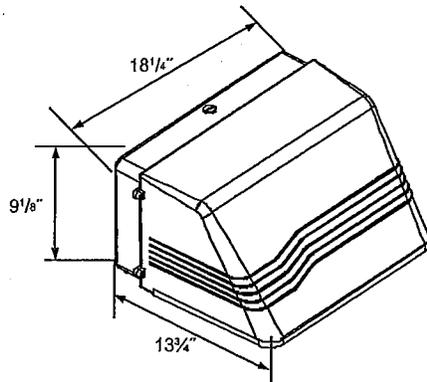
WALL SCONCE-EM

VILTG16-33847

F4, F6, WP

FULL CUTOFF - 60W LED

FORWARD THROW WALL PACK



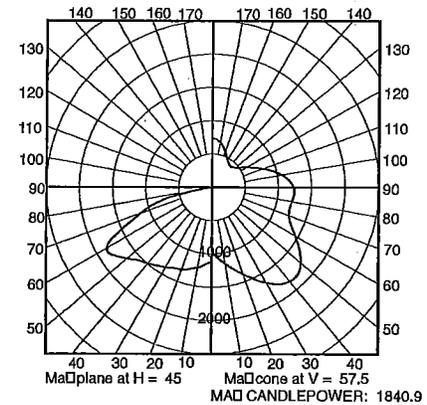
WPCM-60WLED-UNIV

LUMINAIRE OUTPUT = 5064 LMS
 120.04 VAC, 554.94 mA, 66.421 W, 0.9971 PF

SUMMARY DATA

HEMISPHERES TESTED:	BOTH
EFFICIENCY (Total):	100.0 %
EFFICIENCY (Down / Up):	100.0 % / 0.0 %
EFFICIENCY (Street / House):	65.9 % / 34.1 %
ROADWAY CLASSIFICATION:	TYPE IV, SHORT
CUTOFF CLASSIFICATION:	FULL CUTOFF
LUMENS/LAMP:	5088.907
NO. OF LAMPS:	1
LUMINOUS OPENING: RECTANGULAR	
Width:	0.46 (Feet)
Length:	0.58
Height:	0.00
INPUT WATTS:	66.4

PLANE AND CONE DIAGRAM

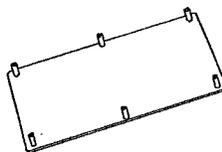


Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at www.ilp-inc.com

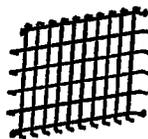
ACCESSORIES



WPC25GLC



WPC25LG



WPC25WG

LED lighting facts
A Program of the U.S. DOE

Light Output (Lumens)	5248
Watts	66.72
Lumens per Watt (Efficacy)	78
Color Accuracy <small>Color Rendering Index (CRI)</small>	69
Light Color <small>Measured from Reference (2800K)</small>	5121 (Daylight)

All results are according to IESNA LM-79-2000: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: 8QYC-Y5LLCE (4/10/2013)
 Model Number: WPCM-60WLED-UNIV
 Type: Outdoor area/roadway fixture

Submitted by Visual Interest, Inc.



Job Name:
Silverthorne Performing Arts Center - Design Build
Architect: Oz Architecture - Denver (Denver)
Contractor: Encore Electric (Englewood)

Catalog Number:

G-ASE8-PC-100-G-100-HDBP-100-120V
Notes:

Type:

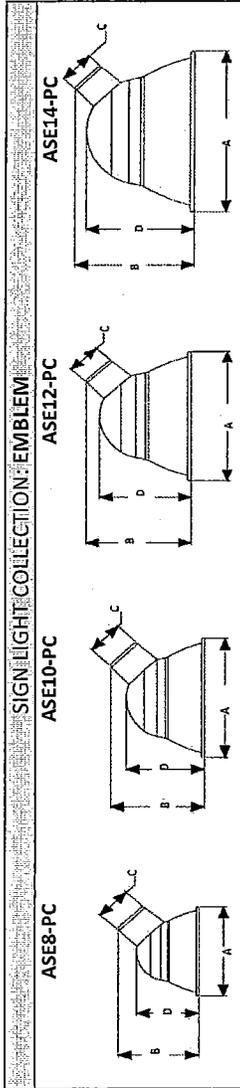
E2

VILTG16-34546

SPO147 REV B



Item #	Length (A)	Height (B)	Width (C)	Height (D)
ASE8-PC	8"	6 1/4"	2 3/4"	4 1/4"
ASE10-PC	10 1/4"	7 1/4"	2 3/4"	6"
ASE12-PC	12 1/4"	8 1/2"	2 3/4"	7 1/4"
ASE14-PC	14 1/2"	9 1/2"	2 3/4"	8 1/4"



Model #	Item #	Standard Finishes	Mounting Options	Mounting Color	Optional Accessories	Accessory Colors	Wattage/Lamp Options	Ballast	Voltage
S- Stem Mount	ASE8-PC ASE10-PC ASE12-PC ASE14-PC	Powder Coat: 100-Black 200- White 300-Dark Green 600-Bronze 605-Rust For additional colors, see color chart	Stem: ST _____ Gooseneck: G _____ For additional mounting options and details, see mounting spec sheet	Stem and Gooseneck: Other: 975-Galvanized 980-Brushed Aluminum Powder Coat: 100-Black 200- White 300-Dark Green 600-Bronze 605-Rust For additional colors, see color chart	HSC-Hang Straight Canopy HDSM- Heavy Duty Stem Mount Canopy HDBP- Heavy Duty Square Backing Plate	Other: 975-Galvanized Powder Coat: 100-Black 200- White 300-Dark Green 600-Bronze 605-Rust	200 Watt maximum		120 V
BLE-G	ASE12	100	G22	980					

ORDER SPECIFICS

BLE-	PC								
------	----	--	--	--	--	--	--	--	--

Suitable for Wet Location

Submitted by Visual Interest, Inc.

visual interest

Job Name:

Silverthorne Performing Arts Center - Design Build
 Architect: Oz Architecture - Denver (Denver)
 Contractor: Encore Electric (Englewood)

Catalog Number:

C6L20N1VBZ10V
 C6L1520WW30KCCZP 1951
 Notes:

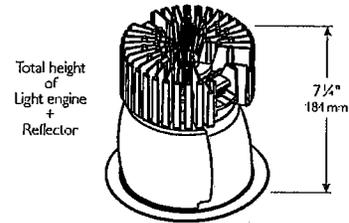
Type:

D3

VILTG16-34546

Blend
 performance
 &
 comfort
 in a downlight.

C6L-WW/DW/CW-VB
CALCULITE
 WHITE LED 6"
 ROUND WALL WASH



Complete product = Frame-in kit + Trim kit
 Lumen package for the frame-in kit must match the trim kit.

PHILIPS LIGHTOLIER, CALCULITE, PROFESSIONAL-GRADE DOWNLIGHTING, WHITE LED 6" ROUND APERTURE OPEN/DOUBLE/CORNER WALL WASH, WIDE 1500/2000LM, C6L-WW/DW/CW-VB

Calculite LED 6" features an LED array of high brightness white light LEDs. The new LED boards in Calculite LED ensure a less than 2-step SDCM color variation between luminaires.

Project: _____
 Location: _____
 Catalog No: _____
 Fixture Type: _____
 Mfg: _____ Lamps: _____ Qty: _____
 Notes: _____

Frame-in kit

example: C6L15NUVBZ10V

Series	Lumens	Installation	Input voltage	Version	Dimming	Options
C6L	<input type="checkbox"/>	N	<input type="checkbox"/>	VB	<input type="checkbox"/>	<input type="checkbox"/>
C6L Calculite 6" LED round aperture	15 1500lm	N New construction	U Universal (120/277V)	VB Version B	Z10V 0-10V dimming LD Lutron driver	EM Emergency ¹ LC Chicago Plenum
	20 2000lm	N New construction	1 120V 2 277V	VB Version B	Z10V 0-10V dimming LD Lutron driver	EM Emergency ¹ LC Chicago Plenum
C6L Calculite 6" LED round aperture (347v configurations)	05 500lm 15 1500lm 10 1000lm 20 2000lm	N New construction	1 120V	VB Version B	Z10V 0-10V dimming	-347 347V ²

Trim kit

example: C6L1520WW35KCCDPVB

Series	Lumens	Style	CCT	Reflector	Flange	Version ¹
C6L	1520	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	VB
C6L Calculite 6" LED round aperture	1520 1500lm & 2000lm	WW Open wall wash	27K 2700K	CL Clear	W White (painted)	VB Version B
		DW Double wall wash	30K 3000K	CCL Comfort clear	P Polished (matches aperture)	
		CW Corner wall wash	35K 3500K	CCD Comfort clear diffuse	FT Flangeless (flush-mount) ²	
			40K 4000K	CCZ Champagne bronze		
				WH White (painted)		

1. Consult LED-EM spec sheet for EM option details and restrictions.
2. Accessory CA6FMR required for gypsum applications (minimal W³ reflector flange). Available for open wall wash (WW) style trim kits only.
3. Consult factory for availability of other 347V fixture configurations.

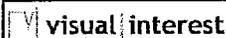


CA6FMR
 Flangeless trim with plaster ring accessory.
 (Recommended for gypsum installations)



**PHILIPS
 LIGHTOLIER**

Submitted by Visual Interest, Inc.



Job Name:
Silverthorne Performing Arts Center - Design
Build
Architect: Oz Architecture - Denver (Denver)
Contractor: Encore Electric (Englewood)

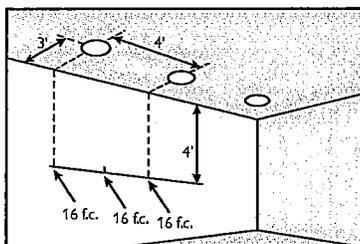
Catalog Number:
C6L20N1VBZ10V
C6L1520WW30KCCZP 1951
Notes:

Type:
D3
VILTG16-34546

C6L-WW/DW/CW-VB
CALCULITE
WHITE LED 6"
ROUND WALL WASH

White LED 6"

Lighting Data (example)
C6L15NUVBZ10V / C6L1520WW35KCLWVB
The illumination on the wall 4' down from the ceiling is 16 f.c. beneath and 16 f.c. between fixtures.

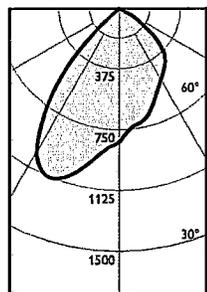


Finish Adjust. factors **CCT Adjust. factors**

CL = 100%	4000K = 103%
CCL = 95%	3500K = 100%
CCD = 87%	3000K = 97%
CCZ = 63%	2700K = 87%
WH = 87%	

21W LED, 3500K, 1500 lumen

Candela Curve



Frame: C6L15NUVBZ10V
Trim: C6L1520WW35KCLWVB
CCT: 3500K
Output lumens: 1468 lms
Input watts: 20.8 W
Efficacy: 70.6 lm/w
CRI: 80 min
Report no: F31445

Multiple unit data

Foot-candles on wall	2' from wall		
	3' on center		
1	24	14	24
2	41	29	41
3	28	29	28
4	21	24	21
5	17	18	17
6	15	15	15
7	12	12	12
8	11	11	11
9	10	10	10
10	9	9	9
12	7	7	7
14	7	7	7

Multiple unit data

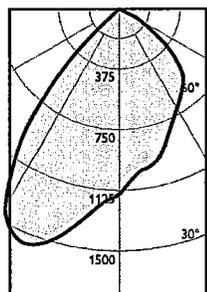
Foot-candles on wall	3' from wall		
	3' on center		
1	9	8	9
2	20	18	20
3	25	24	25
4	22	22	22
5	19	19	19
6	16	16	16
7	14	14	14
8	13	13	13
9	11	11	11
10	10	10	10
12	9	9	9
14	8	8	8

Multiple unit data (shown above)

Foot-candles on wall	3' from wall		
	4' on center		
1	7	5	7
2	16	11	16
3	20	17	20
4	16	16	16
5	13	14	13
6	11	12	11
7	10	10	10
8	9	9	9
9	8	8	8
10	7	7	7
12	6	6	6
14	5	5	5

32W LED, 3500K, 2000 lumen

Candela Curve



Frame: C6L20N1VBZ10V
Trim: C6L1520WW35KCLWVB
CCT: 3500K
Output lumens: 2031 lms
Input watts: 31.7 W
Efficacy: 64.1 lm/w
CRI: 80 min
Report no: F31446

Multiple unit data

Foot-candles on wall	2' from wall		
	3' on center		
1	33	20	33
2	56	40	56
3	38	40	38
4	29	33	29
5	24	25	24
6	21	21	21
7	17	17	17
8	15	15	15
9	13	13	13
10	12	12	12
12	10	10	10
14	9	9	9

Multiple unit data

Foot-candles on wall	3' from wall		
	3' on center		
1	13	11	13
2	28	25	28
3	35	34	35
4	30	31	30
5	26	26	26
6	23	22	23
7	20	20	20
8	17	17	17
9	16	16	16
10	14	14	14
12	12	12	12
14	11	11	11

Multiple unit data

Foot-candles on wall	3' from wall		
	4' on center		
1	9	7	9
2	23	16	23
3	27	23	27
4	22	22	22
5	18	20	18
6	16	17	16
7	14	14	14
8	12	12	12
9	11	11	11
10	10	10	10
12	9	9	9
14	8	8	8

1. Correlated Color Temperature within specs as defined in ANSI_NEMA_ANSI C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.
2. Wattage controlled to within 5%.
3. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.



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Specifications are subject to change without notice.
www.philips.com/luminaire

C6L-WW-VB 12/14 page 4 of 4

Philips Lighting
North America Corporation
200 Franklin Square Drive
Somerset, NJ 08873
Phone: 855-486-2216

Philips Lighting Company
281 Hillmount Road
Markham ON, Canada L6C 2S3
Phone: 800-668-9008

June 2016 - Combined Pavilion (PAV) and Lake Dillon Theater Company (LDTTC) Schedule

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
PAV					1	2	3
PAV			Yoga 9-10:15		Yoga 9-10:15	Wedding 1-11	Wedding 9-7
LDTTC			Café Concert 5:30-7:30		Café Concert 5:30-7:30		
PAV							
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Lina M. Lesmes

From: Christopher Alleman <chris@lakedillonfoundation.org>
Sent: Monday, January 18, 2016 12:32 PM
To: Lina M. Lesmes
Cc: ICE - Joshua Blanchard
Subject: Re: LDT Schedule

Hello Lina,

Sorry for the delay in this. Here is our schedule for 2016. I hope this information helps.

Theatre Productions:

DANCING LESSONS - March 4 - March 27 (Tuesday - Sunday)
VELOCITY OF AUTUMN - May 6 - May 15 (Tuesday - Sunday)
DOYLE AND DEBBIE - June 3 - June 19 (Tuesday - Sunday)
CABARET - July 1 - August 13 (Tuesday - Sunday)
FIRST DATE - August 26 - September 18 (Tuesday - Sunday)
BAD JEWS - November 25 - December 18 (Tuesday - Sunday)

Concerts:

April 10 & 11
September 22-25
December 20-23
July 9, 16, 23, 30

Youth Workshops are essentially every day in the summer (except Sundays) from June 6 - July 30

Random events and concerts not scheduled.

Cheers,

Chris

Christopher Alleman
Producing Artistic Director
Lake Dillon Theatre Company
P.O. Box 2625
Dillon, CO 80435
970.513.1151. ext. 101
www.lakedillontheatre.org
chris@lakedillontheatre.org



DRAFT

**TOWN OF SILVERTHORNE
PLANNING COMMISSION MEETING MINUTES
MARCH 15, 2016 – 6:00 P.M.**

1. CALL TO ORDER – The meeting was called to order at 6:04 p.m., March 15, 2016, in the Council Chambers of the Silverthorne Town Hall, 601 Center Circle, Silverthorne, Colorado.

2. ROLL CALL – Commissioners present and answering Roll Call were: Susan Byers, Jenny Gloudemans, Robert Kieber, Donna Pacetti, Tanya Shattuck, and Brian Wray. Staff attending tonight's meeting included: Ryan Hyland, Town Manager, Matt Gennett, Planning Manager, Lina Lesmes, Senior Planner, Dan Gietzen, Town Engineer, and Melody Hillis, Planning Commission Secretary.

3. CONSENT CALENDAR – Tanya Shattuck made a motion to approve the March 1, 2016, Planning Commission minutes. Donna Pacetti seconded. The motion was approved by a vote of six to zero (6-0).

4. CITIZEN COMMENTS:

None.

5. ACTION ITEM:

A. Replat and Final Site Plan - Silverthorne Performing Arts Center, 460 Blue River Parkway, Tract A, Silverthorne Town Center Subdivision.

Lina Lesmes, Senior Planner, presented the project. The Applicant, the Town of Silverthorne, is requesting approval of a Replat and Final Site Plan to construct a 16,000 square-foot Silverthorne Performing Arts Center at the Silverthorne Town Center.

COMMISSIONER QUESTIONS:

- Brian Wray - Why is the Town doing this in two phases, is it a money issue? Phase II doesn't involve that much.
- Lina Lesmes - Yes, it is due to funding.
- Brian Wray - It's only the drop-off area and the amphitheater, doesn't seem that much.
- Lina Lesmes - Some landscaping, outdoor covered stage, the drop-off area, the sidewalk along Highway 9, additional hardscape area and the connection.
- Brian Wray - Since there will be all that disturbance, doesn't it make more sense to continue on with the project?
- Ryan Hyland - All those items add to the overall cost. This summer Staff will be looking at the 2017 budget. There may be an opportunity to finish the project if the site is still under construction might be able to finish it, but for now it is shown as two phases.
- Brian Wray - Where is the money coming from, all from the Town?
- Ryan Hyland - The Town is financing a big portion of the project.
- Tanya Shattuck - How many seats?
- Lina Lesmes - There will be 130.

- Tanya Shattuck - On the previous plan there was a patio proposed, or outside seating area, don't see that on the plan now. Social or waiting area outside, similar to the Town Pavilion.
- Ryan Hyland - In Phase II, explained the plaza area, the hardscape, the amphitheater and the lawn area on the design graphic
- Tanya Shattuck - There isn't a fenced off patio area once a person is inside?
 Rob Rydell - Representing Oz Architecture. That has never been on the plan.
 Lina Lesmes - That wasn't part of the Preliminary Site Plan that was presented. There was a patio on the second story.
- Rob Rydell - That was taken off.
 Brian Wray - There was a balcony, did that get eliminated?
 Rob Rydell - That was eliminated because of the cost, as well as the wall height.
 Brian Wray - Can it be added later?
 Ryan Hyland - Some items are "add alternate", still in the process of getting the final budget numbers together, there are items that we're hopeful can be added back in.
- Donna Pacetti - Which wall are you speaking to?
 Rob Rydell - The projection wall for movies, it was supporting the second floor, it was an easy element to take off because of the dollar amount. It still is an "add alternate" item. The roof is now straight.
- Jenny Gloudemans - The movie screen wall is no longer there?
 Rob Rydell - It is on the "add-alternate" list.
 Ryan Hyland - The movie screen is not in the budget currently. When the other side is done, the movie screen may be done then, as it seems to be a more appropriate place for it. Certain pieces are "add alternate", have to see where those items fit into the budget.

APPLICANT COMMENTS:

- Rob Rydell - Representing Oz Architecture. Happy to report that the project is still 98% as it was. Close to finalizing the construction drawings the first week of April, waiting for the numbers to come in which is why the "add alternate" list is so important to us. Did not want to forget any of the items that we really wanted.
- Robert Kieber - Why was the angled roof removed?
 Rob Rydell - Was a design element, the actual roof structure is flat, it was a parapet. Was aesthetic, would rather have quality finishes rather than the sloping parapet wall.
- Tanya Shattuck - Thought the Town asked developers for angled roofs, this is a flat roof.
 Rob Rydell - Has always been a flat roof.
 Tanya Shattuck - Thought the Town always asked developers to add interesting angles.
 Rob Rydell - Do have that on the front of the building which covers the front lobby.
 Susan Byers - What was the reason that Staff wanted a different wall sconce, what was the dispute?
- Rob Rydell - The cost was one of the items, would like to find one that fits within the mountain contemporary theme, don't want a commercial chrome sconce. Will find one that fits the building.
- Brian Wray - Those fixtures are out there.
 Rob Rydell - A & P (Adolph Peterson) is looking.
 Brian Wray - A & P is the construction company.
 Rob Rydell - Yes.
 Brian Wray - How many construction companies are bidding on the project?
 Rob Rydell - We are a design build company.
 Brian Wray - So the Town is just getting one bid?
 Rob Rydell - Yes.
 Brian Wray - Where is A & P's headquarters?
 Rob Rydell - They are in Denver, their headquarters are in Minneapolis.

- Brian Wray - Nationwide, so you wouldn't say their local, sort of local from Denver.
 Rob Rydell - Have done a lot of work with A & P, have a big presence here.
 Donna Pacetti - Regarding the detention pond, looks as though it is planned as just being grass. Questioning when that water eventually dumps into the Blue River the water will be contaminated from runoff from cars in the parking lot. Read about something that they are doing in Denver about planting cattails. Every year the cattails are cut down, thrown away and new ones are grown. If that water is going into the Blue River, it would make sense that instead of grass that some other plant material be utilized to filter the water before it is released into the Blue River.
- Rob Rydell - Could consider plant material or a gravel pebble base so that the water will seep through, but will look pleasing to the eye, most of the time it will be dry. Could enhance that to look better. It is significant because of the bike path and visibility. Will look into that.
- Jenny Gloudemans - Is there enough illumination on the west side of the building for people walking to the parking lot?
- Rob Rydell - Will have lighted bollards that will meeting the minimum lumen requirements for a public walkway. The sidewalk is slated for Phase II, and that function has to be completed for Phase II.
- Susan Byers - Is the Planning Commission approving the imagery and the signage in this submittal or is that a separate submittal?
- Lina Lesmes - Not the signage at this time.
 Rob Rydell - The signage has not been finalized.
 Susan Byers - The Adams Street parking does not exist as of today, what is the funding mechanism for that, and is that part of this project?
- Lina Lesmes - No. The Town does have a template for on street parking all around the Town Core. Know that there is potential for 180 spaces on Adams Avenue in the Town Core, between 2nd and 6th Streets. There is no timing or planning for that currently, but there is potential for it.
- Susan Byers - But what is the funding mechanism?
 Ryan Hyland - The Town is speaking with different property owners, explained the first catalyst site, urban renewal will be doing some of the financing. As Lina said that is in the future, that is not in place today. Think that the first on street parking that will be done will potentially be Angry James Brewery on 4th Street.

PUBLIC COMMENT:

- John Kirkpatrick - Any provisions for bicycle arrival?
 Lina Lesmes - Yes, showed on the graphic the designated bicycle parking.
 Ryan Hyland - Since the funding was discussed, would be remiss if I didn't say that the Theatre is bringing 2.7 million in funding to the project.
 Brian Wray - How much percentage of the project does that represent?
 Ryan Hyland - About 32% of the project.
 Brian Wray - And the Town is doing the rest?
 Ryan Hyland - Yes.

TANYA SHATTUCK MADE A MOTION TO RECOMMEND APPROVAL OF THE REPLAT AND FINAL SITE PLAN FOR THE SILVERTHORNE PERFORMING ARTS CENTER WITH THE FOLLOWING STAFF RECOMMENDED CONDITIONS:

1. That the Landscape Plan be revised to ensure that trees are not proposed within utility easements, as required by Standard 3.5.4 of the Town Core District Design Standards and Guidelines.

2. That more decorative, high quality fixtures should be proposed for the entrances along the west and east facades to meet Guidelines 3.6.4 and 3.6.5.
3. That all the comments of the Town Engineer, attached as Exhibit E, be addressed.

DONNA PACETTI SECONDED. MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0).

6. OTHER ITEMS:

Matt Gennett informed the Planning Commission of the following upcoming projects:

Angler Mountain Ranch, Filing 9 will be coming before the Planning Commission. Expect quite a few neighbors from South Forty Subdivision to be present for the hearing. All of the density, building height, etc., were approved during the original approval of the entirety of the project.

South Maryland Creek Ranch will be bringing Preliminary Site Plans forward for approval on Tract X and Tract D, so Planning Commission will be seeing that project for quite a while.

Silvertrout informed Staff that they are planning on resubmitting, will be before the Planning Commission in April.

Lina Lesmes informed the Planning Commission that Blue River 50, LLC is out on referral and will be before the Planning Commission in April or May.

Lina Lesmes announced that the Town Core rezoning was approved. Also stated that Staff will be working on the Sign Code, and if anyone else, in addition to Robert Kieber wanted to volunteer to help that would be appreciated. Meetings will be once monthly for about six months.

Brian Wray asked if the approval process was going to be looked at for projects for more Staff level approvals. Matt Gennett stated that yes, Staff is looking at that, and which processes could be streamlined.

Robert Kieber asked about McDonalds, and is anything going to happen with that project. Lina Lesmes stated that representatives have been in contact with her about questions, but at this time doesn't exactly know what they are planning on doing with that building.

Robert Kieber did anyone find out what happened to Old Chicago? Matt Gennett stated that they opted not to renew the lease with the terms that that the owner, Casey Pajak, wanted.

No further items were discussed.

7. ADJOURNMENT:

SUSAN BYERS MADE A MOTION TO ADJOURN AT 6:45 P.M.

BRIAN WRAY SECONDED.

MOTION PASSES BY A VOTE OF SIX TO ZERO (6-0).

Submitted for approval by:

Approved this of 5th day of April, 2016.

Melody Hillis, Planning Commission Secretary

Robert Kieber, Chairman

Town of Silverthorne
Council Agenda Memorandum

TO: Mayor and Town Council
THRU: Donna Braun, Administrative Services Director
FROM: Kathy Marshall, Revenue Administrator *KM*
DATE: March 17, 2016 for meeting of March 23, 2016
SUBJECT: January 2016 Sales Tax Review

SUMMARY:

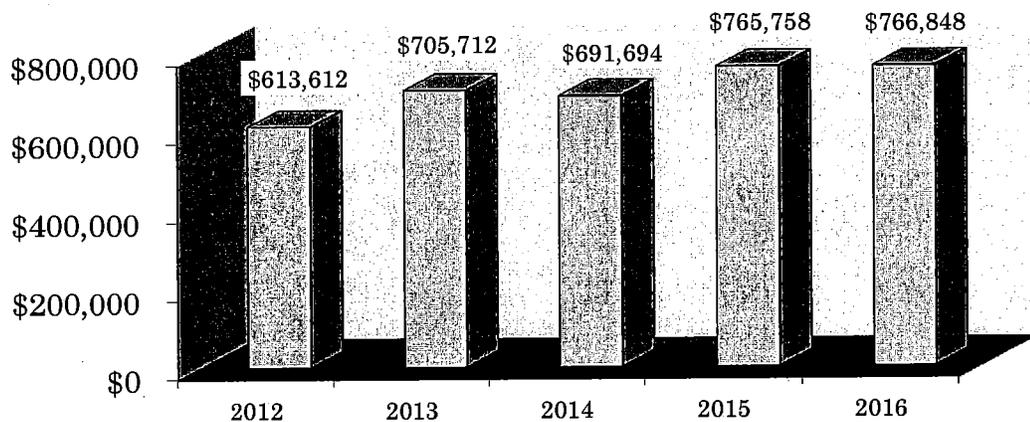
The following reports summarize January sales taxes collected in February. The State remitted the Town's 2% county taxes from January sales on March 8th, 2016.

MANAGER'S COMMENTS:

**SILVERTHORNE SALES TAX BY MONTH
FOR JANUARY 2016 SALES**

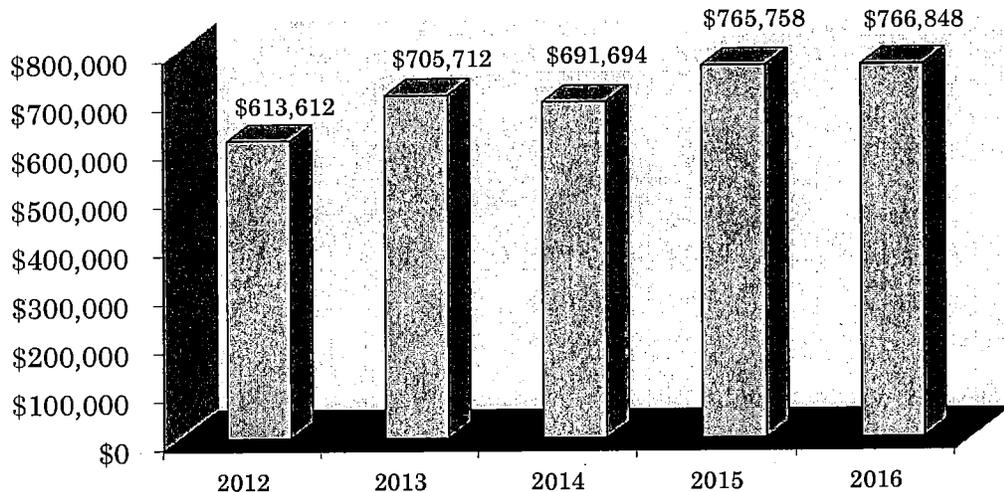
CHART A: MONTH	2012	11-12	2013	12-13	2013	13-14	2015	14-15	2016	15-16
		% CHANGE		% CHANGE		% CHANGE		% CHANGE		% CHANGE
JAN	613,612	6.96%	705,712	15.01%	691,694	-1.99%	765,758	10.71%	766,848	0.14%
FEB	595,268	-0.19%	639,591	7.45%	682,500	6.71%	713,637	4.56%		
MARCH	718,051	-5.10%	830,399	15.65%	879,003	5.85%	960,756	9.30%		
APRIL	631,867	32.14%	591,855	-6.33%	606,570	2.49%	654,752	7.94%		
MAY	479,708	4.30%	572,548	19.35%	619,820	8.26%	630,889	1.79%		
JUNE	695,673	-1.23%	822,224	18.19%	869,150	5.71%	934,593	7.53%		
JULY	774,222	4.04%	866,950	11.98%	890,855	2.76%	957,634	7.50%		
AUG	773,019	8.98%	827,646	7.07%	893,121	7.91%	932,217	4.38%		
SEPT	782,144	13.66%	796,857	1.88%	836,747	5.01%	935,275	11.78%		
OCT	595,102	14.49%	644,447	8.29%	680,653	5.62%	725,760	6.63%		
NOV	635,360	0.06%	701,380	10.39%	713,747	1.76%	760,614	6.57%		
DEC	866,971	-2.10%	983,997	13.50%	1,065,155	8.25%	1,201,862	12.83%		
YTD TTL:	8,160,996		8,983,606		9,429,015		10,173,746		766,848	
%CHANGE FROM YEAR TO YEAR:		5.29%		10.08%		4.96%		7.90%		0.14%

EXHIBIT 1A: SALES TAXES COLLECTED JANUARY



%CHANGE FROM PRIOR MONTH	2012	2013	2014	2015	2016
	6.96%	15.01%	-1.99%	10.71%	0.14%

EXHIBIT 1B: YTD SALES TAX COLLECTIONS AS OF JANUARY 2012-2016



%CHANGE FROM PRIOR YEAR	2012	2013	2014	2015	2016
	6.96%	15.01%	-1.99%	10.71%	0.14%

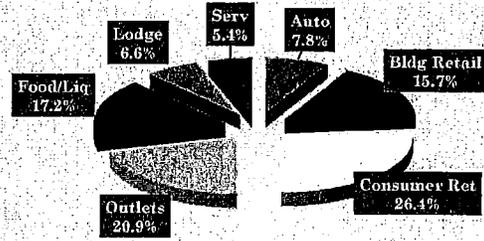
Exhibit IA & Exhibit IB show the Town of Silverthorne's collections by month and year-to-date (YTD) for the years 2012-2016, with the following results:
 January 2016 sales tax collections increased by \$1,090 or 0.14% over 2015.
 2016 YTD collections increased \$1,090 or 0.14% over 2015 collections.

SALES TAX BY CATEGORY

EXHIBIT IIA: JANUARY SALES TAX BY CATEGORY

Category	2015	2016	\$Inc/(Dec)	% Inc/(Dec)
Auto	\$67,374	\$59,587	(\$7,787)	-11.56%
Bldg Retail	\$108,000	\$120,751	\$12,751	11.81%
Consumer Ret	\$194,131	\$202,751	\$8,620	4.44%
Outlets	\$186,400	\$159,904	(\$26,496)	-14.21%
Food/Liq	\$124,223	\$131,649	\$7,426	5.98%
Lodge	\$41,242	\$50,669	\$9,427	22.86%
Serv	\$44,388	\$41,539	(\$2,849)	-6.42%
TOTAL	\$765,758	\$766,848	\$1,090	0.14%

JANUARY 2016 MTD SALES TAX BY CATEGORY



The Outlets category decreased \$26,496 or minus 14.21% when compared with January 2015. YTD is down \$26,496 or minus 14.21%. The results by Phase are as follows:

- Phase I is down \$1,946 or minus 3.02%. YTD is down \$1,946 or minus 3.02%.
- Phase II is down \$7,806 or minus 9.3%. YTD is down \$7,806 or minus 9.3%.
- Phase III is down \$16,744 or minus 44.0%. YTD is down \$16,744 or minus 44.0%.

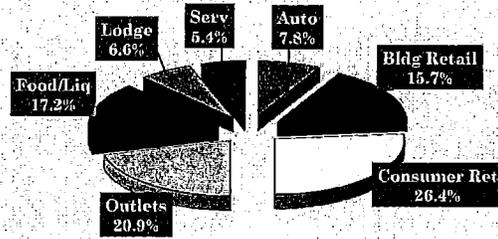
The "Sales Tax by Category" Exhibits IIA & IIB compare the January sales taxes collected by Outlets, Building Retail, Consumer Retail, Food/Liquor, Lodging, Automotive, and Services with the following results:

- The Consumer Retail category contributes the highest January collections, or 26.4% and the highest YTD collections, 26.4%.
- The Outlets category, January's 2nd largest sales tax category, contributed 20.9%; YTD 20.9%.

EXHIBIT IIB: JANUARY YTD SALES TAX

Category	2015	2016	\$Inc/(Dec)	% Inc/(Dec)
Auto	\$67,374	\$59,587	(\$7,787)	-11.56%
Bldg Retail	\$108,000	\$120,751	\$12,751	11.81%
Consumer Ret	\$194,131	\$202,751	\$8,620	4.44%
Outlets	\$186,400	\$159,904	(\$26,496)	-14.21%
Food/Liq	\$124,223	\$131,649	\$7,426	5.98%
Lodge	\$41,242	\$50,669	\$9,427	22.86%
Serv	\$44,388	\$41,539	(\$2,849)	-6.42%
TOTAL	\$765,758	\$766,848	\$1,090	0.14%

JANUARY 2016 YTD SALES TAX BY CATEGORY



The tables to the left of the "Sales Tax by Category" exhibits show the industry comparisons by month and YTD.

- The Building Retail category had the highest January dollar increase, \$12,751 or 11.81%; YTD up \$12,751 or 11.81%.
- The Lodging category had the 2nd highest January dollar increase, \$9,427 or 22.86%; YTD up \$9,427 or 22.86%.
- The Service category was down \$2,849 or minus 6.42%; YTD down \$2,849 or minus 6.42%.

Outlets at Silverthorne (OS):

Phase I aka Red Village:

Phase II aka Blue Village:

The Beef Jerky Outlet opened their doors to the public with a soft opening in February. Their Grand Opening/Ribbon Cutting Celebration will be held on Thursday, March 24th. Grand Opening celebrations will continue into Easter Weekend with fun giveaways. They specialize in many jerky varieties including specialty meats like Kangaroo, Alligator, Venison and Elk with exotic flavors ranging from Moonshine to Cajun. Skechers has signed a lease for the space next to Banana Republic. They plan to open around mid-May.

Phase III aka Green Village:

Carters move next to OshKosh appears to be delayed until summer. Lake Dillon Theater opened their doors on Wednesday, March 9th, and attendance has been very good.

The Outlets are experiencing huge reductions in their international visitors so far this year. According to the Colorado Welcome Center, international visitors were down over 25% in January and over 37% in February. This trend is most likely due to the strong US dollar making it very expensive for tourists to come here. OS will hold a 4-day sale for Easter from March 25th-March 28th.

SALES TAX COLLECTIONS: ACTUAL VS. BUDGET 2015 YTD

EXHIBIT III-ACTUAL VS. BUDGET TABLE

SALES MONTH	2016	2016	2016	2016	ACTUAL AS % OF 2016 BUDGET YTD
	BUDGET BY MONTH	ACTUAL BY MONTH	BUDGET YTD	ACTUAL YTD	
JAN	\$769,059	\$766,848	\$769,059	\$766,848	99.71%
FEB	\$768,028		\$1,537,087		0.00%
MAR	\$996,304		\$2,533,391		0.00%
APR	\$684,450		\$3,217,841		0.00%
MAY	\$631,328		\$3,849,169		0.00%
JUNE	\$893,504		\$4,742,673		0.00%
JULY	\$978,121		\$5,720,794		0.00%
AUG	\$937,212		\$6,658,006		0.00%
SEPT	\$926,204		\$7,584,210		0.00%
OCT	\$729,165		\$8,313,374		0.00%
NOV	\$790,155		\$9,103,529		0.00%
DEC	\$1,141,065		\$10,244,594		0.00%

► The budget numbers are based on a 0.07% increase from 2015 sales tax revenues.

LODGING TAX COLLECTIONS: 2013-2016 COMPARISONS

EXHIBIT IV-LODGING TAX TABLE

LODGING TAXES	2013	2012/2013	2014	2013/2014	2015	2014/2015	2016	2015/2016	2015/2016
	Amount Collected	% Change	Amount Collected	% Change	Amount Collected	% Change	Amount Collected	\$ Change	% Change
Jan	14,022	14.2%	17,109	22.0%	20,089	17.4%	28,321	8,231	41.0%
Feb	14,652	7.2%	17,751	21.2%	20,859	17.5%			0.0%
Mar	23,772	8.3%	28,315	19.1%	31,748	12.1%			0.0%
Apr	6,758	32.0%	7,504	11.0%	8,628	15.0%			0.0%
May	4,915	-5.8%	5,737	16.7%	5,790	0.9%			0.0%
June	9,524	3.6%	9,792	2.8%	12,041	23.0%			0.0%
July	12,655	8.0%	14,841	17.3%	18,070	21.8%			0.0%
Aug	12,251	11.6%	13,611	11.1%	14,213	4.4%			0.0%
Sept	10,613	9.7%	11,651	9.8%	12,943	11.1%			0.0%
Oct	6,134	4.8%	6,928	13.0%	7,630	10.1%			0.0%
Nov	6,841	15.0%	6,918	1.1%	6,400	-7.5%			0.0%
Dec	19,283	26.4%	20,436	6.0%	29,310	43.4%			0.0%
TOTAL	141,419	11.5%	160,594	13.6%	187,720	16.9%	28,321	8,231	41.0%

Please note: Lodging taxes are split as follows:
 ► 85% Trails, Parks & Open Space
 ► 15% Marketing

EXCISE TAX COLLECTIONS: 2013-2016 COMPARISONS

EXHIBIT V-EXCISE TAX TABLE

EXCISE TAXES	2013	2012/2013	2014	2013/2014	2015	2014/2015	2016	2014/2015	2014/2015	2016	2015	2016
	Amount Collected	% Change	Amount Collected	% Change	Amount Collected	% Change	Amount Collected	\$ Change	% Change	Total Sq Footage	New Res Permits	New Res Permits
Jan	0	-100.0%	15,944		6,920	-56.6%	17,008	10,088	145.8%	8,504	1	5
Feb	10,824	-19.8%	6,514	-39.8%	11,372	74.6%	32,962	21,590	189.9%	16,481	2	4
Mar	209,452		0	-100.0%	26,374				0.0%	0	4	
Apr	20,856	16.9%	0	-100.0%	34,116				0.0%	0	6	
May	42,286	-2.0%	38,256	-9.5%	21,232	-44.5%			0.0%	0	2	
June	18,840	428.3%	8,880	-52.9%	28,290	218.6%			0.0%	0	3	
July	32,024	322.5%	39,868	24.5%	61,442	54.1%			0.0%	0	7	
Aug	16,056	-13.8%	17,974	11.9%	54,962	205.8%			0.0%	0	6	
Sept	22,836		37,890	65.9%	33,968	-10.4%			0.0%	0	4	
Oct	12,412	80.1%	30,636	146.8%	26,912	-12.2%			0.0%	0	3	
Nov	10,896		6,668	-38.8%	37,426	461.3%			0.0%	0	5	
Dec	12,854	25.1%	28,702	123.3%	7,424	-74.1%			0.0%	0	1	
TOTAL	409,336	217.1%	231,332	-43.5%	350,438	51.5%	49,970	31,678	173.2%	24,985	44	9