Public Notice

Mt. Crested Butte Water & Sanitation District

Regular Board Meeting Agenda

Tuesday, July 14, 2026, 5:00 p.m.

Please join Zoom Meeting using either option below:

Join Online:
https://us06web.zoom.us/my/districtboardmeeting
Meeting ID: 910 985 9131
Online Password: MCBWSD

Join by Phone:
Phone Number: 1-720-707-2699
Meeting ID: 910 985 9131
Password: 217669

Board Meeting Agenda

1. Call to Order
2. Citizens Comment Period
   - Citizens may make comments on items NOT scheduled on the agenda. Per Colorado Open Meetings Law, no Board discussion or action will take place until a later date, if necessary. Prior to speaking, you must sign in. Please limit your comments to three minutes.
3. Approve Meeting Minutes
   - June 9, 2026
4. Resolution 2026-05: Adoption of Gunnison County Hazard Mitigation Plan
5. Approve 2025 Audit Report
6. Preliminary Submittal: Bear Crossing Townhomes, 14 Castle Road
7. Interim District Manager Report
8. Capital Projects Report
9. June 2026 Financial Report
10. Legals
11. Executive Session

Consideration of an executive session to discuss recent mainline breaks (the "Subject Matter") pursuant to C.R.S. § 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions from the District's general counsel on the Subject Matter and C.R.S. § 24-6-402 (4)(e)(I), to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators with respect to the Subject Matter.

Consideration of an executive session to discuss the Village at Mt. Crested Butte (the "Subject Matter") pursuant to C.R.S. § 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions from the District's general counsel on the Subject Matter and C.R.S. § 24-6-402

(4)(e)(I), to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators with respect to the Subject Matter.

a. Potential discussion and action on the Subject Matter discussed in Executive Session.

12. New/Old Business Before the Board

13. Adjourn

The Board may address individual agenda items at their discretion as necessary to accommodate the needs of the Board and audience.

MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MT. CRESTED BUTTE WATER AND SANITATION DISTRICT
JUNE 9, 2026

Regular Meeting of the Mt. Crested Butte Water and Sanitation District (District) Board of Directors was held at 5:00 pm on Tuesday, **June 9, 2026**, via **https://zoom.us/my/mcbwsdboardmeeting.**

Members of the Board of Directors in attendance at the Regular Board Meeting were as follows:
Nancy Woolf - Chair, Jonathan Ferrell – Treasurer (joined the meeting at 5:10 pm), Nancy Grindlay - Vice-Chair, Jenn O'Brien - Board Member, Tom Rolleczek - Board Member (exited the meeting at 6:10 pm)

Also present:
Nicole Bogenschuetz - Interim District Manager/District Engineer, Adam Bembenek - Wastewater Supervisor, Todd Brewer - District Manager, Tracy Davenport - A/P Coordinator, Kent Fulton - Finance Manager/Board Secretary, Rick Huggins - HDR, Kyle Koelliker - Water Supervisor, Marcus Lock - District Attorney, Mike Sabon - HDR, Kim Wrisley - A/R Coordinator/Recorder, Members of the public

Board Meeting Agenda

1. Call to Order
- The regular meeting of the Board of Directors was called to order by Woolf at 5:01 pm and a quorum was present.

2. Citizen Comment Period
- No citizens presented comments.

3. Approve Meeting Minutes
- May 12, 2026
- May 22, 2026
- May 26, 2026

MOTION by O'Brien and seconded by Grindlay to approve the May 12, 2026, May 22, 2026 and May 26, 2026 meeting minutes as submitted. Motion voted in favor.

4. Public Hearing on the Capacity Expansion Sewer Tap Fee
- Woolf called the public hearing to order at 5:04 pm and a quorum was present.
- Bogenschuetz explained a Capacity Expansion Sewer Tap Fee was approved by resolution in May of 2025. Further work has been completed and the project is now at 90% design. An updated tap fee has been proposed for approval through Resolution 2026-04, which is found on page 8 of the Board packet.
- Bogenschuetz introduced Huggins and Sabon. They reviewed the information in the report/maps found on pages 16-22 of the Board packet. They explained their cost analysis findings and how they recommend the capacity expansion tap fees/Resolution 2025-05 be updated.
- The hearing was opened for public comment at 5:24 pm. There was discussion to clarify parcels identified as open space/not to be served and the associated responsibility regarding the capacity expansion tap fees. Bogenschuetz noted the calculations were based on information provided by the Gunnison County Assessor.
- The hearing was closed to public comment at 5:29 pm.

5. Resolution 2026-04 Capacity Expansion Sewer Tap Fee
- Bogenschuetz explained Resolution 2026-04 mainly resembles Resolution 2025-05 which allows the District to update information as needed.
- Resolution 2026-04 amends Resolution 2025-05, replacing and superseding Exhibit A2 with Exhibit A3, which is attached in the Board packet. All other terms remain unchanged.
- More updates could potentially be necessary at 100% design, mid construction and/or end of construction.

MOTION by O'Brien and seconded by Grindlay to approve Resolution 2026-04 as submitted. Motion voted in favor.

- Woolf closed the public hearing at 5:39 pm.

a. Executive Session
  - Consideration of an Executive session to discuss the Gothic Road Interceptor alignment (the "Subject Matter") pursuant to C.R.S. Section 24-6-402(4)(a) to discuss the acquisition or other transfer of real

property interests regarding the Subject Matter; C.R.S. Section 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions from the District's general counsel on the Subject Matter, and C.R.S. Section 24-6-402 (4)(e)(I), to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators with respect to the Subject Matter.

MOTION by O'Brien and seconded by Grindlay to move into Executive Session at 5:40 pm with HDR, Bogenschuetz, Bembenek, Brewer and Lock remaining for the discussion. Motion voted in favor.

MOTION by Woolf and seconded by O'Brien to exit Executive Session at 6:10 pm. Motion voted in favor. Rolleczek exited the meeting following the Executive Session.

b. Potential Discussion and Action on the Subject Matter Discussed in Executive Session

- No further discussion/action took place.

6. Public Hearing on the Irrigation Tiered Rates

- Woolf called the public hearing to order at 6:12 pm and a quorum was present.
- Bogenschuetz reviewed drought conditions and emergency restrictions that are currently in place to reduce irrigation and overall usage. She then presented a consideration of Irrigation Tiered Rates citing page 53 of the Board packet which shows updated calculations of proposed tiered rates that would produce a break-even revenue impact.
- The hearing was opened for public comment at 6:15 pm.
- The hearing was closed to public comment at 6:18 pm.
- Grindlay presented an email received by the Board during this meeting from a District customer regarding the proposed tiered rates, attached herein. The comments of the email were considered and a District representative will respond to the customer.
- Bogenschuetz explained the data used for the updated tier calculations which aim to reduce water usage by 20% between May and September.

MOTION by Ferrell and seconded by Grindlay to approve the proposed tiered rates on page 53 of the Board packet. Motion voted in favor.

- Woolf closed the public hearing at 6:22 pm.

7. Ratification of Employee Contract and Appointment of District Manager

- The District Manager position has been offered to and accepted by Brewer. He and Woolf have signed a contract.
- The Board has appointed Bogenschuetz as the Assistant District Manager.

MOTION by Grindlay and seconded by Ferrell to ratify and approve the executed contract to appoint Todd Brewer as the District Manager and to approve the appointment of Nicole Bogenschuetz as the Assistant District Manager. Motion voted in favor.

8. Interim District Manager Report

- Bogenschuetz reviewed highlights reported in the memorandum included in the Board packet.
- Ben Manahan transferred from a Wastewater Operator Position to a Water Operator Position.
- Samuel Glenn joined the Wastewater Department as an operator.
- Will Brunner, water operator, passed his Water Treatment Class A certification test.
- The Wastewater Department has received several calls regarding the sewer service line inspection program. Seven reports have been submitted and of these, two reported issues that will need repaired and one of the two has completed the repairs.
- The Water Department has completed annual hydrant flushing and is preparing to perform hydrant pitot measurements to calibrate the hydraulic model and pressure zones.
- The annual financial audit is underway and progressing nicely.
- Cost reimbursement invoices have been sent out to all active developments that have incurred costs.
- Bogenschuetz presented the 90% Design Gothic Road Interceptor Project to the Mt Crested Butte Town Council, provided engineering support for the Town of Mt Crested Butte Babbling Brook Project that damaged a high-pressure water line and prepared for the Meridian Lake Park Dam No.1 inspection by the state.
- Bogenschuetz reminded the Board to set up multi-factor authorization for District emails to help with cyber security improvements.

DRAFT

9. Capital Projects Report

- Bogenschuetz reported the Timberland Tank Ring Wall Repair geotechnical investigation by CMT has begun and once finalized will inform HDR's structural design.
- AECOM was on site at Long Lake to collect additional survey information and continue working toward the 60% Design milestone.
- HDR continues work on the Gothic Road Interceptor Project, finalizing flow projections for the capacity expansion sewer tap fee and incorporating changes from the service plan discussed at the May Board meeting.
- Work continues on the review of preliminary submittals for Bear Crossing, the Beckwith Hotel and Hunter Ridge developments.

10. May 2026 Financial Reports

- Fulton reported he anticipates invoices for wastewater repairs will be received soon.
- A large tap fee that was paid at the very end of April, originally showed up on May financials, but has now been appropriately adjusted back to April so tap fees are now up to date.
- A preliminary audit report is in process from the auditor. Fulton expects to send that report to the Board for review prior to the July meeting when it will be up for approval.

MOTION by O'Brien and seconded by Grindlay to approve the May 2026 financial report as submitted. Motion voted in favor.

11. Legals

- Lock noted he has been very busy working with the District on the subject matters already discussed in this meeting.
- The District Manager Search Committee is appreciative of and extended thanks to Lock for his support and guidance during the process of hiring.

12. New/Old Business Before the Board

- It was suggested that the District hold a welcome event when Brewer starts as the District Manager.
- Bogenschuetz noted the "All Hands Meeting" already scheduled on July 21, 2026 will include a BBQ lunch and would be a convenient time to hold the welcome event. Brewer confirmed he would be available at that time.

13. Adjourn

MOTION by O'Brien and seconded by Woolf to adjourn the regular board meeting at 6:40 pm. Motion voted in favor.

Drafted by: Kimberley Wrisley

Submitted by: Kent Fulton

DRAFT

From: Nancy Grindlay
To: Nicole Bogenschuetz
Subject: Fw: Thoughts on tonights agenda
Date: Tuesday, June 9, 2026 6:55:40 PM
Attachments: propsed WS tiered rates (drought).png

From: Steve Morris <smorris@mtcb.colorado.gov>
Sent: Tuesday, June 9, 2026 5:32 PM
To: Tom Rolleczek <trolleczek@mcbwsd.com>; Nancy Grindlay <ngrindlay@mcbwsd.com>; Nancy Woolf <nwoolf@mcbwsd.com>; Jonathan Ferrell <jferrell@mcbwsd.com>
Subject: Thoughts on tonights agenda

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Water and Sanitation Board of Directors,

Since i an unable to join the Zoom meeting this evening, Im reaching out in hopes you'll take some things into consideration at tonights board meeting regarding the proposed tiered rate increases being considered tonight.

With the cost of living in our community on a never-ending trajectory upward, myself and other residents have concerns about the impact of a "non-tiered" usage system on local year-round residents.

After reviewing the packet a few things stood out:

1. Why raise Tier 1 ($6.46) and Tier 2 ($8.44) to match Tier 3 ($11.81)?
    a. This is a punitive measure to hard working families in our communities while letting off the hook large homes, often empty most of the time, with large acreage, lush lawns, schrubbery, and trees. Raising these tiers seems like an aggressive, punitive measure to familes with multiple children.

2. Option #1: raise rates on the most agregious users (those using 20,000+ gallons per month). I propose doubling the top tier to $23.62 with a capped usage of 30,000
    a. raise Tier 2 from $8.44 up to $11.81
    b. leave Tier 1 at $6.46

3. Option 3: create handwatering exemptions for people to water their hanging baskets, small gardens, and potted plants around their property?

4. Options 4: reduce the watering restrictions thus avoiding the need to close such a large gap in lost revenue

5. Options5: absolute cap on monthly usage? Why would a family with 3 high school kids who use 4,002 gal/month pay the same rate as the mega house that uses 180,000gal/month to water their beautifully landscaped, water intensive yards? My mind has struggled to understand this logic from a fairness perspective.

It seems like W/S is making hard restrictions on water reduction usage then, then cranking the rates on users to close the gap of lost revenue from that decicion. There is a better way.

As a rule, I believe these sacrifices should start at the top with the most obscene users and work downward towards hard-working locals.

The recent drought restrictions were rolled out without much messaging and vague wording that doesnt take into account:

- public health safety: under these rules, someone who needs to sprayoff their deck thats covered in bird droppings to protect their small children from crawling through it would be subject to repeated fines. There are multiple example of the need for this option through out Pitchfork from Mud Swallows making messes.

- Hand watering exception: what is the difference If I fill a bucket in my kitchen and water my baskets versus using a hand watering hose with a water efficient handle. Same amount of water use, just one from indoor spigot, the other from an outdoor spigot.

What are the difference between residential and commercial water restrictions? Shouldn't these be congruent? How are businesses being notified?

I hope you can answer some of these questions before making a final ruling whose result that will hurt many of our year round residents.

Thank you for all your efforts,

Steve Morris
Mayor Pro-tem
Mt Crested Butte, CO

Resolution No. 2026-5

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE MT. CRESTED BUTTE WATER & SANITATION DISTRICT ADOPTING THE GUNNISON COUNTY HAZARD MITIGATION PLAN

WHEREAS, Mt. Crested Butte Water and Sanitation District is a special district, operating pursuant to Section 32-1-101, *et. seq*., C.R.S.; and

WHEREAS, the Federal Disaster Mitigation Act of 2000 was signed into law on October 30, 2000, placing new emphasis on state and local mitigation planning for natural hazards and requiring jurisdictions to adopt a hazard mitigation action plan to be eligible for pre-disaster and post-disaster federal funding for mitigation purposes; and

WHEREAS, the Gunnison County Hazard Mitigation Plan 2026 (the "Plan") was prepared by Gunnison County, CO, with assistance from JEO Consulting Group, Inc.; and

WHEREAS, the purpose of the Plan was to lessen the effects of disasters by increasing the disaster resistance of the county and participating jurisdictions located within the planning area by identifying the hazards that affect Mt. Crested Butte Water & Sanitation District and prioritize mitigation actions and strategies to reduce potential loss of life and property damage from those hazards; and

WHEREAS, FEMA regulations require documentation that the plan has been formally adopted by the governing body of Mt. Crested Butte Water & Sanitation District in the form of a resolution and further requesting approval of the plan at the Federal Level.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Mt. Crested Butte Water & Sanitation District that the Mt. Crested Butte Water & Sanitation District does hereby adopt the most recent and FEMA-approved version of the Gunnison County Hazard Mitigation Plan 2026 in its entirety.

APPROVED AND ADOPTED by the Board of Directors of the District on this 14th day of July, 2026.

MT. CRESTED BUTTE WATER AND SANITATION DISTRICT,
A Colorado Special District

BY:_____
Chairperson: Nancy Woolf

ATTEST:_____
Board Secretary: Kent Fulton

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District

Financial Report

December 31, 2025

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District
Financial Report
December 31, 2025

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Mt. Crested Butte Water and Sanitation District
Mt. Crested Butte, Colorado

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities, business-type activities, and each major fund of Mt. Crested Butte Water and Sanitation District (the "District"), as of and for the years ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, based on our audit, the accompanying financial statements present fairly, in all material respects, the respective financial position of Mt. Crested Butte Water and Sanitation District, as of December 31, 2025, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year after the date that the financial statements are issued.

PRELIMINARY DRAFT

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with U.S. GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with U.S. GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

U.S. GAAP require the Management's Discussion and Analysis in section B be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with U.S. GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

PRELIMINARY DRAFT

Required Supplementary Information (continued)

The budgetary comparison information in section E is not a required part of the basic financial statements but is supplementary information required by U.S. GAAP. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The individual fund budgetary schedules in section F are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The individual fund budgetary comparison information is the responsibility of management and is derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McMahan and Associates, L.L.C.
Avon, Colorado

PRELIMINARY DRAFT

MANAGEMENT'S DISCUSSION AND ANALYSIS

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District

Management's Discussion and Analysis

December 31, 2025

As management of the Mt. Crested Butte Water and Sanitation District ("District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2025.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements: The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the differences reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (i.e. uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the District primarily include administration. The business-type activities of the District are the water and sewer services. The government-wide financial statements can be found on pages C1 and C2 of this report.

Fund financial statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into two categories: governmental funds and proprietary funds.

Governmental funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. The governmental funds provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

PRELIMINARY DRAFT

Governmental funds (continued): The District adopts an annual appropriated budget for each of its funds. Budgetary comparison schedules have been provided as supplementary information to the financial statements.

Proprietary funds: The District maintains two proprietary funds, the water fund and the sanitation fund. These fund are used to report the same functions presented as business-type activities in the government-wide financial statements. The District uses these funds to account for the water and sanitation services provided by the District.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for each of the business-type services provided by the District.

The basic proprietary fund financial statements can be found on pages C5 through C7 of this report. The District adopts an annual appropriated budget for its Proprietary Funds and budgetary comparison schedules have been provided on pages F1 and F2 of this report to demonstrate compliance with these budgets.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found starting on page D1 of this report.

Financial Analysis of the District

Mount Crested Butte Water and Sanitation District's
Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Assets:						
Current assets	1,377,429	1,304,192	8,198,495	7,743,037	9,575,924	9,047,229
Capital and other assets	-	-	39,854,767	38,599,830	39,854,767	38,599,830
Total Assets	1,377,429	1,304,192	48,053,262	46,342,867	49,430,691	47,647,059
Liabilities & Deferred Inflows:						
Current liab & deferred inflows	1,377,429	1,304,192	1,694,294	536,514	3,071,723	1,840,706
Long-term liabilities	44,280	40,522	18,516,215	19,409,602	18,560,495	19,450,124
Total Liabilities & Def Inflows	1,421,709	1,344,714	20,210,509	19,946,116	21,632,218	21,290,830
Net Position:						
Net investment in capital assets	-	-	20,082,735	19,245,019	20,082,735	19,245,019
Restricted	45,000	28,000	-	855,675	45,000	883,675
Unrestricted	(89,280)	(68,522)	7,760,018	6,296,057	7,670,738	6,227,535
Total Net Postion	(44,280)	(40,522)	27,842,753	26,396,751	27,798,473	26,356,229

The largest portion of the District's net position is reflected in the net investment in capital assets (i.e. land, buildings, sewer lines, treatment plants, vehicles and equipment). At the end of 2025, this accounted for 72% of the total net position. Accordingly, this portion of the net position is not an available source for payment of future spending. Of the remaining net position approximately 3% of the governmental activities annual budget is restricted for use in the event of an emergency.

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District's
Change in Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program revenues:						
Charges for services	5,000	-	4,200,760	3,903,903	4,205,760	3,903,903
Capital grants & contributions	-	-	1,556,935	690,991	1,556,935	690,991
General revenues:						
Property taxes	1,258,176	1,239,592	-	-	1,258,176	1,239,592
Other taxes	69,561	69,323	-	-	69,561	69,323
Interest and other revenue	181,914	238,668	89,196	187,730	271,110	426,398
Total Revenues	1,514,651	1,547,583	5,846,891	4,782,624	7,361,542	6,330,207
Expenses:						
Sanitation	-	-	2,422,311	2,025,638	2,422,311	2,025,638
Water	-	-	2,179,575	2,788,656	2,179,575	2,788,656
General government	1,317,412	923,134	-	-	1,317,412	923,134
Transfers	200,997	630,490	(200,997)	(630,490)	-	-
Total Expenses	1,518,409	1,553,624	4,400,889	4,183,804	5,919,298	5,737,428
Change in Net Position	(3,758)	(6,041)	1,446,002	598,820	1,442,244	592,779
Net Position - Beginning	(40,522)	(34,481)	26,396,751	25,797,931	26,356,229	25,763,450
Net Position - Ending	(44,280)	(40,522)	27,842,753	26,396,751	27,798,473	26,356,229

Governmental activities: Net position of the governmental activities decreased $3,758 during 2025 after a decrease of $6,041 during 2024. The District is using property taxes collected for administrative costs.

Business-type activities: Net position of the business-type activities increased $1,446,002 during 2025 after an increase of $598,820 during 2024.

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds: The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's governmental funds reported an ending fund balance of $0 due to the transfer of any fund balance to the proprietary funds. Of this balance, $45,000 is restricted for emergencies as required by TABOR, and the remaining ($51,671) is unassigned.

Proprietary funds: The District's Proprietary Funds provide the same type of information found in the government-wide financial statements, but in more detail.

The water fund operating revenues of $2,408,795 exceeded the operational expenses of $2,216,666, resulting in an operating income (loss) of $192,129. Tap fees of $232,514, a loan credit of $536,501 and transfers of $100,499 caused a greater increase in change of net position than budgeted.

As of the end of the current fiscal year, the District's business type funds reported an ending net position balance of $27,842,753 which consisted of $20,082,735 in net investment in capital assets and the remaining $7,760,018 being unrestricted for use by the District in future years.

PRELIMINARY DRAFT

Financial Analysis of the District (continued)

The sanitation fund operating revenues of $1,791,965 were exceeded by the operation expenses of $2,171,415, resulting in an operating income (loss) of $(379,450). Tap fees of $451,262 and capacity expansion income of $336,658 caused a greater increase in change of net position than budgeted.

As of the end of the current fiscal year, the District's sanitation fund reported and ending net position balance of $13,622,096, which consisted of $12,020,837 in net investment in capital assets and the remaining $1,601,259 being unrestricted for use by the District in future years.

Budget variances: Variances in the general fund were mostly in line with budget and netted negatively due to an increase in salaries in wages, partially offset by a positive budget variance in investment income. The water fund had mostly positive variances. These positive variances netted to $528,419. The large overall positive variance was due largely to lower capital outlays, lower salaries and benefits and higher tap fees. The sanitation fund had a positive variance of $523,963 in revenues and a negative variance of $301,562 in expenses. The large overall positive variance in revenues was due largely to higher capacity expansion income. Expenses had a negative variance mainly due to larger capital outlay expense than expected. Details of the variances by fund can be seen on pages E1 through F2 of this report.

Capital assets: The District's total capital assets increased by $1,254,936 as a result of capital outlays being higher than depreciation expense. Additional information as well as a detailed classification of the District's net capital assets can be found in the Notes to the Financial Statements.

Long-term debts: During 2025 the District continued to make scheduled payments on its long-term debts. Details of the District's long-term obligations are contained in the Notes to the Financial Statements.

Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Mt. Crested Butte Water and Sanitation District, 100 Gothic Rd, Mt. Crested Butte, CO 81225, phone 970-349-7575.

PRELIMINARY DRAFT

FINANCIAL STATEMENTS

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District
Statement of Net Position
December 31, 2025

	Governmental Activities	Business-type Activities	Total
Assets:			
Cash and investments	5,727,730	1,548,380	7,276,110
Cash and investments - restricted	-	567,079	567,079
Accounts receivable, net of allowance for uncollectibles	16,109	405,529	421,638
Taxes receivable - ensuing year	1,303,818	-	1,303,818
Prepaid expenses	6,671	608	7,279
Internal balances	(5,676,899)	5,676,899	-
Capital assets, not being depreciated	-	1,658,157	1,658,157
Capital assets, net	-	38,196,610	38,196,610
Total Assets	1,377,429	48,053,262	49,430,691
Liabilities:			
Accounts payable	-	163,324	163,324
Payroll liabilities	58,516	35,380	93,896
Deposits and escrow	15,095	108,423	123,518
Accrued interest payable	-	80,749	80,749
Accrued compensated absences	44,280	50,601	94,881
Noncurrent liabilities:			
Due within one year	-	1,306,418	1,306,418
Due in more than one year	-	18,465,614	18,465,614
Total Liabilities	117,891	20,210,509	20,328,400
Deferred Inflows of Resources:			
Deferred taxes receivable	1,303,818	-	1,303,818
Total Deferred Inflows of Resources	1,303,818	-	1,303,818
Net Position:			
Net investment in capital assets	-	20,082,735	20,082,735
Restricted for emergencies	45,000	-	45,000
Unrestricted	(89,280)	7,760,018	7,670,738
Total Net Position	(44,280)	27,842,753	27,798,473

The accompanying notes are an integral part of these financial statements.

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District
Statement of Activities
For the Year Ended December 31, 2025

Functions/Programs:	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Total
Governmental Activities:							
General government	1,317,412	5,000	-	-	(1,312,412)		(1,312,412)
Total Governmental Activities	1,317,412	5,000	-	-	(1,312,412)		(1,312,412)
Business-type Activities:							
Water	2,422,311	2,408,795	-	769,015		755,499	755,499
Sanitation	2,179,575	1,791,965	-	787,920		400,310	400,310
Total Business-type Activities	4,601,886	4,200,760	-	1,556,935		1,155,809	1,155,809
General Revenues:							
Taxes:							
Property tax					1,258,176	-	1,258,176
Specific ownership tax					69,561	-	69,561
Investment earnings					181,914	89,196	271,110
Transfer (to) from other funds					(200,997)	200,997	-
Total General Revenues and Transfers					1,308,654	290,193	1,598,847
Change in Net Position					(3,758)	1,446,002	1,442,244
Net Position - Beginning (Deficit)					(40,522)	26,396,751	26,356,229
Net Position - Ending					(44,280)	27,842,753	27,798,473

The accompanying notes are an integral part of these financial statements.

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District
Balance Sheet
General Fund
December 31, 2025

Assets:	
Cash and cash equivalents	5,727,730
Property tax receivable - ensuing year	1,303,818
Accounts receivable	16,109
Prepaid expenses	6,671
Total Assets	7,054,328
	.
Liabilities, Deferred Inflows of Resources, and Fund Balance:	
Liabilities:	
Payroll liabilities	58,516
Due to other funds	5,676,899
Developer deposits	15,095
Total Liabilities	5,750,510
Deferred Inflows of Resources:	
Unavailable property tax revenue	1,303,818
Total Deferred Inflows of Resources	1,303,818
Fund Balance:	
Nonspendable	6,671
Restricted for TABOR reserve	45,000
Unassigned	(51,671)
Total Fund Balance	-
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	7,054,328
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	
Long-term liabilities are not due and payable in the current period and therefore, are not reported in the funds.	
Accrued compensated absences	(44,280)
Net Position of Governmental Activities	(44,280)

The accompanying notes are an integral part of these financial statements.

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District
Statement of Revenues, Expenditures and Changes in Fund Balance
General Fund
For the Year Ended December 31, 2025

Revenues:	
Property taxes	1,258,176
Specific ownership taxes	69,561
Interest income	181,914
Other charges	5,000
Total Revenues	1,514,651
Expenditures:	
Personnel services	856,866
Fuel and automotive	3,833
Insurance	28,314
Professional fees	282,761
Supplies	27,082
Telephone and utilities	11,902
Travel and training	7,784
Other expenses	95,112
Total Expenditures	1,313,654
Excess (Deficiency) of Revenues Over Expenditures	200,997
Other Financing Sources (Uses):	
Transfer (to) from other fund	(200,997)
Total Other Financing Sources	(200,997)
Change in Fund Balance	-
Fund Balance - Beginning	-
Fund Balance - Ending	-

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of Governmental Funds to the Statement of Activities

Some expenses reported in the Statement of Activities, such as change in accrued compensated absences, do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	3,758
Change in Net Position of Governmental Activities	(3,758)

The accompanying notes are an integral part of these financial statements.

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District
Statement of Net Position
Proprietary Funds
December 31, 2025

	Water Fund	Sanitation Fund	Total
Assets:			
Cash	1,548,380	-	1,548,380
Restricted cash	567,079	-	567,079
Accounts receivable, net of allowance for uncollectibles	209,801	195,728	405,529
Prepaid expenses	164	444	608
Due from other funds	4,227,236	1,449,663	5,676,899
Capital assets, not being depreciated	769,156	889,001	1,658,157
Capital assets, net of depreciation	25,574,552	12,622,058	38,196,610
Total Assets	32,896,368	15,156,894	48,053,262
Liabilities:			
Accounts payable	163,324	-	163,324
Payroll liabilities	17,982	17,398	35,380
Deposits	108,423	-	108,423
Accrued interest payable	80,749	-	80,749
Accrued compensated absences	23,423	27,178	50,601
Noncurrent liabilities:			
Due within one year	1,090,070	216,348	1,306,418
Due in more than one year	17,191,740	1,273,874	18,465,614
Total Liabilities	18,675,711	1,534,798	20,210,509
Net Position:			
Net investment in capital assets	8,061,898	12,020,837	20,082,735
Unrestricted	6,158,759	1,601,259	7,760,018
Total Net Position	14,220,657	13,622,096	27,842,753

The accompanying notes are an integral part of these financial statements.

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
For the Year Ended December 31, 2025

	Water Fund	Sanitation Fund	Total
Operating Revenues:			
Charges for sewer services	2,376,335	1,790,190	4,166,525
Other services	32,460	1,775	34,235
Total Operating Revenues	2,408,795	1,791,965	4,200,760
Operating Expenses			
Salaries and benefits	665,135	648,144	1,313,279
Administrative office expenses	7,958	-	7,958
Insurance	54,745	54,245	108,990
Professional fees	106,250	233,789	340,039
Repairs and maintenance	183,048	136,165	319,213
Supplies	141,330	136,802	278,132
Telephone and utilities	153,207	157,049	310,256
Travel and training	3,854	6,641	10,495
Other expenses	26,131	34,492	60,623
Depreciation expense	875,008	764,088	1,639,096
Total Expenses	2,216,666	2,171,415	4,388,081
Operating Income (Loss)	192,129	(379,450)	(187,321)
Nonoperating Revenues (Expenses)			
Tap fees	232,514	451,262	683,776
Loan credit	536,501	-	536,501
Interest income	89,196	-	89,196
Interest expense	(205,645)	(8,160)	(213,805)
Other capital contributions	-	336,658	336,658
Total Nonoperating Revenues (Expenses)	652,566	779,760	1,432,326
Net Income (Loss) Before Transfers	844,695	400,310	1,245,005
Transfer (to) from other fund	100,499	100,498	200,997
Change in Net Position	945,194	500,808	1,446,002
Net Position - Beginning	13,275,463	13,121,288	26,396,751
Net Position - Ending	14,220,657	13,622,096	27,842,753

The accompanying notes are an integral part of these financial statements.

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2025

	Water Fund	Sanitation Fund	Total
Cash Flows from Operating Activities:			
Cash received from customers	2,611,865	1,732,346	4,344,211
Cash paid for goods and services	(1,280,860)	(810,092)	(2,090,952)
Cash paid to employees	(671,323)	(649,255)	(1,320,578)
Net Cash Provided by Operating Activities	659,682	272,999	932,681
Cash Flows from Capital and Related Financing Activities:			
Tap fees received	232,514	451,262	683,776
Transfer (to) from other fund	100,499	100,498	200,997
Loan payments	(536,500)	(290,150)	(826,650)
Interest paid on debt	(205,645)	(8,160)	(213,805)
Acquisition of capital assets	(250,550)	(863,109)	(1,113,659)
Grants received	-	336,660	336,660
Net Cash Provided (Used) by Capital and Related Financing Activities	(659,682)	(272,999)	(932,681)
Cash Flows from Investing Activities:			
Investment earnings received	89,196	-	89,196
Net Cash Provided by Investing Activities	89,196	-	89,196
Net Increase in Cash and Cash Equivalents	89,196	-	89,196
Cash and Cash Equivalents - Beginning	2,026,263	-	2,026,263
Cash and Cash Equivalents - Ending	2,115,459	-	2,115,459
Financial Statement Captions:			
Cash	1,548,380	-	1,548,380
Restricted cash	567,079	-	567,079
Cash and Cash Equivalents - Ending	2,115,459	-	2,115,459
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating income (loss)	192,129	(379,450)	(187,321)
Adjustments:			
(Increase) decrease in accounts receivable	42,715	(12,647)	30,068
(Increase) decrease in other assets	65,681	65,401	131,082
(Increase) decrease in due from other funds	(475,304)	(46,972)	(522,276)
Increase (decrease) in accounts payable and accrued liabilities	(100,403)	(117,421)	(217,824)
Increase (decrease) in deposits	59,856	-	59,856
Depreciation	875,008	764,088	1,639,096
Total Adjustments	467,553	652,449	1,120,002
Net Cash Provided by Operating Activities	659,682	272,999	932,681
Non-cash Items:			
Loan credit	536,501	-	536,501
Asset acquired with debt	-	1,780,372	1,780,372
	536,501	1,780,372	2,316,873

The accompanying notes are an integral part of these financial statements.

PRELIMINARY DRAFT

NOTES TO THE FINANCIAL STATEMENTS

PRELIMINARY DRAFT

I. Summary of Significant Accounting Policies

The Mt. Crested Butte Water and Sanitation District's (the "District") financial statements are prepared in accordance with generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board ("GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant accounting policies established by GAAP used by the District are discussed below.

A. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations, which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria above, the District is not financially accountable for any other entity nor is the District a component unit of any other government.

B. Government-wide and Fund Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The District's administration is classified as governmental activities. The District's water and sanitation operations are classified as business-type activities.

The government-wide Statement of Activities reports both the gross and net cost of each of the District's functions and business-type activities. The functions are also supported by general government revenues (property and specific ownership taxes, investment earnings, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues and operating and capital grants. Program revenues must be directly associated with a function or a business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

PRELIMINARY DRAFT

I. Summary of Significant Accounting Policies (continued)

C. Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses.

The fund focus is on current available resources and budget compliance.

The District reports the following governmental funds:

The *General Fund* is the District's administration fund. It accounts for property taxes and a portion of the costs of administration of the District.

The District reports the following proprietary or business-type funds:

The *Water and Sanitation Funds* account for the water and sanitation operations of the District.

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements. Financial statement presentation refers to classification of revenues by source and expenses by function.

1. Long-term Economic Focus and Accrual Basis

Proprietary funds use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

2. Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter (60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

PRELIMINARY DRAFT

I. Summary of Significant Accounting Policies (continued)

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

3. Financial Statement Presentation

Amounts reported as program revenues include 1) charges to customers and applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

E. Financial Statement Accounts and Accounting Policies

1. Cash and Cash Equivalents

For purposes of the Statement of Cash Flows, the District considers cash on hand, demand deposits, U.S. government obligations and other highly liquid investments with maturities of three months or less when purchased to be cash equivalents.

2. Investments

Investments are stated at fair value, net asset value, or amortized cost. The change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

3. Receivables

User charges constitute a perpetual lien on or against property served until paid. Such liens may be foreclosed upon as provided by Statute, or certified to the Gunnison County Treasurer for collection on its tax rolls, as provided by Statute. Therefore, no provision for uncollectible accounts has been made in the financial statements.

4. Property Taxes

Property taxes are assessed in one year as a lien on the property, but not collected by governmental units until the subsequent year. In accordance with generally accepted accounting principles, the assessed but uncollected property taxes have been recorded as a receivable and as unavailable property tax revenue.

PRELIMINARY DRAFT

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts and Accounting Policies (continued)

5. Capital Assets

Capital assets, which include land, buildings, vehicles and equipment, are reported in the financial statements. The District defines capital assets as assets with an initial cost of more than $25,000 and an estimated useful life in excess of five years. Such assets are recorded at historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

Capital outlay for projects is capitalized as projects are constructed. Interest incurred during the construction phase is expensed as incurred.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Buildings and improvements, infrastructure, vehicles, and equipment are depreciated using the straight-line method over the following estimated useful lives:

Asset	Years
Plant and lines	15 to 40 years
Building and improvements	10 to 15 years
Equipment	5 to 15 years

6. Net Position

Net position represents the difference between assets, liabilities, and deferred inflows (outflows) of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets and increased by any unspent proceeds from related borrowings. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the District or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net position is reported as unrestricted. The District applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

PRELIMINARY DRAFT

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts and Accounting Policies (continued)

7. Compensated Absences

Earned but unused vacation and compensatory time are accrued when incurred in the financial statements. The District accrued $94,881 for accumulated unpaid vacation and compensatory time at December 31, 2025.

8. Long-term Obligations

Long-term debt is recognized as a liability of a governmental fund when due, or when resources have been accumulated for payment early in the following year. Long-term obligations for proprietary funds are recognized when the related liability is incurred, regardless of the timing of the related cash flows.

9. Deferred Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Property taxes levied in 2025 for collection in 2026 are reported as deferred inflows of resources.

10. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the District's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

11. Categories and Classification of Fund Balance

The District classifies governmental fund balances as follows:

Non-spendable - includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements.

Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the District through formal action of the highest level of decision making authority which is the Board of Directors.

PRELIMINARY DRAFT

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts and Accounting Policies (continued)

11. Categories and Classification of Fund Balance (continued)

Assigned – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund balance may be assigned by the Board of Directors or its management designee.

Unassigned - includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The District uses restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the District first uses committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

II. Stewardship, Compliance, and Accountability

A. Budgetary Information

In the fall of each year, the District's Board of Directors formally adopts a budget with appropriations for the ensuing year pursuant to the Colorado Local Budget Law. The budget is adopted on a non-GAAP basis and is reconciled to GAAP in Section E of this report. Expenditures may not legally exceed appropriations at the fund level and all appropriations lapse at year-end.

As required by Colorado statutes, the District followed the required timetable noted below in preparing, approving, and enacting its budget for 2025.

1. For the 2025 budget year, prior to August 25, 2024, the County Assessor sent to the District an assessed valuation of all taxable property within the District's boundaries. The County Assessor may change the assessed valuation on or before December 10 only once by a single notification to the District.

2. The District submitted, on or before October 15, 2024, a recommended budget that detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.

3. Prior to December 15, 2024, after a required publication of "Notice of Proposed Budget" and a public hearing, the District certified to the County Commissioners a levy rate that derived the necessary property taxes as computed in the proposed budget, and the District adopted the proposed budget and an appropriating resolution that legally appropriated expenditures for the upcoming year.

PRELIMINARY DRAFT

II. Stewardship, Compliance, and Accountability (continued)

A. Budgetary Information (continued)

4. After adoption of the budget resolution, the District may make the following changes: a) approve supplemental appropriations to the extent of revenues in excess of estimated revenues in the budget; b) approve emergency appropriations; and c) reduce appropriations for which originally estimated revenues are insufficient.

Taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2024 were collected in 2025 and taxes certified in 2025 will be collected in 2026. Taxes are due on January 1 in the year of collection; however, they may be paid in either one installment (no later than April 30) or two equal installments (not later than February 28 and June 15) without interest or penalty. Taxes that are not paid within the prescribed time bear interest at varying rates per month until paid.

B. TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20; commonly known as the Taxpayer's Bill of Rights (“TABOR”). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments.

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. For this purpose, the District has set aside $45,000 in the General Fund.

The District believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits and qualification as an enterprise, will require judicial interpretation.

III. Detailed Notes on All Funds

A. Deposits and Investments

The District’s deposits are entirely covered by the Federal Deposit Insurance Corporation (“FDIC”) or by collateral held under Colorado’s Public Deposit Protection Act (“PDPA”). The FDIC insures depositors up to $250,000 for all accounts. Deposit balances over $250,000 are collateralized as required by PDPA.

PRELIMINARY DRAFT

III. Detailed Notes on All Funds (continued)

A. Deposits and Investments (continued)

At December 31, 2025, the District had the following cash and investments with the following maturities:

	Standard & Poors Rating	Carrying Amounts	Maturities: Less than one year	Maturities: 1 - 5 years
Petty cash	Not rated	100	100	-
Cash with County Treasurer	Not rated	4,464	4,464	-
Deposits:				
Checking	Not rated	753,717	753,717	-
Money market	Not rated	817,779	817,779	-
Investments:				
Certificates of deposit	Not rated	457,332	-	457,332
Federal agency	AA+	274,442	-	274,442
Investment Pools	AAAm	5,535,355	5,535,355	-
	Total	7,843,189	7,111,415	731,774

Cash and cash equivalents	$ 1,576,060
Investments	6,267,129
Total cash and investments	$ 7,843,189

Investments Measured at Fair Value	Total	Fair Value Measurement Using: Level 1	Level 2	Level 3
Certificates of Deposit	457,332	-	457,332	-
Federal agency	274,442	-	274,442	-
Total	731,774	-	731,774	-

Investments Measured at Net Asset Value	Total
Colotrust	5,535,355

The District has invested in the Colorado Local Government Liquid Asset Trust ("COLOTRUST"). COLOTRUST is a 2a7-like pool. The trust is an investment vehicle established for local government entities in Colorado to pool surplus funds. The trust operates similarly to a money market fund and each share is equal in value to $1. Investments of the trust consist of U.S. Treasury bills, notes and note strips, and repurchase agreements collateralized by U.S. Treasury securities. A designated custodial bank provides safekeeping and depository services to the trusts in connection with their direct investment and withdrawal functions. Substantially all securities owned by the trusts are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by the trusts. Investments in pools are not categorized since the underlying investments are not specifically identifiable to the District.

Interest Rate Risk. Colorado Revised Statutes limit the District's investment maturities to five years or less from the date of purchase. This limit on investment maturities is a means of limiting exposure to fair values arising from changes in interest rates. As a result of the limited length of maturities, the District has limited its interest rate risk.

PRELIMINARY DRAFT

III. Detailed Notes on All Funds (continued)

A. Deposits and Investments (continued)

Credit Risk. The District follows Colorado statutes regarding its investments.

Colorado statutes specify instruments in which local governments may invest, including:

- Obligations of the U.S. and certain U.S. governmental agency securities
- Certain international agency securities
- General obligation and revenue bonds for U.S. local governmental entities
- Bankers acceptances of certain banks
- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

B. Capital Assets – Business-Type

Capital asset activity for 2025 was as follows:

Capital assets, not being depreciated	Balance at January 1, 2025	Additions	Deletions and Transfers	Balance at December 31, 2025
Land	147,248	-	-	147,248
Water rights	212,405	-	-	212,405
Construction in Progress	2,138,640	736,821	(1,576,957)	1,298,504
Total capital assets, not being depreciated	2,498,293	736,821	(1,576,957)	1,658,157
Capital assets being depreciated				
Building and improvements	1,600,376	3,360,795	-	4,961,171
Treatment plants	48,018,511	172,116	-	48,190,627
Collection and distribution systems	8,528,369	132,995	-	8,661,364
Equipment	1,543,153	68,262	-	1,611,415
Total capital assets being depreciated	59,690,409	3,734,168	-	63,424,577
Less accumulated depreciation for				
Building and improvements	(435,793)	(126,247)	-	(562,040)
Treatment plants	(17,533,892)	(1,231,934)	-	(18,765,826)
Collection and distribution systems	(4,569,009)	(192,138)	-	(4,761,147)
Equipment	(1,050,177)	(88,777)	-	(1,138,954)
Total accumulated depreciation	(23,588,871)	(1,639,096)	-	(25,227,967)
Total capital assets being depreciated, net	36,101,538	2,095,072	-	38,196,610
Capital assets, net	38,599,831	2,831,893	(1,576,957)	39,854,767

PRELIMINARY DRAFT

III. Detailed Notes on All Funds (continued)

C. Long-Term Obligations

1. Colorado Water Resources and Power Development Authority ("CWRPDA") Loan

In May 2020, the District entered into a 20-year loan agreement with Colorado Water Resource and Power Development Authority (CWRPDA) for debt not to exceed $22,474,478 ($23,175,000 as the total funds available to be drawn and $700,522 total contingency). The net effective interest rate of the loan is 1.29%. The proceeds of this debt were used for a Water Treatment Plant Expansion Project to be completed in May 2022. Although the proceeds of the CWRPDA loan are being used for improvements to the District's water treatment functions, the Loan Agreement provides that repayment of the Loan is an obligation of both the Water and Wastewater Enterprise Funds of the District, payable from all legally available sources of those District Enterprises and is therefore reported as a noncurrent obligation of business-type activities. Loan payments are due semi-annually on February 1 and August 1. Semi-annual principal payments for this loan commenced August 1, 2021 in the amount of $112,833 and the final payment will be due August 1, 2040. Debt service payments are made by the Enterprise Funds. The loan requires a three-month operations and maintenance reserve based on budgeted enterprise operating expenses or $567,079. The District has restricted cash in the Water Fund for this purpose.

Rate Covenant

The 2020 Colorado Water Resources and Power Development Authority loan agreement requires that Net Revenues shall represent a sum equal to 110% of the amount necessary to pay when due the principal and interest on the loan and any parity debt coming due. During 2021, the District established a Rate Stabilization reserve account of $280,000. The District believes it is compliance with its rate covenants.

Charges for services	2,376,335
Tap fees	232,514
Operating transfers (property taxes)	100,499
Investment earnings	89,196
Other revenue	32,460
Gross revenue	2,831,004
Operating expenses	(2,216,666)
Add back: depreciation	875,008
Net operating expenses	(1,341,658)
Net revenue	1,489,346
Debt service:	
2020 CWRPDA Loan	1,073,001
Required 110% Coverage	1,180,301
Excess (Under) Coverage	309,045
Beginning Rate Stabilization	305,585
Ending Rate Stabilization	614,630

PRELIMINARY DRAFT

III. Detailed Notes on All Funds (continued)

C. Long-Term Obligations (continued)

1. Colorado Water Resources and Power Development Authority ("CWRPDA") Loan (continued)

Contingency Funds

During 2023, the District accessed the additional contingency amounts originally approved in the May 2020 loan agreement in the amount of $49,209. During 2024, the District recognized the draw of the contingency funds as grant revenue (loan forgiveness). The additional contingency funds were applied against loan principal and interest in 2025 by CWRPDA and are recognized as loan credit revenue in 2025.

2. Town of Crested Butte Loan Agreement

The District entered into a loan agreement with the Town of Crested Butte on January 14, 2026 for the purpose of financing a portion of the cost of the solids processing facility. The loan totaled $1,780,371 and has a term of six years and an annual interest rate of 5.5%. The first payment was made in December 2025. The remaining principal balance at December 31, 2025 was $1,490,222.

Annual debt service requirements for the loans are as follows:

Year Ended December 31,	Principal	Interest	Total
2026	1,306,418	362,054	1,668,472
2027	1,334,655	332,905	1,667,560
2028	1,364,754	304,351	1,669,105
2029	1,393,065	276,107	1,669,172
2030	1,423,658	248,385	1,672,043
2031-2035	6,359,041	793,514	7,152,555
2036-2040	6,590,441	262,090	6,852,531
	19,772,032	2,579,406	22,351,438

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2025:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Compensated Absences	40,522	3,758	-	44,280	-
Business-type Activities:					
CWRPDA Loan 2020	19,354,811	-	1,073,001	18,281,810	1,090,070
Town of Crested Butte	-	1,780,372	290,150	1,490,222	216,348
Compensated Absences	54,791	-	4,190	50,601	-
	19,450,124	1,784,130	1,367,341	19,866,913	1,306,418

At December 31, 2025, the District had no authorized but unissued debt.

PRELIMINARY DRAFT

IV. Other Information

A. Pension Plan

The District is a member of the Colorado Retirement Association ("CRA"), which offers a defined contribution plan. Required contributions are established by the governing board of the Association.

Under a defined contribution plan the benefits a participant will receive depend solely on the amount contributed to the participant's account plus the investment returns of those contributions.

Participation is mandatory for all employees at the time of employment. The participation starts at day 1. Eligible employees contribute five percent (5%) of their base pay, which is matched by the District. The plan has a five year vesting period and is distributed upon the employee's termination or retirement. For 2021, the District amended the plan to allow for an additional employer matching contribution of up to a 3% match of employee contributions to a separate I.R.C. Section 457 plan also managed by CRA (maximum 8% employer contributions).

During the fiscal year 2025, the District's required contributions were $112,064, representing 5% of covered payroll plus up to 3% match of additional employee 401(a) contributions above 5%. Covered payroll was $1,421,545.

B. Risk Management

The District carries insurance coverage for all foreseeable risks of loss. These include, but are not necessarily limited to, worker's compensation, property and liability, bond, and errors and omissions.

The District carries liability, property and bond coverage through commercial insurance carriers. Risk of loss is transferred to these carriers.

The District has not materially changed its coverage from previous years. Based on the lack of previous loss occurrences, the District has not recorded any liability for unpaid claims at December 31, 2025.

C. Internal Transfers

The District reports administrative activities in the General Fund, funded through a general operating mill levy with supplemental transfers from the Water and Sanitation Funds to cover operating expenses, or to those funds if taxes exceed administrative expenses. The operating mill levy is allocated equally against Water and Sanitation Fund administrative costs with the District tracking administrative costs separately for both activities. For the fiscal year 2025, the District transferred excess taxes of $200,997 from the General Fund split equally between the Water and Sanitation Funds.

PRELIMINARY DRAFT

IV. Other Information (continued)

D. Deficit Fund Balance

As of December 31, 2025, the District had a deficit unassigned fund balance of $(51,671) in the General Fund due to the requirement to the restricted equity related to the emergency reserve requirements of TABOR as described in Note 6 and the prepayment of 2026 insurance premiums. As the District intends to balance administrative costs reported in the General Fund through transfers to and from the Water and Sanitation Funds, this deficit is anticipated to continue. Should the District be required to utilize the emergency reserve required by TABOR, additional transfers can be made from the other operating funds.

The District has a deficit net position of $(44,280) in the Governmental Activities specifically related to the inclusion of accrued compensated absences related to administrative employees. The deficit related to the accrued compensated absences is expected to continue with minor adjustment.

PRELIMINARY DRAFT

REQUIRED SUPPLEMENTARY INFORMATION

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - General Fund
For the Year Ended December 31, 2025

	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:			
Property taxes	1,328,093	1,258,176	(69,917)
Specific ownership taxes	-	69,561	69,561
Investment income	120,000	181,914	61,914
Other charges	-	5,000	5,000
Total Revenues	1,448,093	1,514,651	66,558
Expenditures:			
Personnel services	905,078	856,866	48,212
Fuel and automotive	2,500	3,833	(1,333)
Insurance	27,584	28,314	(730)
Professional fees	302,000	282,761	19,239
Supplies	38,416	27,082	11,334
Telephone and utilities	11,000	11,902	(902)
Travel and training	13,000	7,784	5,216
Other expenses	105,743	95,112	10,631
Total Expenditures	1,405,321	1,313,654	91,667
Revenues in Excess (Deficiency) of Expenditures	42,772	200,997	(25,109)
Other Financing (Uses):			
Transfer (to) from other fund	-	(200,997)	(200,997)
Total Other Financing (Uses)	-	(200,997)	(200,997)
Net Change in Fund Balance	42,772	-	(42,772)
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	42,772	-	(42,772)

The accompanying notes are an integral part of these financial statements.

PRELIMINARY DRAFT

SUPPLEMENTARY INFORMATION

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District
Schedule of Revenues, Expenses, and Changes in Funds Available
Budget and Actual (Budgetary Basis) - Water Fund
For the Year Ended December 31, 2025

	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:			
Charges for sewer services	2,401,943	2,376,335	(25,608)
Other services	25,835	32,460	6,625
Tap fees	180,000	232,514	52,514
Interest income	72,000	89,196	17,196
Total Revenues	2,679,778	2,730,505	50,727
Expenditures			
Salaries and benefits	755,167	665,135	90,032
Administrative office expenses	6,750	7,958	(1,208)
Insurance	60,000	54,745	5,255
Professional fees	140,000	106,250	33,750
Repairs and maintenance	226,100	183,048	43,052
Supplies	169,500	141,330	28,170
Telephone and utilities	150,000	153,207	(3,207)
Travel and training	5,750	3,854	1,896
Other expenses	35,000	26,131	8,869
Other capital outlay	433,265	245,684	187,581
Debt service:			
Principal	514,405	536,501	(22,096)
Interest	205,645	205,645	-
Total Expenditures	2,701,582	2,329,488	372,094
Excess (Deficiency) of Revenues Over Expenditures	(21,804)	401,017	422,821
Other Financing Sources (Uses):			
Transfer (to) from other fund	-	100,499	100,499
Total Other Financing Sources	-	100,499	100,499
Change in Net Position - Budgetary Basis	(21,804)	501,516	523,320
Reconciliation of Budget to GAAP Basis:			
Loan credit		536,501	
Loan principal paid		536,501	
Capital outlay		245,684	
Depreciation		(875,008)	
Change in Net Position		945,194	
Net Position - Beginning		13,275,463	
Net Position - Ending		14,220,657	

The accompanying notes are an integral part of these financial statements.

PRELIMINARY DRAFT

Mt. Crested Butte Water and Sanitation District
Schedule of Revenues, Expenses, and Changes in Funds Available
Budget and Actual (Budgetary Basis) - Sanitation Fund
For the Year Ended December 31, 2025

	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:			
Charges for sewer services	1,782,835	1,790,190	7,355
Other services	-	1,775	1,775
Tap fees	270,000	451,262	181,262
Other capital contributions	-	336,658	336,658
Total Revenues	2,052,835	2,579,885	527,050
Expenditures			
Salaries and benefits	838,571	648,144	190,427
Insurance	55,000	54,245	755
Professional fees	290,000	233,789	56,211
Repairs and maintenance	235,000	136,165	98,835
Supplies	185,000	136,802	48,198
Telephone and utilities	157,000	157,049	(49)
Travel and training	10,500	6,641	3,859
Other expenses	47,500	34,492	13,008
Capital outlay	448,612	863,108	(414,496)
Debt service:			
Principal	-	290,150	(290,150)
Interest expense	-	8,160	(8,160)
Total Expenditures	2,267,183	2,568,745	(301,562)
Excess (Deficiency) of Revenues Over Expenditures	(214,348)	11,140	225,488
Other Financing Sources (Uses):			
Transfer (to) from other fund		100,498	100,498
Total Other Financing Sources	-	100,498	100,498
Change in Net Position - Budgetary Basis	(214,348)	111,638	325,986
Reconciliation of Budget to GAAP Basis:			
Loan principal paid		290,150	
Capital outlay		863,108	
Depreciation		(764,088)	
Change in Net Position		500,808	
Net Position - Beginning		13,121,288	
Net Position - Ending		13,622,096	

The accompanying notes are an integral part of these financial statements.

June 15, 2026

Dear Ms. Nicole Bogenschuetz,

HDR has reviewed the submittal from the Bear Crossing Development at 14 Castle Road dated May 1st, 2026 and have no further comments on the civil design.

In accordance with Section 01020, paragraph 2.1.B.2 this is a recommendation for technical approval of the Preliminary Submittal. The next steps include presenting the design, analysis, and construction schedule/phasing at an upcoming Board Meeting, where the Board of Directors will make a motion for approval of the Preliminary Submittal.

A hydraulic analysis was completed for the development and the District's current infrastructure is adequate to support this development at this location at this time. The District does not reserve capacity in the Gothic Road Interceptor and will reevaluate the impact at the time tap fees are calculated.

Resolution No. 2026-04 was approved and adopted on June 9, 2026. This resolution identifies the Bear Crossing Development as a benefitted property within the Capacity Expansion Service Area. Thus, the Bear Crossing Development is responsible for a proportionate share of the total Gothic Road Interceptor project cost and is subject to the Capacity Expansion Sewer Tap Fee.

HDR will continue to review developments on a case-by-case basis to determine their impact to the District's system for both existing and buildout conditions at the time tap fees are calculated.

Please let us know if you have any further questions related to this project.

Sincerely,
HDR Engineering, Inc.

Michael Sabon, PE
Project Engineer

hdrinc.com

202 Main Street, Suite 200, Grand Junction, CO 81501-7804
(970) 462-4800

Water & Sewer

Basis of Design Report

Bear Crossing
Town Home Development II

Prepared For:
Mt. Crested Butte Water and Sanitation District

Prepared By:
SCJ Alliance
523 Riverland Dr. Suites 3B & 3C
Crested Butte, CO 81225
970.641.2499

May 1, 2026

SCJ ALLIANCE
CONSULTING SERVICES

Water & Sewer Report

Project Information

Project:	Bear Crossings Town Home Development II

Reviewing Agency

Jurisdiction:	MCBWSD

Project Representative

Prepared by:	SCJ Alliance 523 Riverland Dr. Suites 3B & 3C Crested Butte, CO 81225 970.641.2499 scjalliance.com
Contact:	Matt Mielke, PE
Project Reference:	SCJ #25-000256

Signature

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned, whose seal, as a professional engineer licensed to practice as such, is affixed below.

Prepared by: Zach Gubran

Approved by: Matt Mielke, PE

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Appendix A – Proposed Site Plan & Utilities Plan

Appendix B – Architectural Drawings

Appendix C – Supporting Calculations

Appendix D – Sanitary Sewer Analysis

Appendix E – Water Hydraulic Model

1 Executive Summary

The proposed Bear Crossing development will connect to the Mount Crested Butte Water and Sanitation District (District) existing water and sewer infrastructure. The development will be supplied by a new 8-inch water line looped within proposed utility easements shown on the drawings. The District's current and future water capacity is expected to meet both the peak hour demand (estimated at 26,507 GPD) and the temporary fire flow requirement (105,000 gallons, or 1,750 GPM for 1 hour). Sewer loading is expected to be consistent with typical residential flow and strength. It will be conveyed via gravity down to the existing 10” sewer main along Castle Road. Calculations for water and wastewater flows are detailed in Section 3.2.

2 Project Overview

The proposed development, located at 14 Castle Road in Mt. Crested Butte (between Castle Road and Hunter Hill Road), comprises of 5 Townhome structures, containing 18 individual residential units. Each unit requires its own water and sewer connections, with water meters located within each residence for MCBWSD monitoring and billing purposes. The site plan for the development, including subdivision plat, utility easements, and water and sewer utility plans, is detailed in Appendix A. Appendix B includes the original architectural designs, however it should be noted that building 5 has been narrowed to allow for the required utility easement while also complying with setback requirements. The building footprints account for the second-floor decks. The proposed utility connections involve integrating with the existing municipal water and sewer systems. Specifically, the water infrastructure improvements include redirecting the water mainline and establishing dry taps into the District's water system. The sewer system will be connected to the existing sewer main running north to south from Hunter Hill Road and conveyed via gravity flow through the site to a proposed manhole to be installed on the 10” sewer main on Castle Road. The site will not include any mechanical facilities for water and sewer such as lift stations, booster stations, or storage tanks. All water and sewer utilities are designed to be located within proposed utility easements or in driveways to facilitate future long-term operations and maintenance.

2.1 Schedule

The overall development schedule does not have a phased approach; however, water/sewer main connections between Hunter Hill Road and Castle Road will be completed in a single phase and prior to the construction of any of the proposed Townhomes and/or the Building 5 loop. It’s anticipated that construction will commence in the spring of 2026 pending District approval. Connection to the District’s water and sewer utilities is anticipated to begin during the summer of 2026.

2.2 Means and Methods

2.2.1 Service Interruption and Connection Protocols

To manage water service interruptions, the Contractor must notify the District 48 hours in advance and the Fire Department 24 hours in advance, providing a description of affected boundaries and hydrant locations. Affected customers require written notice 24 hours before a shut-off, delivered personally or left at their door. Standard outages are limited to four hours; however, the District may approve longer durations if the work is scheduled to minimize customer inconvenience, such as during off-hours or weekends. In commercial areas, disruptions must be coordinated with both the District and private

property owners. For critical needs, if a business or building cannot be without water, the Contractor is required to provide an alternative temporary water supply during the connection installation.

2.2.2 Sewer Service Verification and Replacement

When an existing sewer is being replaced, the Contractor is responsible for locating and connecting all existing services to the new line. No sanitary sewer service shall remain unconnected for more than 24 hours. If service cannot be re-established within the timeframe stated in the initial written notice, the Contractor must make personal contact with the customer and, if necessary, provide portable toilets or hotel accommodations. If sewage bypassing is required for rehabilitation or abandonment, a detailed bypass plan must be submitted for review. The bypass system must include upstream plugs, bypass lines with sufficient capacity, and on-site reserve equipment, including backup power with an automatic transfer switch, to manage mechanical failures or emergencies.

2.2.3 Infrastructure Abandonment

Whenever work is not in progress, open ends of water and sewer pipe must be closed with a blocked, watertight plug to prevent the entry of water, debris, or animals. For the abandonment of infrastructure in place, unconnected service lines must be sealed with airtight plugs and concrete thrust blocks. Abandoning lateral stub-outs requires a 4”x4 “timber placed across the plug, extending at least 2 inches beyond each side, followed by a concrete thrust block with a minimum bearing area of 1.0 square foot poured against solid undisturbed earth. When a waterline is terminated, the end must be secured with a valve, joint restraint, thrust block, and blow-off assembly. For sewer lines intended for future extension, the infrastructure must terminate in a manhole with a plugged stub-out extending 10 feet from the outside of the structure.

2.2.3.1 Manhole Abandonment and Repair

Manhole rehabilitation and repair are conducted using fiber-reinforced, spray-applied cementitious mortar or rapid-setting, corrosion-resistant patching materials. Infiltration is addressed using rapid-setting, high-early-strength hand-applied cementitious plugs. Once repaired, manholes must undergo exfiltration or vacuum testing to ensure they are watertight. Specifically, for manholes up to 6 feet deep, water loss must not exceed 1 inch in five minutes. To protect the integrity of the repair, traffic is prohibited from the area for a minimum of 24 hours after the final application of liner material.

3 Hydraulic Design

3.1 Irrigation

The weekly irrigation water use was estimated based on the landscape materials detailed in the architectural drawings. These estimates were derived from conversations with the SCJ Studio Landscape Architecture team referencing water budgets established for similar landscaping projects. Assumed weekly water usage rates were assigned to various plant types and landscape areas.

Distributing equally across the week, daily irrigation demands were then summed with the projected daily water usage from all proposed units. This combined total was then used to estimate the Maximum Day Demand (MDD) and Peak Hour Demand (PHD) factors.

$$Irrigation\ GPD\ (Years\ 1-3) = \frac{(Quantity\ of\ Landscape\ Item\ x\ Estimated\ Irrigation\ Amount)}{7\ days}$$

$$MDD = Total\ Gallons\ per\ Day\ x\ Peaking\ Factor$$

$$PHD = Total\ Gallons\ per\ Day\ x\ Peaking\ Factor$$

These irrigation estimates are only for the first three years while the landscaping is being established and is anticipated to taper off afterwards. The irrigation period is limited to the months of June through October. Once the plants are established, irrigation needs will be reduced, as outlined in the table below.

Irrigation Water Use Calculations					
Landscape Item	**Quantity**	**Estimated Irrigation (GPW)**	**TOTAL (GPW)**	**Total GPD (Years 1 – 3)**	**Total GPD (After Establishment)**
Evergreen Tree	36	9	309	44	29
Deciduous Tree	30	7	214	31	28
Low Growth Native Grass (SF)	15,000	429	429	61	55
Deciduous Shrubs	50	1	50	7	5
Evergreen Shrubs	50	2	100	14	7
TOTAL			**1,102**	**157 GPD**	**123 GPD**
		Peaking Factor			
Estimated Maximum Day Demand		**2**		**314**	**246**
Estimated Peak Hour Demand		**3.5**		**550**	**431**

3.2 Design Flow Rates

To calculate projected water demands within the subdivision, we used the District's Water Standards to provide a summation of the Single-Family Equivalents (SFEs). Due to the size of the proposed townhomes, we used a supplemental SFE value in addition to the base SFE value of 1 for Multi-Family/ Townhouse/Apartment/Duplex Units. Please see tabulated data below.

$$SFE = 1 + (\#\ \text{of Additional Appliances} * \text{Supplemental SFE Value})$$

Basis of SFE Calculation		
# of Units	**# of Additional Appliances**	**Supplemental SFE Value**
3 Bedroom Units		
8	2 Showers	.06
	3 Sinks	.03
	2 Toilets	.11
SFE Total:	**1.43**	
4 Bedroom Units		
10	3 Showers	.06
	6 Sinks	.03
	3 Toilets	.11
	1 Room	.20
SFE Total:	**1.89**	

$$SFE \times Number\ of\ Units \times People\ per\ Unit \times Average\ Day\ Demand \times Peak\ Month\ Factor = Water\ Max.\ Day\ Demand$$

Average Day Demand to Maximum Day Demand						
Property Description (Townhome)	**SFE**	**Number of Units**	**People per Unit**	**Average Day Demand (GPCD)**	**Peaking Factor**	**TOTAL (GPD)**
3-Bedroom	1.43	8	1.8	85	2	**3,500**
4-Bedroom	1.89	10	1.8	85	2	**5,783**
Irrigation				157	2	**314**
Water Max. Day Demand						**9,597**

$$SFE \times Number\ of\ Units \times People\ per\ Unit \times Average\ Day\ Demand \times Peak\ Month\ Factor = Peak\ Hour\ Demand$$

Average Day Demand to Peak Hour Demand						
Property Description (Townhome)	**SFE**	**Number of Units**	**People per Unit**	**Average Day Demand (GPCD)**	**Peaking Factor**	**TOTAL (GPD)**
3-Bedroom	1.43	8	1.8	85	3.5	**6,126**
4-Bedroom	1.89	10	1.8	85	3.5	**10,121**
Irrigation				157	3.5	**550**
Water Peak Hour Demand						**16,797**

3.3 Fire Flow

The basis for our fire flow calculations was pulled from the 2024 International Building Code (IBC), International Fire Code (IFC) as adopted by the Town of Mount Crested Butte, and with conversation with the Crested Butte Fire Protection District (CBFPD) Fire Marshal Ric Ems in August of 2025. During those conversations it was determined that the location of the proposed fire hydrant was acceptable and the methodology outlined below was the preferred method for calculating fire flow. The proposed structures are classified as Type VB with a Gross Residential Floor Area of 15,606 SF for the largest building (Building 5). The structures are also classified as townhouses, therefore Tables B105.1(1) and B105.1(2) were used to determine the required fire flow availability required for the site. Fire flows were calculated to be 105,000 gallons, or 1,750 gallons per minute for 1 hour. See Appendix C for calculations. Based on our modeling results, the proposed piping can supply up to 4,000 GPM at the proposed Hunter Hill Tie-in. The piping can also supply up to 2,000 GPM while still maintaining a minimum pressure of 40psi. Both modeling results assume a supply pressure of 65psi down at the proposed Castle Road tie-in.

4 Water System Impacts

The locations of the proposed tie-ins are shown on sheet UT-01 in Appendix A. The proposed water main will consist of an 8-inch DI pipe, which has been designed to deliver the required fire flows based on the minimum available pressure at the Castle Road tie-in point (as provided by the District), Hydraulic modeling results for the proposed water main are located in Appendix E. The new 8-inch main will be installed within the proposed utility easements, illustrated in Appendix A. Prior to any potential disruption in water service, the Contractor must notify the District 48 hours in advance and the Fire Department 24 hours in advance, including a map of affected areas and hydrants. All customers must receive written notice at least 24 hours before the shut-off, delivered personally or left at their door. Any outages in service in this area of the water system must be kept under 2 hours. Finally, all commercial shutoffs must be coordinated with property owners, and the Contractor must provide a temporary water supply to any building that cannot be without service. [1]

To connect to the existing MCBWSD water mains, three (3) simultaneous dry-ties are proposed. The new 8” mains will be fully constructed, pressure tested, disinfected, and flushed to allow for quick and ready dry-ties at the proposed tie-in locations. Existing valve locations shall be confirmed, and these valves shall be used to isolate the proposed dry-ties, if no service connections exist between the valves and the tie-in locations. If service connections do exist in these areas, we propose that the contractor use insertion valves to provide a shutoff point directly adjacent to the tie-in location (in order to minimize the number of service outages). 3 separate work teams will each perform 1 tie-in at the same time, in order to minimize the service outage to less than 2-hrs total. All tie-in tools and materials will be staged on-site and ready to use/install prior to starting the shutdown.

The contractor will mark both sewer manholes and water valves with T-posts and 2-inch diameter PVC that is 6 feet tall and wrapped in green reflective tape for sewer or blue reflective tape for water to allow for the manholes or valves to be located during the winter if construction Is not complete. Pre-taps will be used and will be cut and capped just after the curb stop for service lines and fire lines, see locations on UT-01.

[1] Refer to Section 02000, paragraph 3.3 for specific notification requirements.

5 Sewer Design

Wastewater forecasts were calculated referencing the District's current design standards and the SFE values calculated in section 3.2. To calculate the wastewater max. month flow and peak hour flow the equations below used.

$$SFE \times Number\ of\ Units \times People\ per\ Unit \times Average\ Day\ Demand \times Peak\ Month\ Factor = Wastewater\ Max.\ Month\ Flow$$

Average Day Demand to Maximum Month Flow Peaking Factor						
Property Description (Townhome)	SFE	Number of Units	People per Unit	Average Day Demand (GPCD)	Peaking Factor	**TOTAL (GPD)**
3-Bedroom	1.43	8	1.8	74	2.2	**3352**
4-Bedroom	1.89	10	1.8	74	2.2	**5538**
Wastewater Max. Month Flow						**8,890**

$$SFE \times Number\ of\ Units \times People\ per\ Unit \times Average\ Day\ Demand \times Peak\ Month\ Factor = Wastewater\ Peak\ Hour\ Flow$$

Peak Hour Flow to Annual Average Flow Peaking Factor						
Property Description (Townhome)	SFE	Number of Units	People per Unit	Average Day Demand (GPCD)	Peaking Factor	**TOTAL (GPD)**
3-Bedroom	1.43	8	1.8	74	3.3	**5029**
4-Bedroom	1.89	10	1.8	74	3.3	**8307**
Wastewater Peak Hour Flow						**13,336**

6 Sanitary Sewer Impacts

The proposed sewer main will connect to the existing main along Hunter Hill Road and will be conveyed to a proposed manhole to be installed on the existing main along Castle Road. The locations and pipe sizes of the tie in and manhole are provided on sheet UT-01 in Appendix A. The contractor will plug and bypass pump from manhole 9.2.2 to manhole 9.2 during the abandonment of the existing sewer main on the property. Demolition details are provided on sheet DM-01 in Appendix A. The contractor will plug and bypass pump from Manhole 9.2 to 9.1 during installation of Manhole 6.

The total burial depth of proposed Manhole 1 is 15'4" below the proposed finish grade due to the maximum road slopes required by the Town of Mt. Crested Butte, its preferred location in the proposed road, and its location along the existing sewer main. The client will be requesting a variance as this is outside of the Districts maximum burial depth of 15 feet.

The anticipated wastewater flows from the development, as detailed in Section 5, are projected to be solely from domestic residential sources. These residential flows are expected to have strength comparable to typical residential wastewater that is currently processed at the treatment plant. TSS and BOD that would be produced from the proposed development are estimated to be approximately 33.5 lbs./day (each), contributing to the overall 3,500 lbs./day permitted capacity of the treatment plant. The calculations provided below assume a typical residential biosolids strength of 300mg/l for both TSS and BOD.

$$\frac{300mg}{1\ liter} \times \frac{3.8\ liters}{1\ gallon} \times \frac{13{,}336\ \ Gal}{day} \times \frac{1\ g}{1000\ mg} \times \frac{1\ lbs}{453.59g} = \mathbf{33.52\ lbs/day}$$

In order to estimate the impact to the overall conveyance capacity in this location, the District will need to review their current hydraulic model for this section of the collection system, incorporating the calculated hydraulic contributions provided by SCJ. The existing system data was not provided to SCJ, so a capacity analysis of the collection system will be required by the district in order to determine if there will be any future limitations on system capacity. An estimated available upstream capacity and design model has been provided in Appendix D. SCJ's model includes a pipe termination after proposed manhole #6 and does not extend any farther than the proposed new piping.

7 Requested Variances

The client would like to request three variances for this project.

1. **A variance permitting a minimum spacing of potable and non-potable pipe of 8 feet.** The layout of the site combined with the setback requirements for the required utility easement did not allow for the full 10ft horizontal separation between potable and non-potable pipe. The client requests a variance allowing for that separation to be 8ft. To allow for that reduction in separation the contractor will:
    a. Lay the pipe in a separate trench or on an undisturbed earth shelf located on the uphill side of the non-potable pipe at such an elevation that the bottom of the pipe is at least 18 inches above the top of the non-potable pipe. The non-potable pipe materials will be

water works grade 150 psi (1.0 Mpa) pressure rated pipe meeting AWWA standards and will be pressure tested to ensure water tightness.

b. Section 2.2 of this report outlines the means and methods documenting how contamination of potable water is being mitigated.

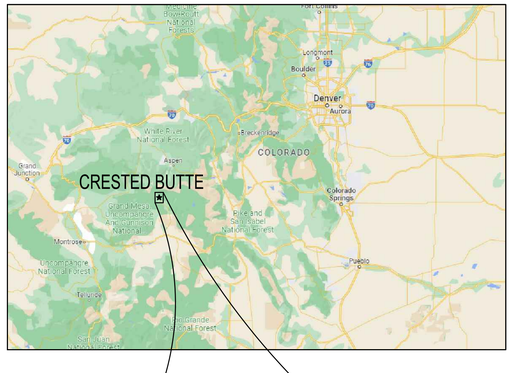
2. **A variance allowing for waterlines to be laid parallel to or under any bearing wall.** The geography of the site does not allow for a looped water system that does not lie under a bearing wall. The District and future HOA will sign an agreement that if the line requires emergency excavation and/or repair, the District is not responsible for repairing the retaining wall.

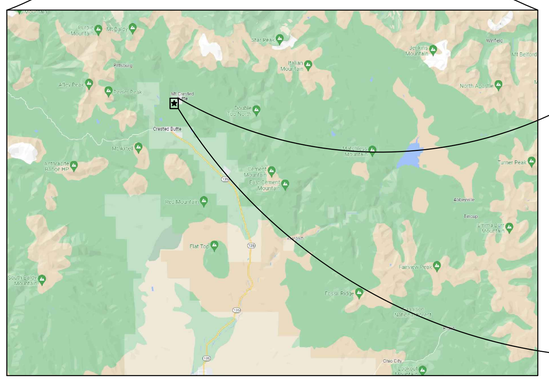
3. **A variance permitting Proposed Manhole 1 to be at a depth of 15'4" below finish grade.** The proposed manhole exceeds the maximum ground cover depth of 15' outlined in Sanitary Sewer Impacts 02000, paragraph 3.1,A, 1. Due to the constraints of maximum road slopes required by the Town of Mt. Crested Butte, its preferred location in the proposed road, and its location along the existing sewer main,it is not possible to have it any shallower.

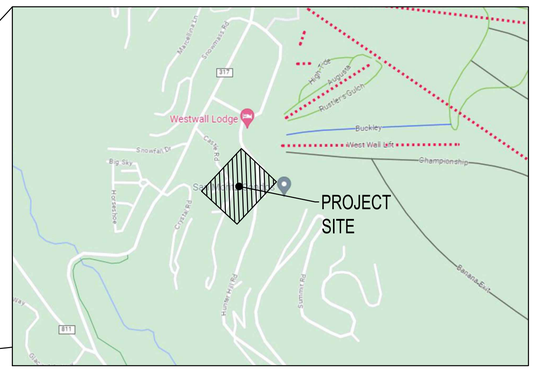
Appendix A

Construction Sheet Set

BEAR CROSSING TOWNHOMES
CONSTRUCTION DOCUMENTS
MT. CRESTED BUTTE, CO 81225







N

NTS

OWNER / APPLICANT:
RONNIE RICHARDSON
18648 HWY 18
RAYMOND, MS 39154
601-878-2484

CONSULTANTS:
SCJ ALLIANCE
400 N. MAIN ST.
GUNNISON, CO. 81230
PHONE: 970.641.2499 EXT. 372
CONTACT: MATT MIELKE, PROJECT ENGINEER

SURVEYOR:
SGM
103 W TOMICHI AVE SUITE A,
GUNNISON, CO 81230
PHONE: 970.641.5355
CONTACT: ERIK BJORNSTAD

ARCHITECT:
BEN WHITE ARCHITECTURE, LLC
PO BOX 2921
CRESTED BUTTE, CO 81224
970-349-5378

SITE INFORMATION:
PARCEL NUMBER: 3177-264-01-035
ACRES: ±1.651 ACRES

SITE ADDRESS:
14 CASTLE ROAD, LOTS 27, 28, 44, AND 45
MT. CRESTED BUTTE, CO 81225

UTILITIES:
WATER:
MT. CRESTED BUTTE WATER & SANITATION DISTRICT
PHONE: 970.349.7575

SEWER:
MT. CRESTED BUTTE WATER & SANITATION DISTRICT
PHONE: 970.349.7575

PHONE:
CENTURY LINK
PHONE: 800.244.1111

TELECOMMUNICATIONS, CABLE, FIBER OPTIC:
SPECTRUM
PHONE: 866.363.6376

POWER:
GUNNISON COUNTY ELECTRIC ASSSN.
116 6TH STREET, SUITE 202
CRESTED BUTTE, CO 81224
PHONE: 970.349.5385

GAS:
ATMOS ENERGY
121 S TAYLOR ST
GUNNISON, CO 81230
PHONE: 888.442.1313

LEGAL DESCRIPTION:
LOTS 27, 28, 44 & 45, CHALET VILLAGE SUBDIVISION, ADDITION NO. 3 IN SECTION 26,TOWNSHIP 13S, RANGE 86W

BASIS OF SURVEY:
DATUM: ELEVATION INFORMATION SHOWN HEREON IS BASED UPON GPS OBSERVATIONS UTILIZING OPUS AND GEOID 18 TO DERIVE THE NAVD88 ELEVATION OF 9254.5 AT THE TOP OF A 5/8" REBAR AND 1.5" ALUMINUM, CAP, LOCATED IN THE NORTHEAST CORNER OF SAID LOT 45, AS SHOWN IN THE EXISTING CONDITIONS SURVEY ON SHEET SV-01.

BASIS OF BEARING: BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S10°51'13"E BETWEEN THE NORTHEAST CORNER OF SAID LOT 45, BEING MONUMENTED BY A 5/8" REBAR AND 1.5" ALUMINUM CAP, AND SOUTHWEST CORNER OF SAID LOT 44, BEING MONUMENTED BY A 3/4" REBAR, BOTH CORNERS MONUMENTED AS SHOWN ON THE EXISTING CONDITIONS SURVEY ON SHEET SV-01.

Sheet List Table

Sheet Number	Sheet Title	Sheet Description
1	CV-01	COVER SHEET
2	GN-01	GENERAL NOTES & LEGEND
3	SV-01	EXISTING CONDITIONS SURVEY
4	DM-01	DEMOLITION PLAN
5	SP-01	SITE PLAN
6	EC-01	EROSION CONTROL PLAN
7	EC-02	EROSION PLAN DETAILS
8	CM-01	CONSTRUCTION DEWATERING PLAN
9	CG-01	GRADING & DRAINAGE PLAN
10	PP-01	DRIVEWAY PLAN & PROFILE
11	PP-02	DRIVEWAY PLAN & PROFILE
12	PP-03	DRIVEWAY GRADING
13	UT-01	WATER & SEWER PLAN
14	UT-02	SEWER MAIN PROFILES
15	UT-03	WATER MAIN PROFILES
16	WT-01	WATER SYSTEM DETAILS
17	WT-02	WATER SYSTEM DETAILS
18	SS-01	SEWER SYSTEM DETAILS
19	DT-01	STANDARD DETAILS

BY	DATE	REVISIONS

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: COVER SHEET

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:
COLORADO LICENSED PROFESSIONAL ENGINEER
54292
5/1/2026

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 CV-01
DRAWING NO:	CV-01
SHEET NO:	1 OF 19

May 01, 2026 10:39:03am – User: zach.gubrun
N:\PROJECTS\7484 RONNIE RICHARDSON\25-000256 BEAR CROSSINGS TOWN HOME DEVELOPMENT II\CADD\25-000256 CV-01.DWG

GENERAL CONSTRUCTION NOTES

1. ALL WORK, WORKMANSHIP AND MATERIALS FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE FOLLOWING MANUAL(S) AND DOCUMENT(S): TOWN OF MT. CRESTED BUTTE REQUIREMENTS.

2. ALL GOVERNMENTAL SAFETY REGULATIONS SHALL BE STRICTLY ADHERED TO INCLUDING OSHA AND THE COLORADO DEPARTMENT OF LABOR AND EMPLOYMENT.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DULY NOTIFY GUNNISON COUNTY IN ADVANCE OF THE COMMENCEMENT OF ANY AUTHORIZED WORK AND TO SCHEDULE REQUIRED INSPECTIONS. ANY REQUIRED INSPECTION TEST WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

4. THE APPROVAL OF THESE PLANS BY TOWN OF MT. CRESTED BUTTE DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER OF THE RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF OTHER GOVERNING AGENCIES.

CAUTION – NOTICE TO CONTRACTOR

5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE PROJECT SURVEY AND OTHER RECORDS OF UTILITIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL FOR UTILITY LOCATES 48 HOURS PRIOR TO PLANNED EXCAVATIONS.

6. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SET ARE BASED UPON COMPILED DRONE SURVEY DATA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED WORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE.

7. EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY EXACT LOCATION, DIAMETER, LENGTH, CONDITION, PIPE TYPE, SLOPE AND VERTICAL AND HORIZONTAL ALIGNMENT OF THE EXISTING ALIGNMENT OF THE PROPOSED POINTS OF CONNECTION PRIOR TO CONNECTION AND REPORT ANY DISCREPANCIES TO ENGINEER PRIOR TO INSTALLATION OF THE PROPOSED UTILITIES.

8. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL, STATE, AND FEDERAL APPROVALS AND PERMITS.

9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS AT THE CONSTRUCTION SITE AT ALL TIMES.

10. CONSTRUCTION SIGNING AND TRAFFIC CONTROL SHALL BE PER THE CURRENT COPY OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE GUNNISON COUNTY ROAD AND BRIDGE DEPARTMENT, IF REQUIRED, AND OBTAIN APPROVAL PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.

11. ALL VEHICLES AND EQUIPMENT SHALL BE KEPT WITHIN THE WORK AREAS ESTABLISHED FOR THAT WORK SHIFT UNLESS TRAVELING TO OR FROM THE SITE. UNDER NO CIRCUMSTANCES SHALL VEHICLES BE PARKED OR EQUIPMENT BE STORED OUTSIDE OF THESE AREAS. THE CONTRACTOR SHALL SAFELY MAINTAIN TRAFFIC AND CONTINUOUS ACCESS TO PRIVATE AND PUBLIC PROPERTY.

12. OTHER CONSTRUCTION PROJECTS MAY OCCUR NEAR THE PROJECT SITE AND MAY BE IN PROGRESS CONCURRENT WITH THE PROJECT. THE CONTRACTOR SHALL COOPERATE AS NECESSARY AND NOT INTERFERE OR HINDER THE PROGRESS OR COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.

13. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS AND TO OBTAIN ACCEPTANCE BY MT. CRESTED BUTTE AND THE PROJECT OWNER.

14. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL "PRE CONSTRUCTION" STATE OR BETTER.

15. DRIVEWAY ACCESS AND UTILITY SERVICE TO EXISTING HOMES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES.

16. THE CONTRACTOR SHALL ASSUME THAT A PORTION OF THE SOILS WILL NOT PROVIDE SUFFICIENT STABILITY TO STAND UP IN VERTICAL TRENCH WALLS. THIS WILL RESULT IN WIDER TRENCHES, GREATER EARTHWORK VOLUMES, AND MORE SURFACE DISTURBANCE. THE CONTRACTOR SHALL ASSUME THAT A PORTION OF NATIVE SOILS WILL INCLUDE BOULDERS/COBBLES WHICH ARE GREATER THAN 24 INCHES IN DIAMETER WHICH WILL SLOW DOWN THE CONTRACTOR'S PROGRESS. THIS WILL RESULT IN WIDER TRENCHES, GREATER EARTHWORK VOLUMES, AND MORE SURFACE DISTURBANCE.

17. THE REMOVAL, LOADING, AND HAULING OF EXCESS MATERIALS AS A RESULT OF DEMOLITION, TRENCHING, AND EXCAVATION ACTIVITIES SHALL BE DISPOSED OF AT A CONTRACTOR-PROVIDED WASTE SITE AT NO ADDITIONAL COST TO THE OWNER.

CPDS COR400000 PERMIT NOTE

IF APPLICABLE, THE CONTRACTOR SHALL OBTAIN A COLORADO DISCHARGE PERMIT SYSTEM (CPDS) COR400000 GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT FOR THIS PROJECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. A COMPLETE, ACCURATE, AND SIGNED APPLICATION MUST BE SUBMITTED A MINIMUM OF TEN DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. INCOMPLETE, INACCURATE, OR OTHERWISE NONCONFORMING APPLICATIONS MAY RESULT IN DENIAL OF PERMIT COVERAGE AND ADDITIONAL TIME TO OBTAIN THE PERMIT. IT IS THE CONTRACTOR'S RESPONSIBILITY PREPARE A STORMWATER MANAGEMENT PLAN (SWMP) AND ANY OTHER REQUIRED DOCUMENTATION OR INFORMATION NECESSARY TO OBTAIN PERMIT COVERAGE. THE CONTRACTOR SHALL DULY AMEND, TERMINATE, OR TRANSFER THE PERMIT COVERAGE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. COVERAGE UNDER THE COR400000 PERMIT DOES NOT PRE-EMPT OR SUPERSEDE THE AUTHORITY OF LOCAL AGENCIES TO PROHIBIT, RESTRICT, OR CONTROL STORMWATER AND NON-STORMWATER DISCHARGES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY ADDITIONAL PERMIT REQUIRED FOR STORMWATER AND NON-STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

STAKING NOTES

1. STAKING OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR, UNLESS INDICATED OTHERWISE. THE ENGINEER WILL PROVIDE AN ELECTRONIC (CADD) FILE OF RELEVANT PORTIONS OF THE CIVIL WORK IN ADDITION TO THE HARDCOPY DOCUMENTS. SUCH CADD FILES MAY NOT SHOW ALL ITEMS REQUIRED TO BE STAKED.

2. IN THE EVENT OF A CONFLICT BETWEEN THE ELECTRONIC (CADD) FILE AND THE CONTRACT DRAWINGS AND SPECIFICATIONS, THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL GOVERN. THE AVAILABILITY AND USE OF CADD FILES SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PROPER CHECKING AND COORDINATION OF DIMENSIONS, LINES, GRADES AND QUANTITIES OF MATERIALS AS REQUIRED FOR COMPLETE AND ACCURATE COMPLETION OF THE WORK.

3. DO NOT STAKE USING CONTOUR LINES. GRADES SHOULD BE DETERMINED FROM SPOT ELEVATIONS AND NOTED ELEVATIONS ON CONSTRUCTION DRAWINGS AND DETAILS.

4. DO NOT SCALE DRAWINGS. DIMENSIONS LISTED ON DRAWINGS AND SPECIFIED MINIMUMS OR MAXIMUMS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ABBREVIATIONS

&	AND
Ð	ANGLE
±	APPROXIMATELY
@	AT
℄	CENTERLINE
°	DEGREE
=	EQUALS
'	FOOT
>	GREATER THAN
"	INCH
#	NUMBER
%	PERCENT
AC	ASPHALTIC CONCRETE
ADD'L	ADDITIONAL
ADJT	ADJACENT
AFF	ABOVE FINISH FLOOR
AP	ANGLE POINT
APPROX	APPROXIMATE
ARCH	ARCHITECT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ATB	ASPHALT TREATED BASE COURSE
AVE	AVENUE
BCR	BEGIN CURB RETURN
BFV	BUTTERFLY VALVE
BGS	BELOW GROUND SURFACE
BLK	BLOCK(S)
BLDG	BUILDING
BM	BENCHMARK
BVC	BEGIN VERTICAL CURB
C	CONDUIT
CB	CATCH BASIN
CF	CUBIC FEET
CIRC	CIRCUIT, CIRCULA(R, TION)
CIP	CAST-IN-PLACE
CIP MON	CAST-IN-PLACE MONUMENT
CJ	CENTER JOINT
℄	CENTER LINE
CL	CROWNLINE
CLR	CLEAR
CO	CLEANOUT
COMM	COMMUNICATION
COMPT	COMPACTED
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINU(E, ED, OUS, ATION)
COORD	COORDINATE
CSBC	CRUSHED SURFACING BASE COURSE
CSTC	CRUSHED SURFACING TOP COURSE
CULV	CULVERT
CU YD	CUBIC YARD
D/W	DRIVEWAY
DEF	DEFLECTION
DEG	DEGREE
DEMO	DEMOLISH/DEMOLITION
DIA	DIAMETER
DIM	DIMENSION(S)
DIP	DUCTILE IRON PIPE
DR	DRIVE
DWG(S)	DRAWING(S)
E	EAST OR ELECTRICAL
EA	EACH
ECR	END CURB RETURN
EHH	ELECTRICAL HANDHOLE
EL, ELEV	ELEVATION
ELEC	ELECTRIC(AL)
ENGR	ENGINEER
EOP	EDGE OF PAVEMENT
EQ	EQUAL(LY)
EQUIP	EQUIPMENT
ESMT	EASEMENT
EVC	END VERTICAL CURVE
EX, EXIST	EXISTING EXP EXPANSION
EXP	EXPANSION
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FF	FINISH FLOOR
FG	FINISH GRADE ELEVATION
FH	FIRE HYDRANT
FIN	FINISH(ED)
FL	FIRE LINE/FLANGE
FT	FOOT/FEET
G	GAS
GALV	GALVANIZED
GRND	GROUND
GV	GATE VALVE
HH	HANDHOLE
HORIZ	HORIZONTAL
HT	HEIGHT
IE	INVERT ELEVATION
IN	INCH
JB, J-BOX	JUNCTION BOX
JT	JOINT TRENCH
KV	KILOVOLTS
KW	KILOWATT
KWH	KILOWATT HOURS
L	LENGTH
LB(S)	POUND(S)
LF	LINEAR FEET
LP	LOW POINT ELEVATION
LT	LEFT
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MON	MONUMENT IN CASE
N	NORTH, NORTHING
N/A	NOT APPLICABLE
NE	NORTHEAST
NEMA	NATIONAL ELECTRICAL MANUFACTURER ASSOCIATION
NIC	NOT IN CONTRACT
NO, NO	NUMBER
NTS	NOT TO SCALE
NW	NORTHWEST
OC, OC	ON CENTER
OD	OUTSIDE DIAMETER
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
P	POWER, POWER VAULT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE OR PORTLAND CEMENT CONCRETE
PED	PEDESTAL
PI	POINT OF INTERSECTION
ℙ	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
PVMT	PAVEMENT
PWR	POWER
QTY	QUANTITY
R	RADIUS
RD	ROAD, ROADWAY
REF	REFERENCE
REINF	REINFORC(E, ED, ING, MENT)
REQ'D	REQUIRED
REV	REVISION
RIM	STRUCTURE RIM ELEVATION
RT	RIGHT TURN
R/W, ROW	RIGHT OF WAY
S	SOUTH OR SLOPE
SCHED	SCHEDULE
SD, SDMH	STORM DRAIN, STORM DRAIN MANHOLE
SE	SOUTHEAST
SECT	SECTION(S)
SHT	SHEET
SP	SPRINKLER
SQ	SQUARE
SQ FT	SQUARE FEET
SQ IN	SQUARE INCH
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
STD	STANDARD
STRUCT	STRUCTURE(E, AL)
SW	SOUTHWEST
SYS	SYSTEM
T	TELEPHONE OR TELEPHONE VAULT
TBD	TO BE DETERMINED
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB ELEVATION
TELE	TELEPHONE
TEMP	TEMPORARY
TOW	TOP OF WALL ELEVATION
TP, T/P	TOP OF PIPE
TYP	TYPICAL
UDG	UNDERGROUND
VAP	VERTICAL ANGLE POINT
VC	VERTICAL CURVE
VERT	VERTICAL
VOL	VOLUME
W	WEST, WIDTH, WIDE OR WATER
W/	WITH
W/O	WITHOUT
WM	WATER MAIN OR WILLAMETTE MERIDIAN
WV	WATER VALVE
XFMR	TRANSFORMER

DRAFTING SYMBOLS

XX–A .....SECTION NUMBER

XX–01 .....SHEET NUMBER SECTION IS LOCATED ON

(X) .....NOTE NUMBER

(XX)

LEGEND

EXISTING	PROPOSED	
		EASEMENT
SS	SS	SANITARY SEWER LINE
Ⓢ		SS MANHOLE
W	W	WATER LINE
		WATER METER
		WATER VALVE
G	G	GAS LINE
T	T	TELEPHONE LINE
P	P	UNDERGROUND POWER LINE
	FM	SEWER FORCE MAIN LINE
		GAS METER
		ELECTRIC METER
XX	XX	EXISTING CONTOURS (MAJOR/MINOR)
XX	XX	PROPOSED CONTOURS (MAJOR/MINOR)
XXX.XX		SPOT ELEVATION
X%		SLOPE LABEL
		SILT FENCE (SF)
		SWALE
		INLET PROTECTION (IP)
		VEHICLE TRACKING CONTROL (VTC)
		DIRECTION OF FLOW
		SEDIMENT CONTROL LOG (SCL)

WATER,SEWER, & DRY UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS FOR WATER AND SEWER SHALL BE IN ACCORDANCE WITH THESE DRAWINGS AND ACCOMPANYING CONTRACT DOCUMENTS AND SPECIFICATIONS.

2. A RIGHT-OF-WAY EXCAVATION PERMIT IS REQUIRED FOR ALL UTILITY CUTS WITHIN ROAD RIGHTS-OF-WAY. TRAFFIC CONTROL PLANS MEETING M.U.T.C.D. REQUIREMENTS ARE REQUIRED PRIOR TO ANY WORK IN ROAD RIGHTS-OF-WAY. NO WORK SHALL OCCUR IN THE R.O.W. BETWEEN NOVEMBER 1 – APRIL 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE OWNER AND GUNNISON COUNTY ROAD AND BRIDGE DEPARTMENT.

3. TEST HOLES ARE REQUIRED TO VERIFY LOCATION AND ELEVATION OF EXISTING INFRASTRUCTURE AT POINTS OF CONNECTION PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL OBTAIN A POTABLE WATER LINE DISCHARGE PERMIT, AS REQUIRED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, FOR THE DISPOSAL OF CHLORINATED WATER FROM TESTING AND FLUSHING ACTIVITIES.

5. EXISTING UNDERGROUND WATER AND DRY UTILITY LOCATIONS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING DRY UTILITIES PRIOR TO BEGINNING ANY EXCAVATION. RELOCATION OF SOME EXISTING DRY UTILITIES MAY BE NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING DRY UTILITIES CAUSED BY HIS OPERATIONS.

6. CONTRACTOR SHALL COMPLETE THE SUBGRADE CONSTRUCTION PRIOR TO WATER, SEWER, AND DRY UTILITY INSTALLATION.

7. MANHOLE AND VAULT RIM ELEVATIONS ARE APPROXIMATE AND REPRESENT APPROXIMATE FINISH ELEVATIONS. CONTRACTOR IS RESPONSIBLE FOR ORDERING AND INSTALLING COMPONENTS SUCH THAT THE SPECIFICATIONS ARE MET, INCLUDING ADJUSTMENTS FROM INDICATED ELEVATIONS, IF REQUIRED.

8. MAINTAIN 15 FT. CLEAR DISTANCE BETWEEN FIRE HYDRANTS, CURB BOXES, SEWER CLEANOUTS AND ALL ABOVE GROUND DRY UTILITY FACILITIES.

9. EASEMENTS OF VARIOUS TYPES ARE TO BE DEDICATED AS SHOWN ON EASEMENTS OF VARIOUS TYPES ARE TO BE DEDICATED AS SHOWN ON THE PLAT OR DRAWINGS. ANY REVEGETATION WITHIN DRAINAGE AND UTILITY EASEMENTS SHALL BE OF A LOW GROWTH NATURE. MAINTAIN 10 FT. MINIMUM SEPARATION FROM WATER AND SEWER MAINS AND APPURTENANCES TO TREES, BOULDERS, ETC,

10. MAINTAIN 5' MINIMUM SEPARATION BETWEEN DRY UTILITIES AND PARALLEL WATER MAINS.

11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING DRY UTILITY INSTALLATION WITH THE RESPECTIVE DRY UTILITY COMPANIES.

12. PROVIDE MINIMUM 48 HRS. NOTICE TO OWNERS AND ENGINEER PRIOR TO SCHEDULED UTILITY DISRUPTIONS.

EROSION AND SEDIMENT CONTROL NOTES

1. THE REQUIRED MINIMUM PERMANENT STORMWATER MANAGEMENT PRACTICES ARE SHOWN AND NOTED ON THE DRAWINGS. SOME TEMPORARY MEASURES MAY ALSO BE SHOWN. THE CONTRACTOR SHALL MODIFY AND SUPPLEMENT PRACTICES SHOWN AS NECESSARY TO SATISFY STORMWATER PLAN AND PERMITTING REQUIREMENTS.

2. CONTRACTOR SHALL OBTAIN A STORM WATER MANAGEMENT PERMIT AS REQUIRED BY GUNNISON COUNTY. THE CONTRACTOR MAY SUPPLEMENT THE INFORMATION PROVIDED ON THESE DRAWINGS AND SPECIFICATIONS AS NECESSARY FOR PREPARATION OF A STORMWATER MANAGEMENT PLAN TO OBTAIN SUCH PERMIT. THE CIVIL ENGINEER SHALL HAVE NO DUTY OR RESPONSIBILITY WITH RESPECT TO PREPARATION OF THIS PLAN.

3. CONTRACTOR SHALL OBTAIN A STORMWATER DISCHARGE CONSTRUCTION GENERAL PERMIT, AS REQUIRED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. THE CONTRACTOR MAY SUPPLEMENT THE INFORMATION PROVIDED ON THESE DRAWINGS AND SPECIFICATIONS AS NECESSARY FOR PREPARATION OF A STORMWATER MANAGEMENT PLAN TO OBTAIN SUCH PERMIT. THE CIVIL ENGINEER SHALL HAVE NO DUTY OR RESPONSIBILITY WITH RESPECT TO PREPARATION OF THIS PLAN.

4. ALL DISTURBED AREAS NOT RECEIVING FINISH GRADE OR LANDSCAPE TREATMENT SHALL RECEIVE TOPSOIL REPLACEMENT AND NATIVE GRASS REVEGETATION AS A MINIMUM, EXCEPT FOR ROCK SURFACES, UNLESS NOTED OTHERWISE. REVEGETATION SHALL OCCUR AS SOON AS FEASIBLE.

5. CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES UNTIL ESTABLISHMENT OF REVEGETATION TO THE SATISFACTION OF THE AGENCY HAVING JURISDICTION AND SHALL REMOVE ALL TEMPORARY CONTROL MEASURES WHICH HAVE OUTLIVED THEIR USEFULNESS AT FINAL ACCEPTANCE.

6. ALL CONTROLS SHALL BE INSTALLED AS EARLY AS PRACTICAL. DOWNSTREAM PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO STRIPPING AND STOCKPILING. ALL CONTROLS SHALL BE MONITORED REGULARLY, MODIFIED TO MAINTAIN EFFECTIVENESS, AND CLEANED PRIOR TO THE ONSET OF WINTER, NO LATER THAN OCTOBER 31ST OF ANY YEAR.

7. IN A PHASED CONSTRUCTION PROJECT, THE ABOVE MEASURES AND PROCEDURES SHALL BE IMPLEMENTED AND COMPLETED AS EACH PHASE PROGRESSES, BEFORE PROCEEDING ON TO THE NEXT PHASE.

GRADING & DRAINAGE NOTES

1. CONTRACTOR SHALL OBTAIN A GRADING AND EXCAVATION PERMIT AS GRADING AND EXCAVATION PERMIT AS APPLICABLE.

2. CONTRACTOR SHALL OBTAIN A GENERAL PERMIT FOR DEWATERING ASSOCIATED WITH CONSTRUCTION ACTIVITY, AS REQUIRED BY THE COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT, WHERE APPROPRIATE.

3. ALL OVERLOT GRADING SHALL COMPLY WITH APPROPRIATE SECTIONS OF THE CURRENT BUILDING CODE.

REVISIONS	DATE	BY

SCJ ALLIANCE
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SHEET TITLE: GENERAL NOTES AND LEGEND

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

COLORADO LICENSED PROFESSIONAL ENGINEER
54292
5/1/2026

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 GN-01
DRAWING NO:	GN-01
SHEET NO:	2 OF 19

May 01, 2026 10:38:03am – User: zach.gubron
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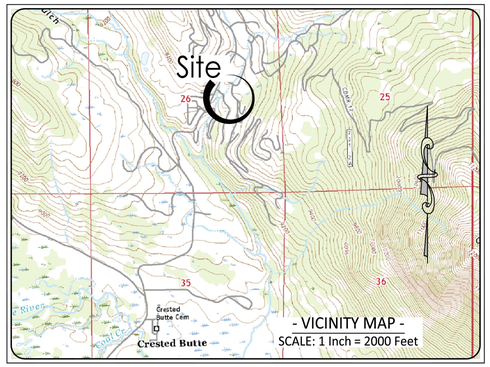
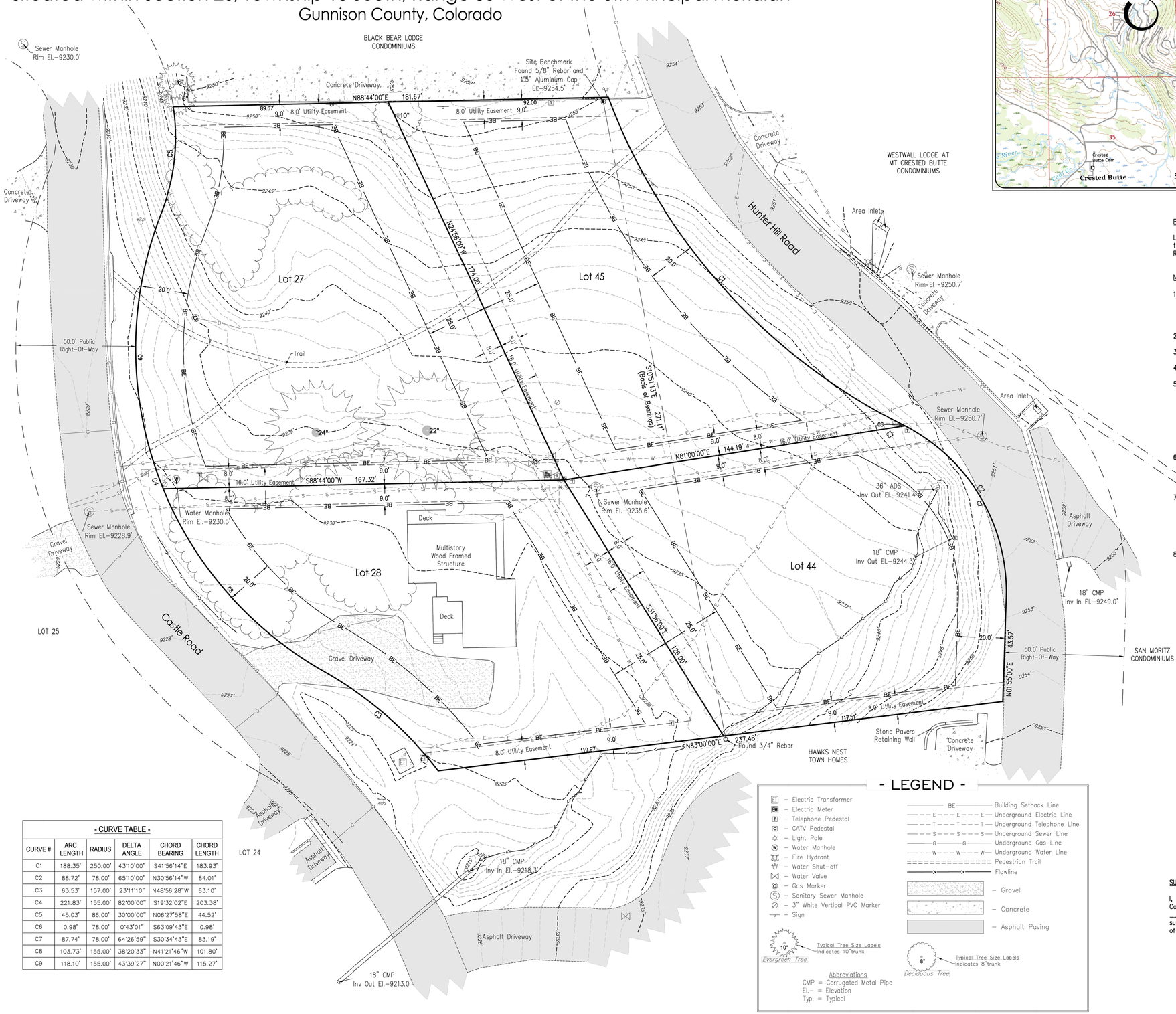
Existing Conditions Map

Lots 27, 28, 44, and 45, REPLAT OF CHALET VILLAGE ADDITION NO. 3

Situated within Section 26, Township 13 South, Range 86 West of the 6th Principal Meridian

Gunnison County, Colorado





- CURVE TABLE -

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	188.35'	250.00'	43°10'00"	S41°56'14"E	183.93'
C2	88.72'	78.00'	65°10'00"	N30°56'14"W	84.01'
C3	63.53'	157.00'	23°11'10"	N48°56'28"W	63.10'
C4	221.83'	155.00'	82°00'00"	S19°32'02"E	203.38'
C5	45.03'	86.00'	30°00'00"	N06°27'58"E	44.52'
C6	0.98'	78.00'	0°43'01"	S63°09'43"E	0.98'
C7	87.74'	78.00'	64°26'59"	S30°34'43"E	83.19'
C8	103.73'	155.00'	38°20'33"	N41°21'46"W	101.80'
C9	118.10'	155.00'	43°39'27"	N00°21'46"W	115.27'

- LEGEND -

- Electric Transformer
- Electric Meter
- Telephone Pedestal
- CATV Pedestal
- Light Pole
- Water Manhole
- Fire Hydrant
- Water Shut-off
- Water Valve
- Gas Marker
- Sanitary Sewer Manhole
- 3" White Vertical PVC Marker
- Sign
- Building Setback Line
- Underground Electric Line
- Underground Telephone Line
- Underground Sewer Line
- Underground Gas Line
- Underground Water Line
- Pedestrian Trail
- Flowline
- Gravel
- Concrete
- Asphalt Paving

10" Typical Tree Size Labels Indicates 10"trunk — Evergreen Tree

8" Typical Tree Size Labels Indicates 8"trunk — Deciduous Tree

Abbreviations
CMP = Corrugated Metal Pipe
El.= Elevation
Typ. = Typical

PROPERTY DESCRIPTION:

Lots 27, 28, 44, and 45, REPLAT OF CHALET VILLAGE ADDITION NO. 3, according to the plat thereof, recorded at Reception No. 260619 in the office of the Gunnison County Clerk and Recorder.

NOTES:

1. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of S10°51'13"E between the Northeast corner of said Lot 45, being monumented by a 5/8" Rebar and 1.5" Aluminum Cap, and the Southwest corner of said Lot 44, being monumented by a 3/4" Rebar, both corners monumented as shown hereon.
2. This map has been prepared pursuant to client request for an Existing Conditions Map.
3. Date of field survey: September 8, 2021
4. Units of linear measurements are displayed in US Survey Feet.
5. Vertical Information:

   Datum: Elevation information shown hereon is based upon GPS observations utilizing OPUS and Geoid 18 to derive the NAVD88 elevation of 9254.5' at the top of a 5/8" Rebar and 1.5" Aluminum Cap, located in the Northeast corner of said Lot 45, as shown hereon.

   Contour Interval: Minor Contours = 1 Foot, Major Contours = 5 Feet
6. SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
7. Subsurface utilities not shown, were not marked by appropriate utility companies at the time of this survey. Only visible ground surface utility features were surveyed by SGM as part of this survey. Client/contractor must contact specific utility companies to verify both the location and depth of respective utilities. Additional surveying work may be required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities.
8. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to property lines, boundaries, building envelopes, rights-of-way, easements and other encumbrances of record has been taken from the REPLAT OF CHALET VILLAGE ADDITION NO. 3, recorded at Reception No. 260619 in the Gunnison County Clerk and Recorder's office.

SURVEYOR'S CERTIFICATE:

I, Erik E. Bjornstad, being a Registered Professional Land Surveyor, licensed in the State of Colorado, do hereby certify that this map of existing conditions was prepared on _____, from a survey performed on September 9, 2021, under my direct supervision and checking, and that both the survey and map are true and accurate to the best of my knowledge and belief.

Erik E. Bjornstad
Colorado PLS # 38697
For, and on behalf of SGM

DRAFT COPY ONLY

Graphic Scale
0 10 20 40
In U.S. Feet : 1" = 20'

SGM
103 W. Tomichi Ave, Suite A
Gunnison, CO 81230
970.641.5355 www.sgm-inc.com

Bear Crossing
Mt. Crested Butte, Colorado

#	Revision	Date	By
1			
2			
3			
4			
5			
6			
7			
8			
9			

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

Job No.	2021-544.001
Drawn by:	MH
Date:	10/20/2021
Approved: -- PLS:	EB
File:	BearCreekEx.dwg

Title: Existing Conditions Map

Sheet No. 1 Of: 1

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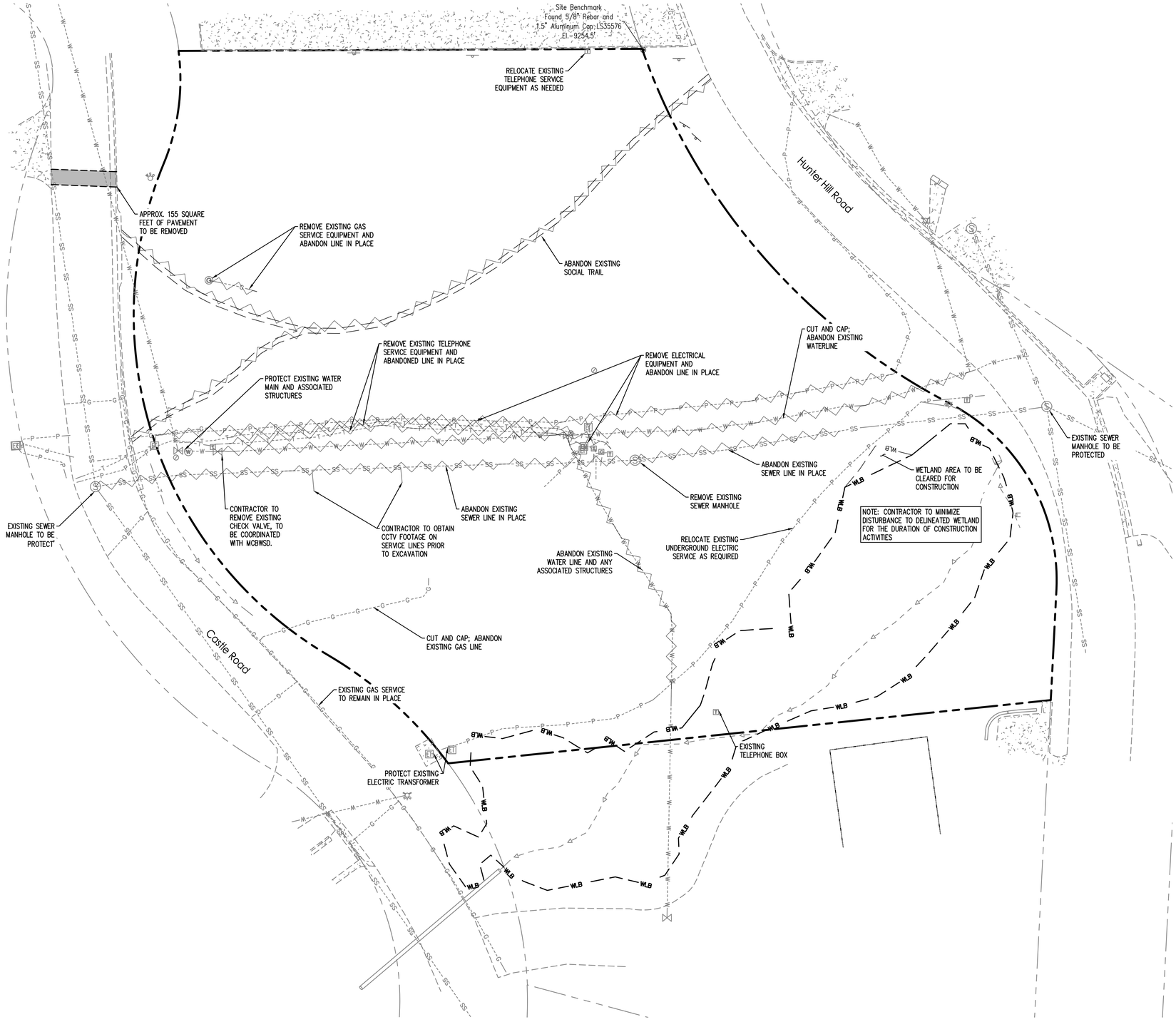

0 20 40

SCALE IN FEET

LEGEND

- REMOVE EXISTING TELEPHONE LINE
- REMOVE EXISTING SEWER LINE
- REMOVE EXISTING WATER LINE
- REMOVE EXISTING ELECTRIC LINE
- SAW CUT PAVEMENT
- ASPHALT/CONCRETE REMOVAL

GENERAL NOTES

1. PROTECT AND PRESERVE ANY ITEM NOT IDENTIFIED TO BE DEMOED, AND REPLACE IN KIND ANYTHING DAMAGED.
2. CONTRACTOR TO COORDINATE WITH GUNNISON COUNTY ELECTRIC ASSOCIATION (GCEA) WHEN REMOVING ANY ELECTRICAL EQUIPMENT AND ABANDONING SERVICE LINES IN PLACE.
3. CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER WHEN REMOVING ANY COMMUNICATIONS PEDESTALS/VAULTS.
4. CONTRACTOR TO COORDINATE WITH MCBWSD WHEN CUTTING, CAPPING AND ABANDONING ANY WATER SERVICE LINES IN PLACE.
5. CONTRACTOR TO COORDINATE WITH MCBWSD WHEN REMOVING SEWER MANHOLES AND ABANDONING SEWER LINES IN PLACE.
6. ALL EXISTING TREES TO BE REMOVED FROM WITHIN GRUBBING & GRADING AREA, SEE SHEET EC-01.
7. CONTRACTOR MUST NOTIFY THE DISTRICT 48 HOURS IN ADVANCE OF ANY CONNECTION CAUSING A SERVICE INTERRUPTION. THE FIRE DEPARTMENT MUST BE NOTIFIED 24 HOURS IN ADVANCE WITH A DESCRIPTION OF THE AREA BOUNDARIES AND FIRE HYDRANT LOCATIONS.
8. OUTAGES ARE LIMITED TO A MAXIMUM OF 2 HOURS.
9. WHEN BYPASSING IS REQUIRED FOR SEWER REHABILITATION, THE CONTRACTOR MUST SUBMIT A BYPASS PLAN TO THE DISTRICT. THE SYSTEM MUST INCLUDE UPSTREAM PLUGS AND BYPASS LINES WITH ENOUGH CAPACITY TO HANDLE ALL FLOWS.
10. TO MANAGE MECHANICAL ISSUES OR EMERGENCIES, THE CONTRACTOR MUST MAINTAIN RESERVE PUMPS, RESERVE LINES, AND BACKUP POWER WITH AN AUTOMATIC TRANSFER SWITCH ON-SITE.
11. DURING SEWER REPLACEMENT, ALL EXISTING SERVICES MUST BE LOCATED AND RECONNECTED TO THE NEW SEWER. NO SANITARY SEWER SERVICE SHALL REMAIN UNCONNECTED FOR MORE THAN 24 HOURS.
12. WHILE WORK IS NOT IN PROGRESS, OPEN ENDS OF WATER AND SEWER PIPES MUST BE CLOSED WITH A BLOCKED, WATERTIGHT PLUG TO PREVENT THE ENTRY OF WATER, DEBRIS, OR ANIMALS.
13. UNCONNECTED SEWER SERVICE LINES MUST BE SEALED WITH AIRTIGHT PLUGS AND CONCRETE THRUST BLOCKS. FOR LATERAL STUBS, A 4"x4" TIMBER MUST BE PLACED ACROSS THE PLUG, EXTENDING AT LEAST 2 INCHES BEYOND EACH SIDE, BEFORE POURING THE CONCRETE THRUST BLOCK
14. WHEN A WATER LINE IS TERMINATED, THE CONTRACTOR MUST INSTALL A VALVE, JOINT RESTRAINT, THRUST BLOCK, AND BLOW-OFF ASSEMBLY. FOR SEWER LINES INTENDED FOR FUTURE EXTENSION, THE LINE MUST END IN A MANHOLE WITH A PLUGGED STUB-OUT EXTENDING 10 FEET FROM THE OUTSIDE OF THE MANHOLE.
15. MANHOLE REHABILITATION UTILIZES FIBER-REINFORCED CEMENTITIOUS MORTAR (E.G., STRONG-SEAL LINER SYSTEM) OR RAPID-SETTING, CORROSION-RESISTANT PATCHING MATERIALS. REPAIRED MANHOLES MUST PASS A VACUUM TEST OR AN EXFILTRATION TEST (MAXIMUM 1-INCH LOSS IN 5 MINUTES FOR MANHOLES UP TO 6 FEET DEEP).
16. SERVICE DISRUPTIONS IN COMMERCIAL AREAS MUST BE COORDINATED WITH BOTH THE DISTRICT AND THE PRIVATE PROPERTY OWNERS. IF A BUILDING OR BUSINESS CANNOT BE WITHOUT WATER OR SEWER SERVICE, THE CONTRACTOR MUST PROVIDE AN APPROPRIATE ALTERNATIVE MEANS OF SERVICE DURING THE WORK.
17. THE CONTRACTOR MUST OBTAIN CCTV DATA PRIOR TO EXCAVATING THE LINE TO ENSURE ACTIVE SERVICE LINES ARE NOT IMPACTED DURING CONSTRUCTION.

REVISIONS	DATE	BY

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: DEMOLITION PLAN

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

COLORADO LICENSED PROFESSIONAL ENGINEER
54292
5/1/2026

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 DM-01
DRAWING NO:	DM-01
SHEET NO:	4 OF 19

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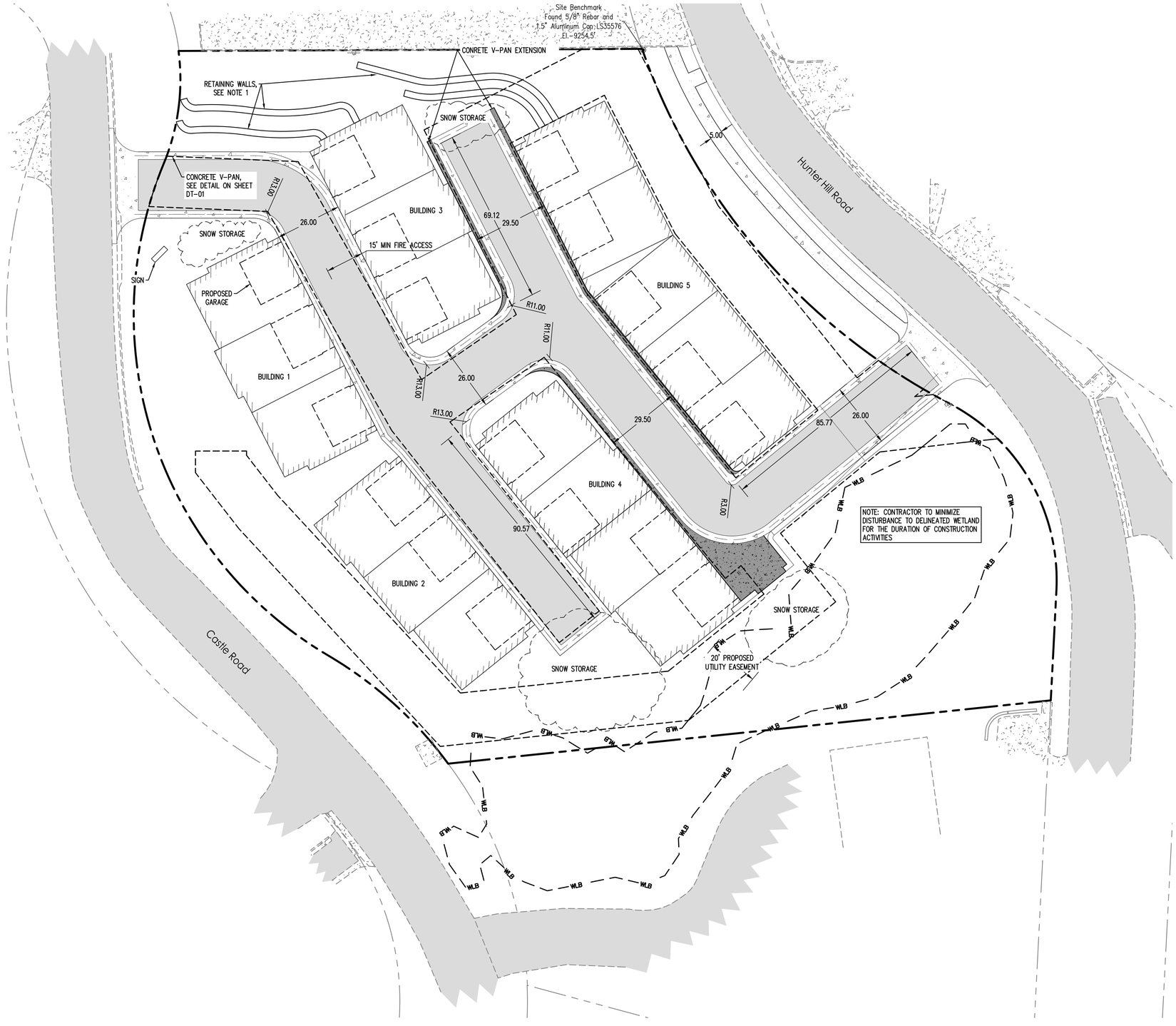

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0 20 40

SCALE IN FEET

LEGEND

- PROPOSED BUILDING
- CONCRETE VALLEY PAN: SEE DT-01 FOR SECTION
- EASEMENT LINE
- CEMENT CONCRETE SIDEWALK
- WETLAND BOUNDARY
- ASPHALT DRIVEWAY: SEE DT-01 FOR SECTION
- EXTENSION OF CONCRETE VALLEY PAN

GENERAL NOTE:

1. PROPOSED RETAINING WALLS TO BE DESIGNED BY STRUCTURAL OR GEOTECHNICAL ENGINEER.
2. THE CLIENT IS TO REQUEST A TURNING RADIUS VARIANCE FROM THE CRESTED BUTTE FIRE PROTECTION DISTRICT.
3. 3' WIDE CONCRETE VALLEY PAN, SEE DETAIL ON SHEET DT-01.
4. 5' WIDE CONCRETE SIDEWALK TO MEET TOWN OF MOUNT CRESTED BUTTE DESIGN STANDARDS.
5. PROPOSED DRIVEWAY, SEE DETAIL ON SHEET DT-02.
6. PROPOSED BUILDING HEIGHTS RANGE FROM 47' TO 51'.

ORDINANCE REQUIREMENTS		
	REQUIRED	PROPOSED
SIDEWALK WIDTH	5'	5'
DRIVEWAY WIDTH	24'	26'
AERIAL FIRE APPARATUS ACCESS ROADS, WIDTH	26'	26'
AERIAL FIRE APPARATUS ACCESS ROADS, PROXIMITY TO BUILDING	MIN 15', MAX 30'	15'
AERIAL FIRE APPARATUS ACCESS ROADS, OBSTRUCTIONS	NONE	NONE
BUILDING HEIGHT	4-STORY = 51', 3-STORY = 47'	4-STORY = 51', 3-STORY = 47'

BY	DATE	REVISIONS

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: SITE PLAN

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

COLORADO LICENSED PROFESSIONAL ENGINEER
54292
5/1/2026

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 SP-01
DRAWING NO:	SP-01
SHEET NO:	5 OF 19

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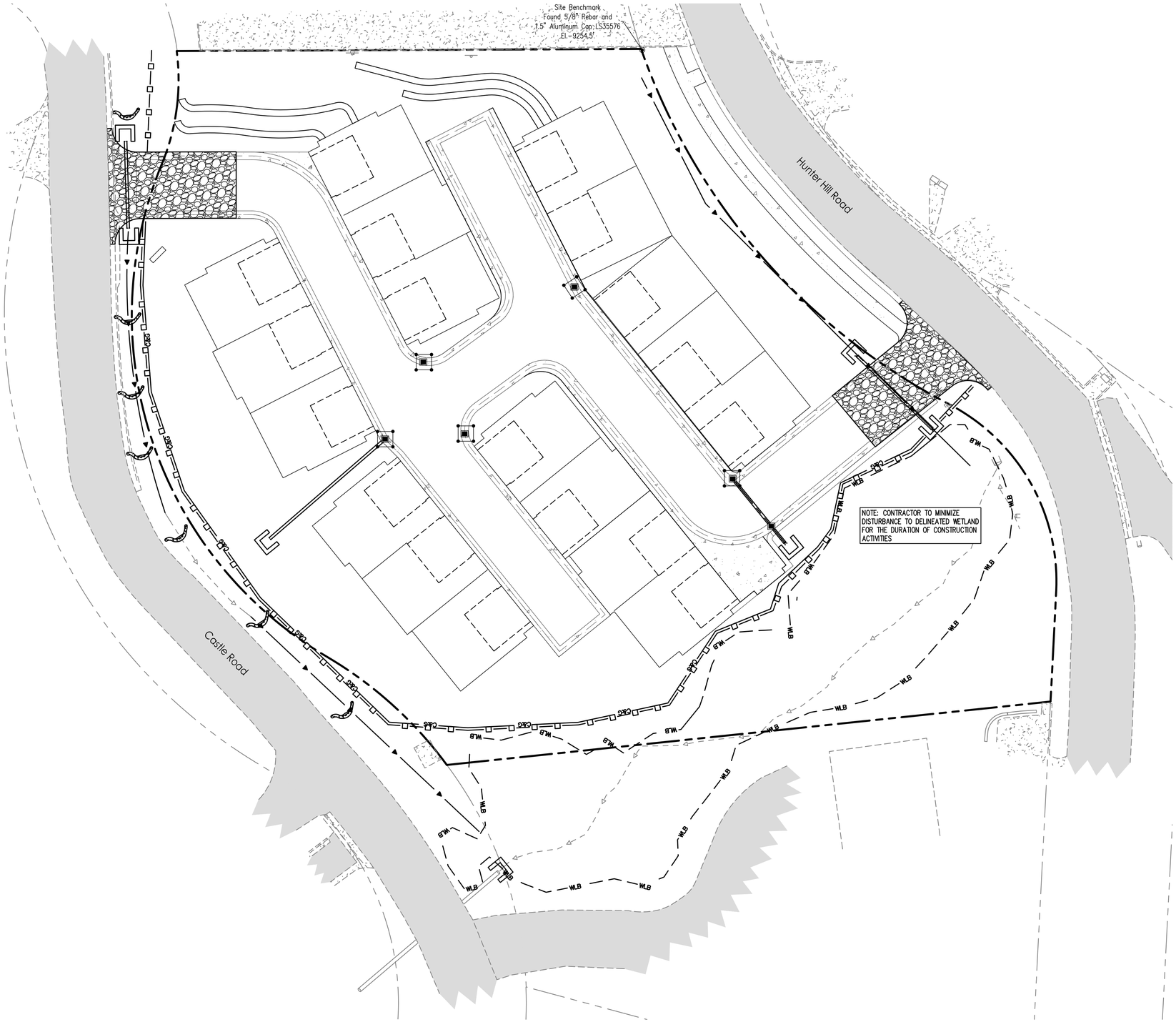

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SCALE IN FEET

SCJ ALLIANCE GENERAL EROSION CONTROL NOTES:

THE GRADING AND DRAINAGE PLANNING FOR THE PROPOSED BEAR CROSSING DEVELOPMENT HAS BEEN DEVELOPED TO BEST ACCOMMODATE THE BALANCING OF EARTHWORK ON THIS SITE AND TO BEST DIRECT DRAINAGE TO THE EXISTING ON SITE FEATURES. DETENTION AND SNOW STORAGE AREAS HAVE BEEN ADDED TO CAPTURE FLOWS AND INFILTRATE STORM WATER BACK INTO THE GROUND SURFACE. WATER QUALITY BMP'S (BEST MANAGEMENT PRACTICES) HAVE BEEN INCORPORATED AND ARE OUTLINED BELOW:

THE OBJECTIVES FOR EROSION AND STORMWATER QUALITY CONTROL DURING CONSTRUCTION INCLUDE THE FOLLOWING:

1. CONDUCT ALL LAND DISTURBING ACTIVITIES IN A MANNER THAT EFFECTIVELY REDUCES ACCELERATED SOIL EROSION AND REDUCES SEDIMENT MOVEMENT AND DEPOSITION OFF-SITE.
2. SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE TOTAL AMOUNT OF SOIL EXPOSED AT ANY GIVEN TIME TO REDUCE THE PERIOD OF ACCELERATED SOIL EROSION.
3. ESTABLISH TEMPORARY OR PERMANENT COVER ON AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED.
4. DESIGN AND CONSTRUCT ALL TEMPORARY OR PERMANENT FACILITIES FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR FROM THE DISTURBED AREA TO LIMIT THE FLOW OF WATER TO NON-EROSIVE VELOCITIES.
5. REMOVE SEDIMENT CAUSED BY ACCELERATED SOIL EROSION FROM SURFACE RUNOFF WATER BEFORE IT LEAVES THE SITE.
6. STABILIZE THE AREAS OF LAND DISTURBANCE WITH PERMANENT VEGETATIVE COVER OR STORMWATER QUALITY CONTROL MEASURES.
7. IMPLEMENT OTHER BMPS SUCH AS SPILL CONTAINMENT AND CONTROL MEASURES AND PROPER MATERIALS STORAGE PRACTICES TO MINIMIZE IMPACTS TO STORMWATER QUALITY.

BMPS FOR OTHER POTENTIAL POLLUTANTS INCLUDE:

8. FUELS, FERTILIZERS, AND OTHER CHEMICALS WILL NOT BE STORED ON THIS SITE.
9. TRASH ON SITE WILL BE PICKED UP AND DISPOSED OF IN COVERED CONTAINERS AND REMOVED FROM SITE.
10. NO VEHICLE WASHING WILL BE PERFORMED ONSITE.

GENERAL NOTE:

1. THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE SWALES AND DITCHES, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.
2. STRIPPED TOPSOIL (IF ENCOUNTERED), SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION IN THE LOCATION.

SEQUENCE FOR INSTALLATION & REMOVAL OF BMP'S

	BEFORE GRADING ACTIVITIES BEGIN	SITE GRADING	UTILITY INSTALLATION	PAVING OPERATIONS	FINAL STABILIZATION
SILT FENCE	■	■	■	■	■
VEHICLE TRACKING PAD	■	■	■	■	
INLET PROTECTION & SEDIMENT CONTROL LOGS			■	■	■
REVEGETATE DISTURBED AREAS					■

LEGEND

- SILT FENCE, SEE DETAIL ON SHEET EC-02
- INLET PROTECTION, SEE DETAIL ON SHEET EC-02
- SEDIMENT CONTROL LOG, SEE DETAIL ON SHEET EC-02
- VEHICLE TRACKING CONTROL, SEE DETAIL ON SHEET EC-02
- C&G — CLEARING & GRADING LIMITS
- 12" NYLOPLAT CATCH BASIN, SEE DETAIL ON SHEET DT-01

BY	DATE	REVISIONS

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: EROSION CONTROL PLAN

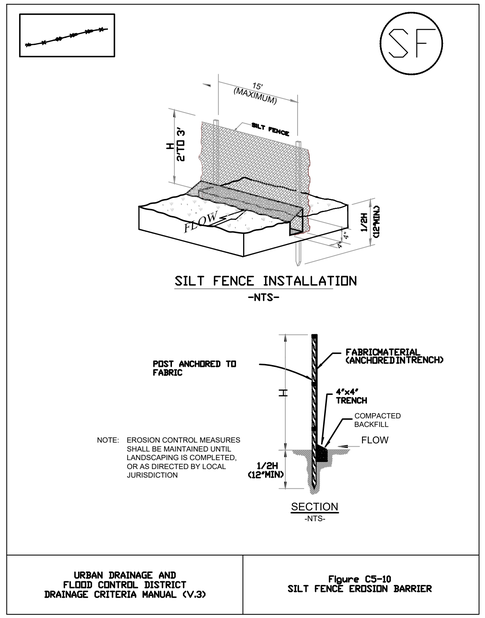
PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

COLORADO LICENSED PROFESSIONAL ENGINEER
54292
5/1/2026

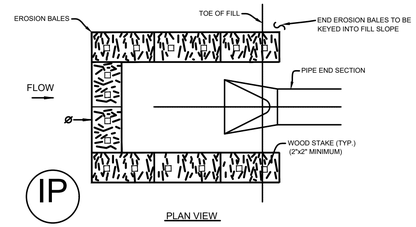
DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 EC-01
DRAWING NO:	EC-01
SHEET NO:	6 OF 19

May 01, 2026 10:42:49am – User: zach.gubrun
N:\PROJECTS\7484 RONNIE RICHARDSON\25-000256 BEAR CROSSINGS TOWN HOME DEVELOPMENT II\CAD\25-000256 EC-01.DWG



SILT FENCE DETAIL

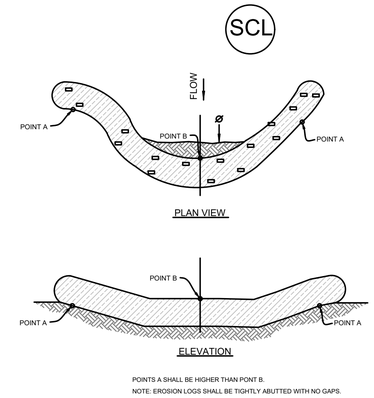
SCALE: N.T.S.



EROSION BALES SHALL BE ENTRENCHED 4 IN. MINIMUM INTO THE SOIL, TIGHTLY ABUTTED WITH NO GAPS, STAKED, AND BACKFILLED AROUND THE ENTIRE OUTSIDE PERIMETER

CULVERT EROSION BALE INLET PROTECTION

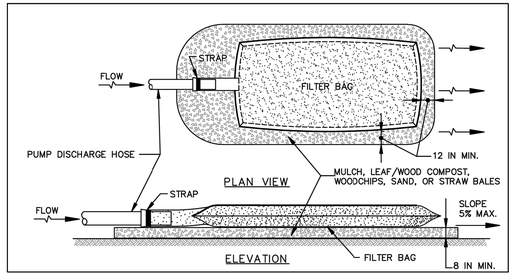
SCALE: N.T.S.



POINTS A SHALL BE HIGHER THAN PONT B.
NOTE: EROSION LOGS SHALL BE TIGHTLY ABUTTED WITH NO GAPS.

SEDIMENT CONTROL LOG

SCALE: N.T.S.

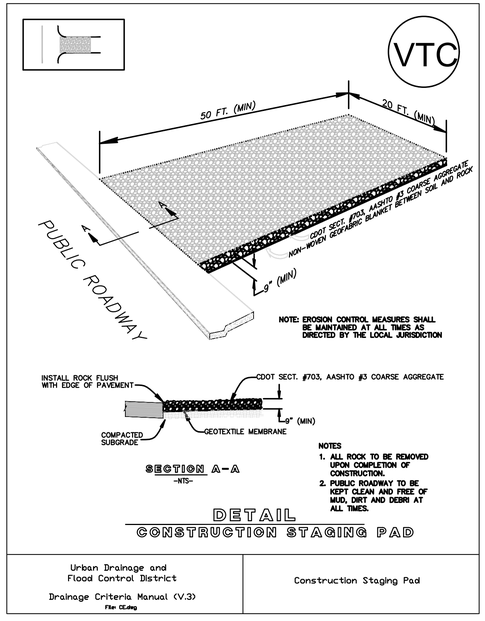


NOTE:

1. THE CONTRACTOR MUST INCLUDE DEWATERING OPERATION CONTROL MEASURES AND METHOD STATEMENTS WITHIN THE PROJECT SWMP FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. DEWATERING OF NON-STORMWATER MIGHT REQUIRE THE CONTRACTOR TO OBTAIN A CONSTRUCTION DEWATERING PERMIT FROM CDPHE.
3. THE CONTRACTOR IS REQUIRED TO COMPLY WITH ALL APPLICABLE LOCAL PERMITS, PROJECT-SPECIFIC PERMITS, AND REGULATIONS.
4. SEDIMENT REMOVAL FROM DEWATERING OPERATIONS MAY BE ACHIEVED BY DISCHARGING WATER INTO A SEDIMENT TRAP FOLLOWING THE RECOMMENDED GUIDELINES IN FACT SHEET NO.18.
5. ALTERNATIVE MEANS FOR SEDIMENT REMOVAL MAY INCLUDE THE USE OF RETROFITTED PERMANENT WATER QUALITY STRUCTURES FOLLOWING THE GUIDELINES ESTABLISHED IN TEMPORARY USE OF EXTENDED DETENTION BASINS (FACT SHEET NO. 24), TEMPORARY USE OF SAND FILTER STRUCTURES (FACT SHEET NO.25) AND TEMPORARY USE OF FILTER DRAINS (FACT SHEET NO.26)
6. WHEN APPROVED BY THE ENGINEER, DEWATERING FILTER BAG MAY BE USED TO COLLECT AND REMOVE SEDIMENT FROM DEWATERING OPERATIONS GIVEN THE FOLLOWING REQUIREMENTS ARE MET:
   - POLLUTANT-LADEN WATER MUST BE PUMPED DIRECTLY INTO THE DEWATERING FILTER BAG.
   - DEWATERING FILTER BAG MUST BE PLACED ON A LEVEL SURFACE
   - LEVEL SURFACE MUST BE SURROUNDED BY EROSION CONTROL LOGS AND LINED WITH AN IMPERMEABLE GEOMEMBRANE
   - TREATED WATER FROM DEWATERING FILTER BAG MUST BE RELEASED IN A STABLE, NON-EROSIBLE SURFACE SUCH AS VEGETATED OVERBANK, RIPRAP PAD, OR CHECK STRUCTURE.

DEWATERING FILTER BAG DETAIL

SCALE: N.T.S.



VEHICLE TRACKING CONTROL DETAIL

SCALE: N.T.S.

BY	DATE	REVISIONS

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: EROSION PLAN DETAILS

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 EC-02
DRAWING NO:	EC-02
SHEET NO:	7 OF 19

May 01, 2026 10:39:16am - User: zach.ogburn
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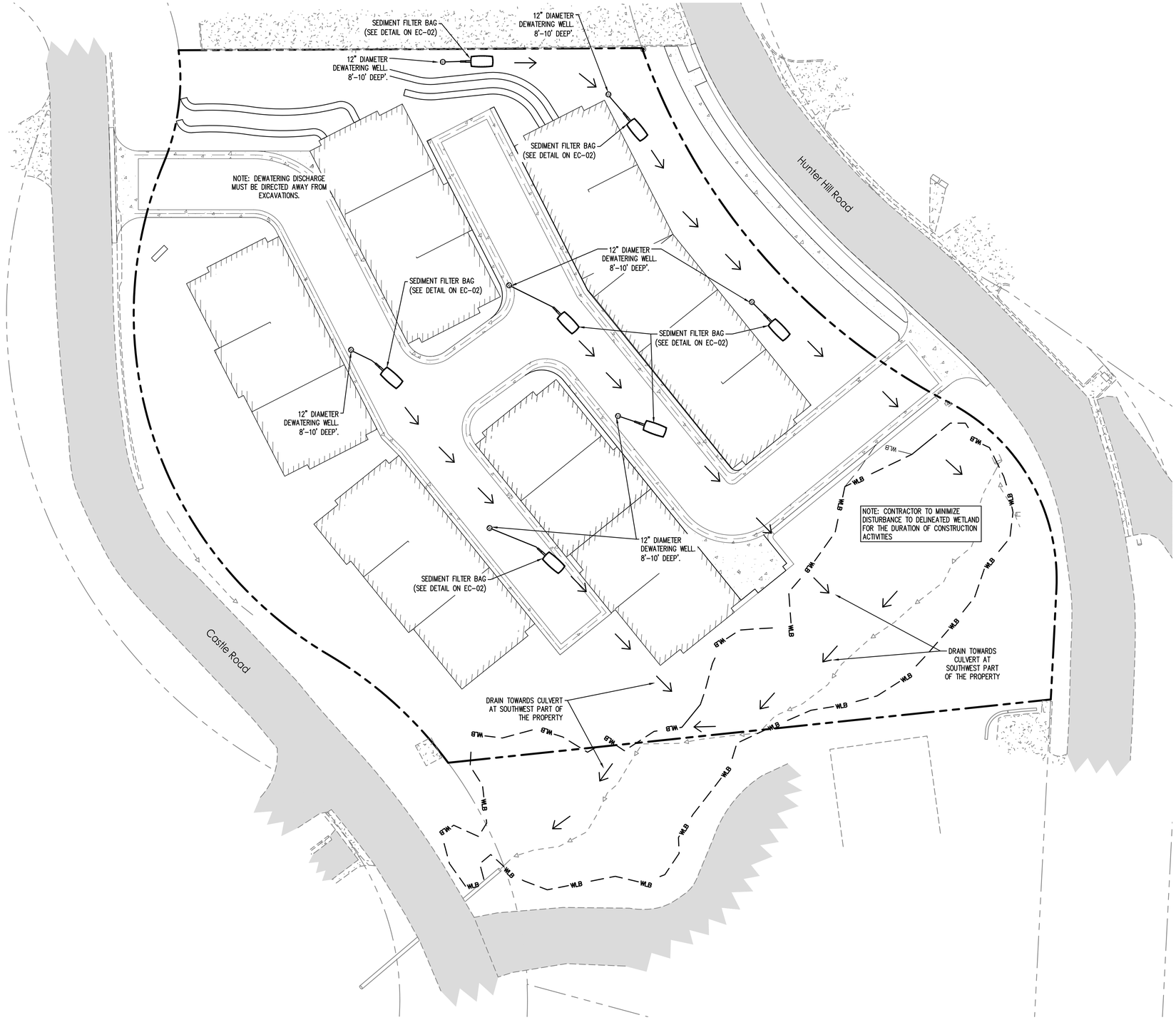

N

0 20 40

SCALE IN FEET

LEGEND

- PROPERTY LINE
- EXISTING CHANNELIZATION
- DIRECTION OF FLOW

GENERAL NOTE:

1. FILL WELLS AFTER FOUNDATIONS ARE FULLY BACKFILLED AND ALL WATER/SEWER UTILITIES HAVE BEEN INSTALLED.
2. DEWATERING WELLS SHALL BE PLACED MAXIMUM 5 FT. FROM FOUNDATION WALLS.

BY	DATE	REVISIONS

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: CONSTRUCTION DEWATERING PLAN

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

COLORADO LICENSED
54292
5/1/2026
PROFESSIONAL ENGINEER

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 CM-01
DRAWING NO:	CM-01
SHEET NO:	8 OF 19

May 01, 2026 10:40:44am – User: zach.gubron
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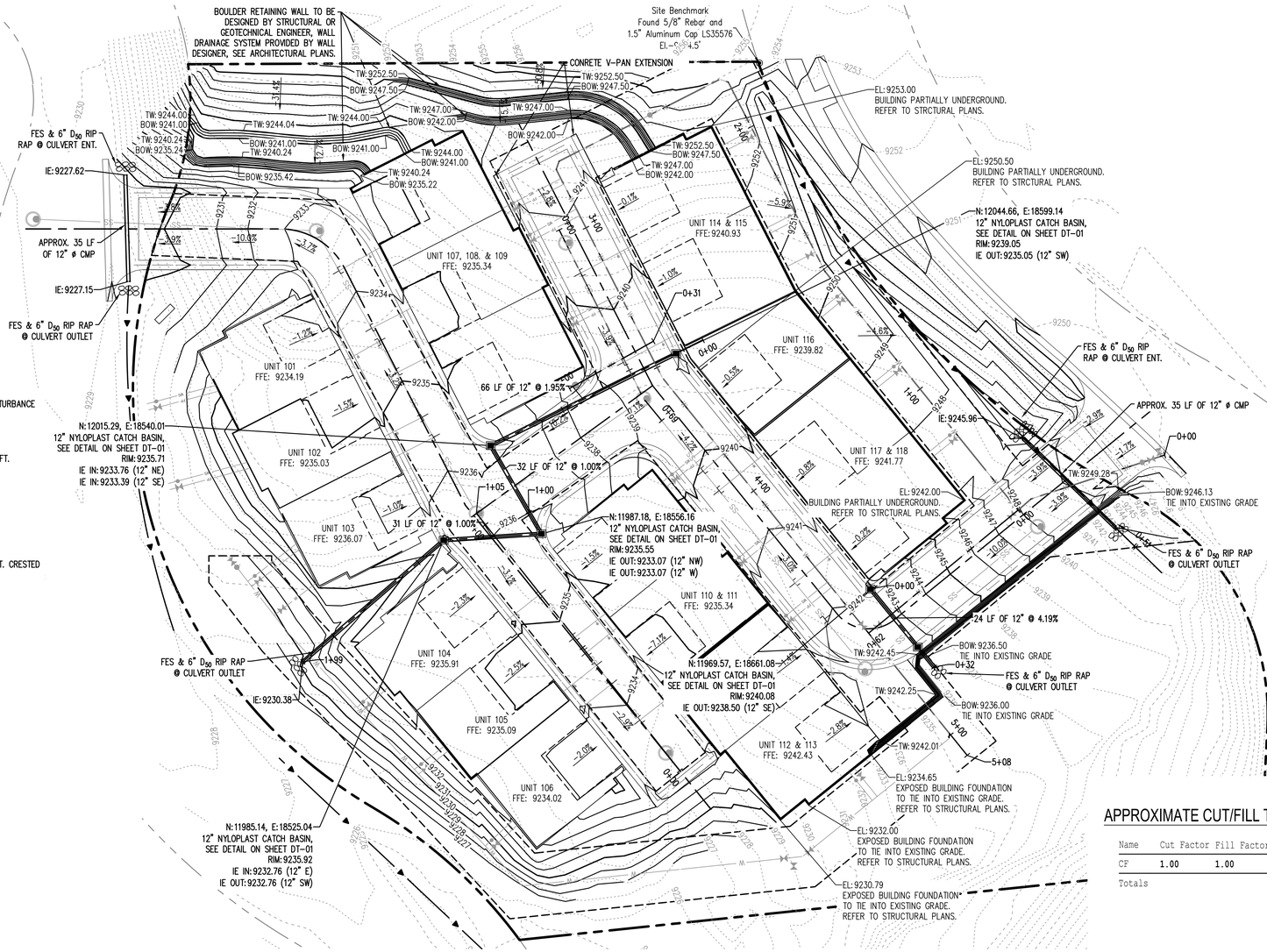


GENERAL NOTE:

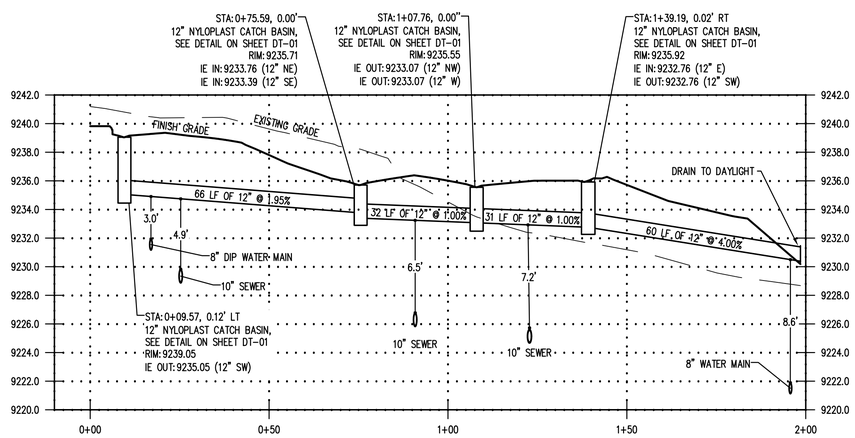
1. WETLAND DELINEATION BY BIO-LOGIC INC. PERMANENT WETLAND DISTURBANCE CALCULATED BY OTHERS. WETLAND FILL PERMITTING BY OTHERS.
2. STORM PIPES TO HAVE A MIN OF 1' COVER.
3. SLOPE AWAY FROM BUILDINGS MIN. 1" PER FOOT FOR AT LEAST 10 FT.
4. MAXIMUM 3:1 SLOPE ON ALL GRADING.
5. TOP OF CONCRETE 6" ABOVE GRADE.
6. CONSTANT GRADE AWAY FROM BUILDINGS, NO LOW POINTS.
7. SUBSURFACE FOUNDATION DRAINAGE BY OTHERS.
8. STORM INLET FRAMES AND GRATES ARE TO BE AS APPROVED BY MT. CRESTED BUTTE.

LEGEND

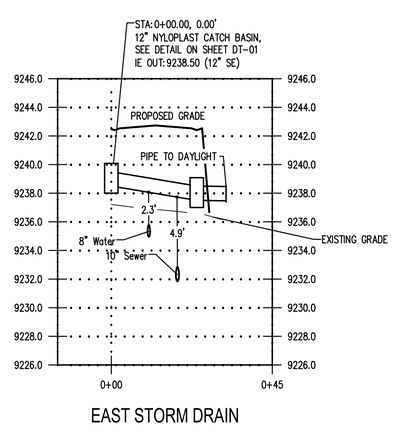
- PROPERTY LINE
- EXISTING CONTOURS (MAJOR/MINOR)
- PROPOSED CONTOURS (MAJOR/MINOR)
- XXXX.XX — SPOT ELEVATION
- XX — SLOPE LABEL
- 12" NYLOPLAST CATCH BASIN

APPROXIMATE CUT/FILL TOTALS:

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CF	1.00	1.00	59843.75 Sq. Ft.	4171.31 Cu. Yd.	5182.03 Cu. Yd.	1010.73 Cu. Yd.<Fill>
Totals			59843.75 Sq. Ft.	4171.31 Cu. Yd.	5182.03 Cu. Yd.	1010.73 Cu. Yd.<Fill>



MAIN STORM SYSTEM



EAST STORM DRAIN

REVISIONS	DATE	BY

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: GRADING & DRAINAGE PLAN

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

COLORADO LICENSED PROFESSIONAL ENGINEER
54292
5/1/2026

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 CG-01
DRAWING NO:	CG-01
SHEET NO:	9 OF 19

May 01, 2026 10:42:16am – User: zach.gukron
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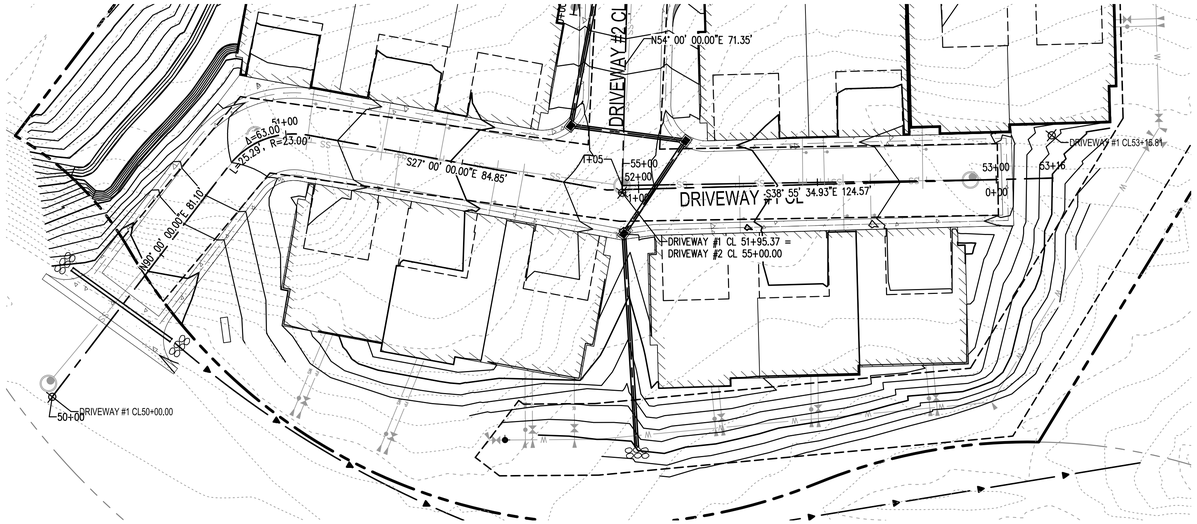
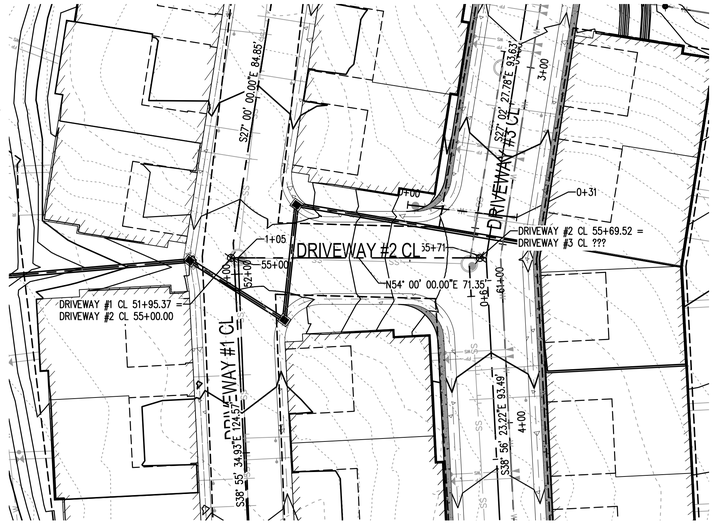
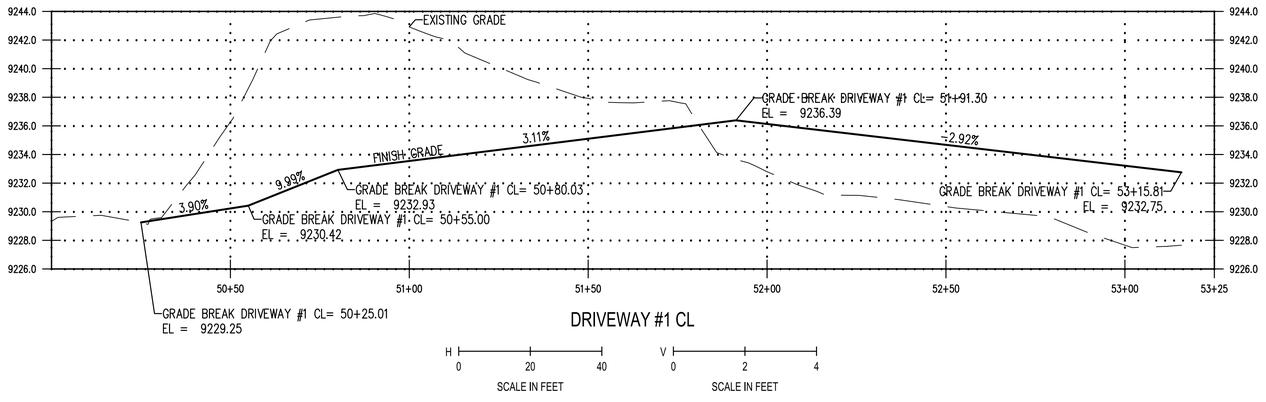


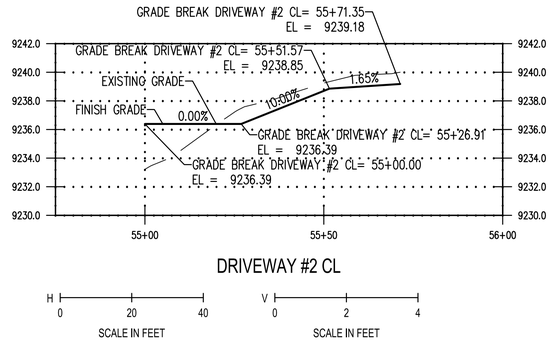




DRIVEWAY #1 CL

H: 0, 20, 40 SCALE IN FEET

V: 0, 2, 4 SCALE IN FEET



DRIVEWAY #2 CL

H: 0, 20, 40 SCALE IN FEET

V: 0, 2, 4 SCALE IN FEET

GENERAL NOTE:

1. ALL DRIVEWAYS SHALL ADHERE TO THE TOWN OF MOUNT CRESTED BUTTE DESIGN CRITERIA FOR DRIVEWAY SPECIFICATIONS.
2. DRIVEWAYS SHALL MAINTAIN MAXIMUM 4% SLOPE FOR THE FIRST 30' WHEN CONNECTING TO CONNECTOR ROADS AS PER TOWN CODE.
3. DRIVEWAYS NOT TO EXCEED MAXIMUM SLOPE OF 11%

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS (MAJOR/MINOR)
- PROPOSED CONTOURS (MAJOR/MINOR)
- XXXX.XX — SPOT ELEVATIONS
- X% — SLOPE LABEL

BY	DATE	REVISIONS

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: DRIVEWAY PLAN & PROFILE

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

COLORADO LICENSED PROFESSIONAL ENGINEER
54292
5/1/2026

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 PP-01
DRAWING NO:	PP-01
SHEET NO:	10 OF 19

May 01, 2026 10:40:35am - User: zach.gahron
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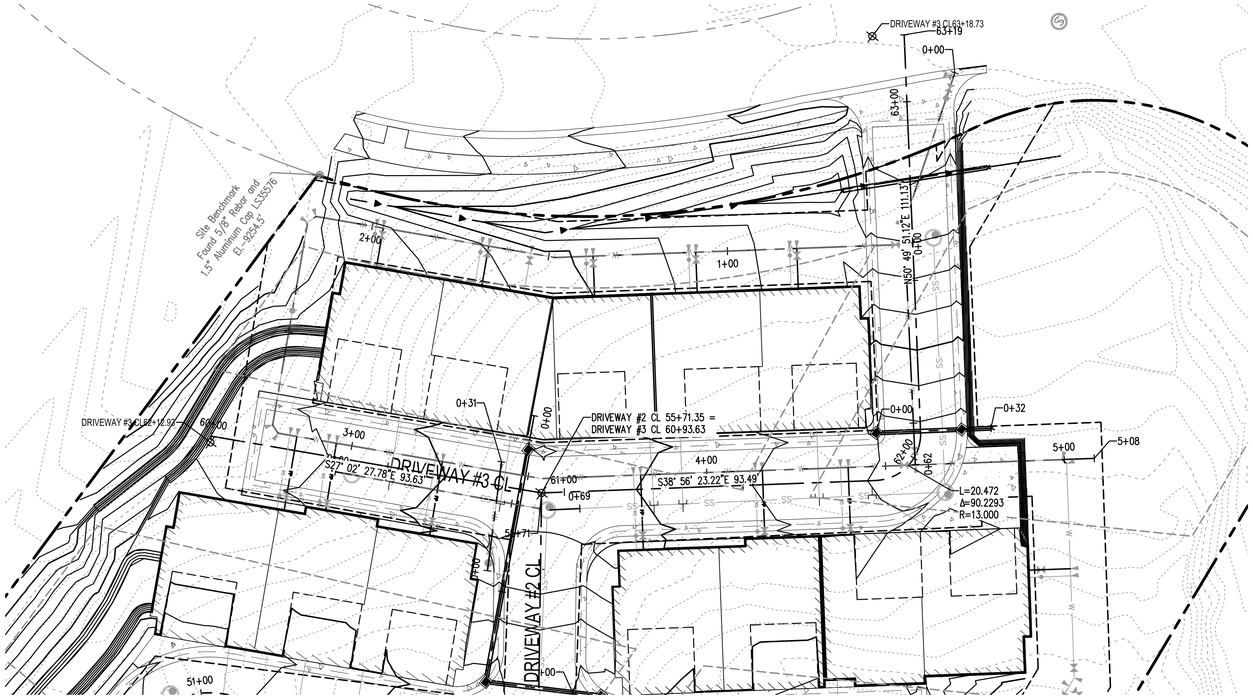
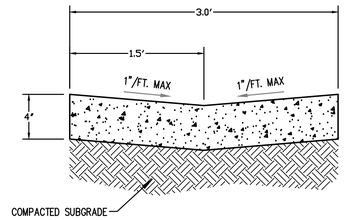
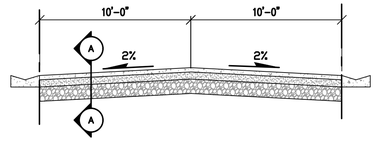


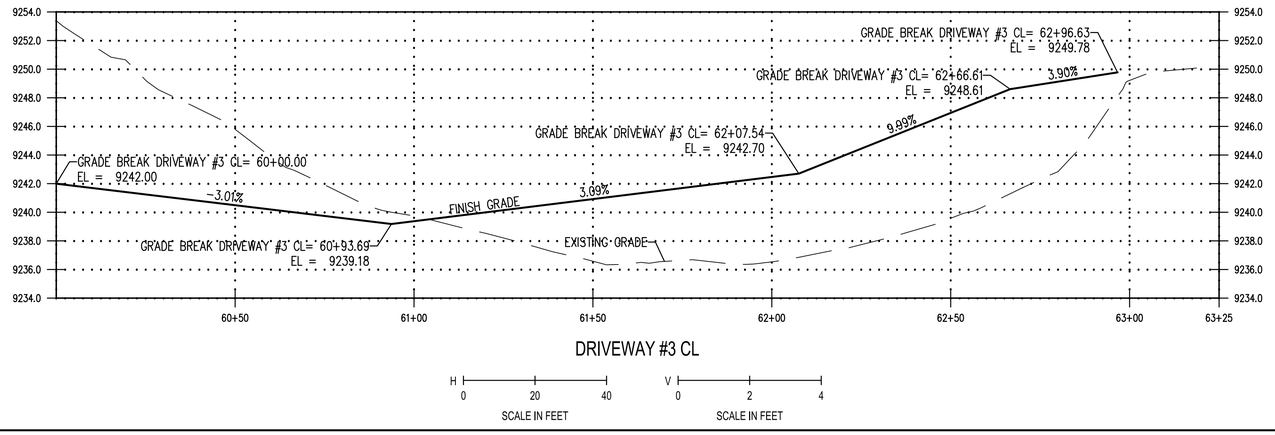


NOTES:
1. CONCRETE SHALL BE CLASS B OR D.
2. PAVEMENT THICKNESS SHALL MATCH EXISTING. BASE SHALL MATCH EXISTING
3. EXPANSION JOINTS SHALL BE PLACED AT EACH END OF CURB.
4. CURB EDGE SHALL BE TOOLED WITH 1/4" RADIUS.

SECTION A: CONCRETE VALLEY PAN DETAIL
SCALE: N.T.S.



DRIVEWAY SECTION
SCALE: N.T.S.



DRIVEWAY #3 CL

H: 0 20 40 SCALE IN FEET
V: 0 2 4 SCALE IN FEET

GENERAL NOTE:

1. ALL DRIVEWAYS SHALL ADHERE TO THE TOWN OF MOUNT CRESTED BUTTE DESIGN CRITERIA FOR DRIVEWAY SPECIFICATIONS.
2. DRIVEWAYS SHALL MAINTAIN MAXIMUM 4% SLOPE FOR THE FIRST 30' WHEN CONNECTING TO CONNECTOR ROADS AS PER TOWN CODE.
3. DRIVEWAYS NOT TO EXCEED MAXIMUM SLOPE OF 11%.

LEGEND

- PROPERTY LINE
- XX EXISTING CONTOURS (MAJOR/MINOR)
- XX PROPOSED CONTOURS (MAJOR/MINOR)
- XXXX.XX SPOT ELEVATIONS
- X% SLOPE LABEL

REVISIONS	DATE	BY

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: DRIVEWAY PLAN & PROFILE

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

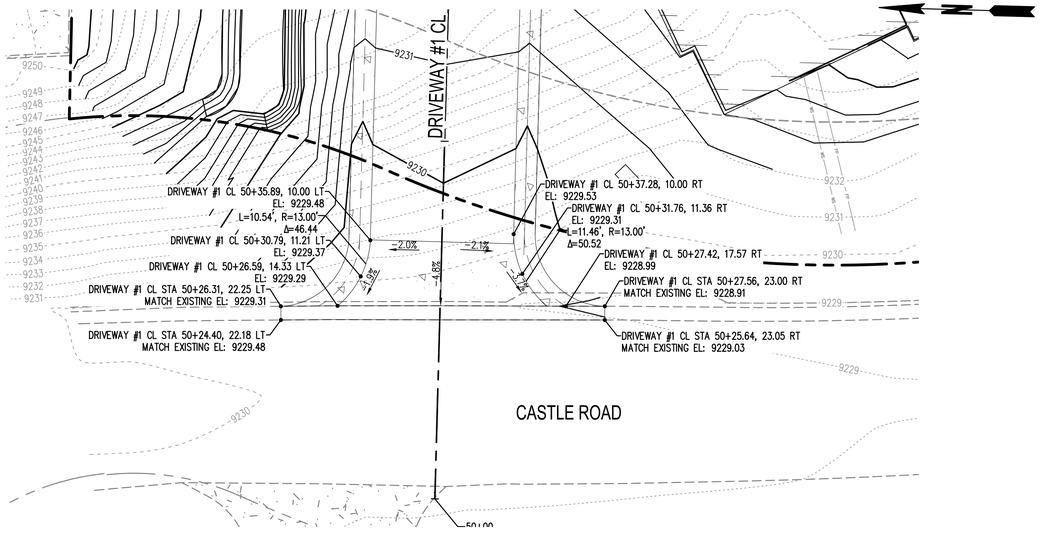
SEAL:
COLORADO LICENSED PROFESSIONAL ENGINEER
54292
5/1/2026

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 PP-02
DRAWING NO:	PP-02
SHEET NO:	11 OF 19

May 01, 2026 10:40:29am – User: zach.gahron
N:\PROJECTS\Y484 RONNIE RICHARDSON\25-000256 BEAR CROSSINGS TOWN HOME DEVELOPMENT II\CAD\25-000256 PP-02.DWG

LEGEND

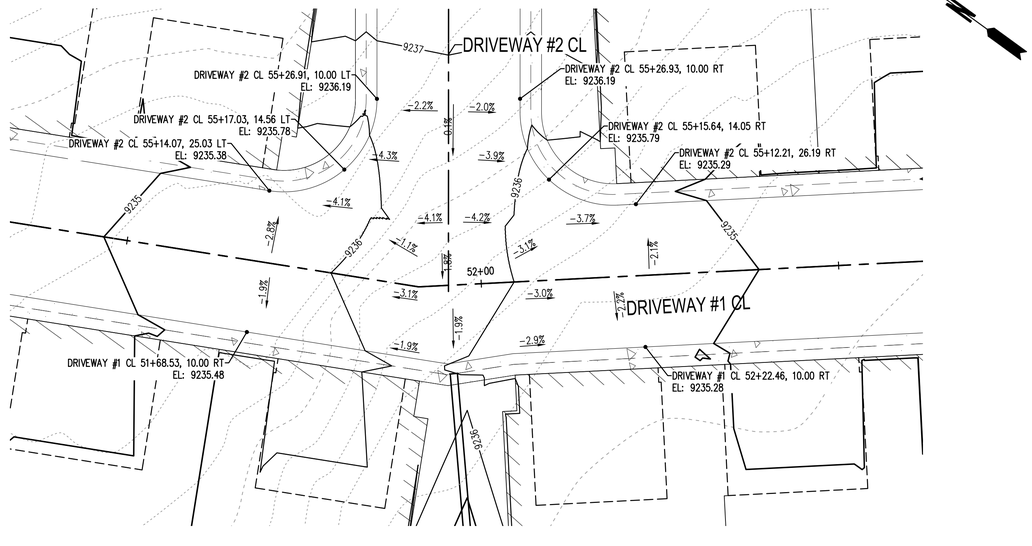
- PROPERTY LINE
- EXISTING CONTOURS (MAJOR/MINOR)
- PROPOSED CONTOURS (MAJOR/MINOR)
- SPOT ELEVATIONS
- SLOPE LABEL



DRIVEWAY ENTRANCE AT CASTLE ROAD & DRIVEWAY #1

0 10 20

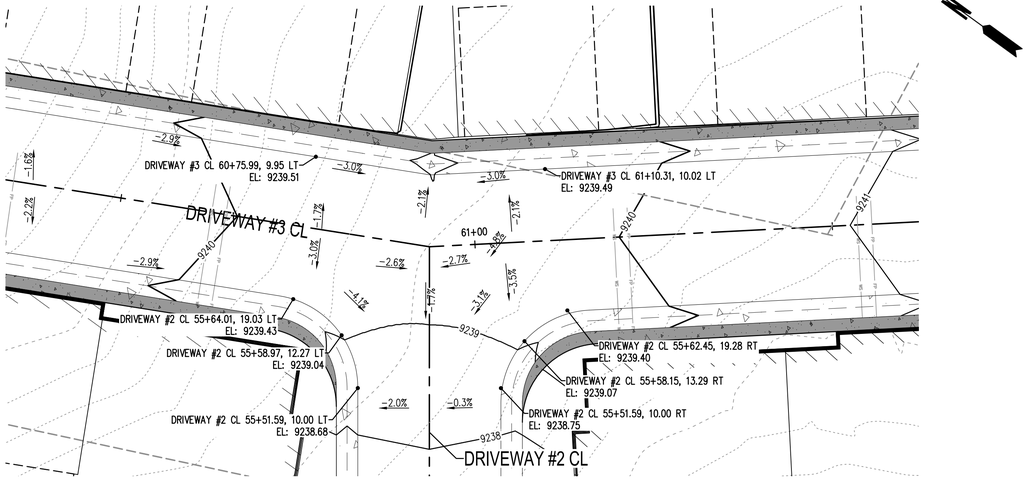
SCALE IN FEET



DRIVEWAY ENTRANCE AT DRIVEWAY #1 & DRIVEWAY #2

0 10 20

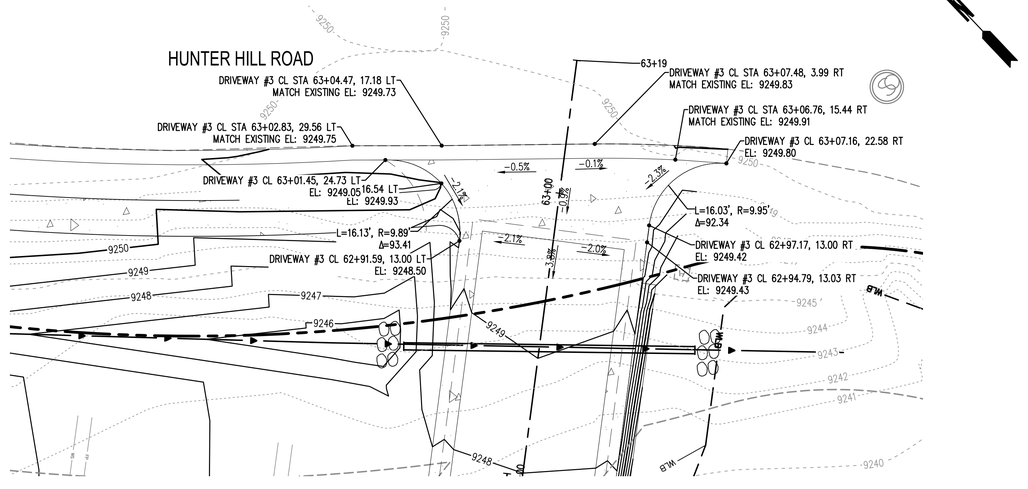
SCALE IN FEET



DRIVEWAY ENTRANCE AT DRIVEWAY #2 & DRIVEWAY #3

0 10 20

SCALE IN FEET



DRIVEWAY ENTRANCE AT DRIVEWAY #2 & HUNTER HILL ROAD

0 10 20

SCALE IN FEET

BY	DATE	REVISIONS

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: DRIVEWAY GRADING

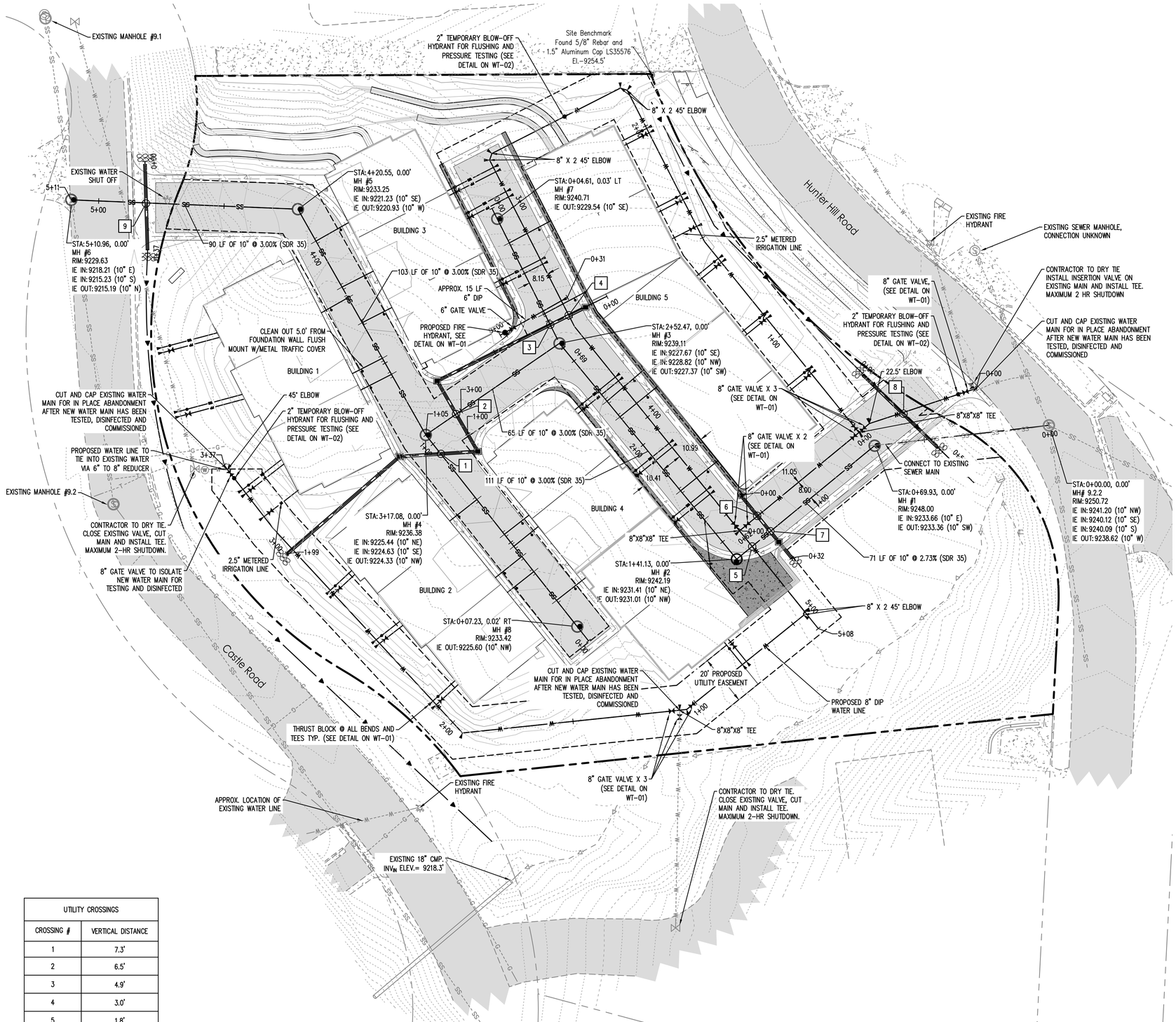
PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

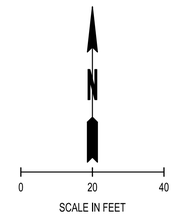
COLORADO LICENSED
ZACHARY N. GUTKNECHT
54292
5/1/2026
PROFESSIONAL ENGINEER

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 PP-03
DRAWING NO:	PP-03
SHEET NO:	12 OF 19

May 01, 2026 10:41:38am – User zach.gutknecht
N:\PROJECTS\7484 RONNIE RICHARDSON\25-000256 BEAR CROSSINGS TOWN HOME DEVELOPMENT II\CADD\25-000256 PP-03.DWG



UTILITY CROSSINGS	
CROSSING #	VERTICAL DISTANCE
1	7.3'
2	6.5'
3	4.9'
4	3.0'
5	1.8'
6	2.3'
7	4.9'
8	3.4'
9	7.4'



LEGEND

EXISTING	PROPOSED	
		EASEMENT
SS	SS	SANITARY SEWER LINE
Ⓢ	Ⓢ	SS MANHOLE
W	W	WATER LINE
⊞	⊞	WATER METER
⋈	⋈	WATER VALVE
		CONTOURS (MAJOR/MINOR)
		PROPERTY LINE
		EDGE OF PAVEMENT
		PROPOSED DITCH
		SADDLE TAP, SEE DETAIL ON SHEET SS-01
		THRUST BLOCK, SEE DETAIL ON SHEET WT-01
		CURB STOP
		FIRE HYDRANT, SEE DETAIL ON SHEET WT-02
		2" TEMPORARY BLOW-OFF HYDRANT, SEE DETAIL
		12" NYLOPLAST CATCH BASIN, SEE DETAIL ON SI
	WS	WATER SERVICE LINE
	FP	FIRE SUPPRESSION LINE
	IR	IRRIGATION LINE

GENERAL NOTES:

1. SURVEY OF EXISTING SEWER MAIN INVERT WAS NOT PROVIDED AT TIME OF DESIGN. CONTRACTOR TO CONFIRM ELEVATIONS TO ENSURE THAT GRAVITY SEWER IS PROPERLY SLOPED AT 1/4"/FT.
2. SEWER CLEANOUTS TO BE INSTALLED EVERY 100 FT ON SERVICE LATERALS.
3. MINIMUM 7 FT. BURY ON WATER SERVICES AND WATER MAINS. INSULATE AS REQUIRED (SEE DETAIL ON SS-01).
4. MINIMUM 7 FT. BURY ON GRAVITY SEWER LATERALS. MINIMUM 7FT. BURY ON ALL SEWER MAINS AND/OR FOR MAINS. INSULATE AS REQUIRED (SEE DETAIL ON SS-01).
5. THE CONTRACTOR SHALL PROVIDE THRUST BLOCKING AS REQUIRED (SEE DETAIL ON SHEET WT-01).
6. TRACER WIRE AND TEST STATIONS SHALL BE INSTALLED ON ALL BURIED PIPE (SEE DETAIL ON SHEET WT-01).
7. CONTRACTOR SHALL COMPLY WITH CURRENT AWWA STANDARDS FOR WATER MAIN FLUSHING, DISINFECTION, & PRESSURE TESTING.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES DURING WATER & SEWER TIE-INS.
9. ALL JOINTS ON WATER MAIN SHALL BE RESTRAINED WITH EBBA IRON MEGA-LUG OR APPROVED EQUAL.
10. ALL WATER AND SEWER LINES SHALL MAINTAIN A HORIZONTAL SEPARATION DISTANCE OF 10' AND A MINIMUM 1.5' VERTICAL SEPARATION. IN INSTANCES WHERE SEPARATION DISTANCE CANNOT BE MAINTAINED, CONTRACTOR WHILE PROVIDE SECONDARY CONTAINMENT OF SEWER LINES ADJACENT TO OTHER UTILITES IN CONFORMITY WITH MCBWSD GUIDELINES.
    - 10.1. IN INSTANCES WHERE HORIZONTAL SEPARATION DISTANCE OF 10' CANNOT BE MAINTAINED, POTABLE PIPES SHALL BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON THE UPHILL SIDE OF THE NON-POTABLE PIPE AT SUCH AN ELEVATION THAT THE BOTTOM OF THE PIPE IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE NON-POTABLE PIPE. THE NON-POTABLE PIPE MATERIALS MUST BE WATER WORKS GRADE 150 PSI (1.0 MPA) PRESSURE RATED PIPE MEETING AWWA STANDARDS AND MUST BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
11. FOR ANY PROPOSED BYPASS PUMPING OR PIPING, CONTRACTOR SHALL SUBMIT BYPASS PLAN TO THE DISTRICT FOR REVIEW.
12. WATER METERS TO BE FURNISHED BY MCBWSD AND INSTALLED BY CONTRACTOR, SEE DETAIL ON SHEET WT-01.
13. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING IN-LINE GATE VALVES AND DOWNSTREAM SERVICE CONNECTIONS TO DETERMINE IF A DRY-TIE CAN BE COMPLETED WITHOUT DISRUPTING SERVICE TO OTHER COSTUMERS. IF A DRY TIE-CANNOT BE COMPLETED WITHOUT DISRUPTION, AN INSERTION VALVE WILL BE REQUIRED.
14. ALL WATER MAINS SHALL BE DUCTILE IRON (DIP) IN ACCORDANCE WITH WATER STANDARDS AND SPECIFICATIONS SECTION 02615.
15. ALL WATER SERVICE CONNECTIONS SHALL BE 2" SDR 9 HDPE W/ CURB VALVE.
16. ALL IRRIGATION AND FIRE SUPPRESSION LINES SHALL BE 2.5" SDR 9 HDPE WITH 2.5" GATE VALVE AND BACK FLOW PREVENTION ASSEMBLY.
17. ALL IRRIGATION SUPPLY LINES WILL BE METERED AND MANAGED BY HOA. IRRIGATION DISTRIBUTION LINES TO BE DESIGNED BY OTHERS.
18. ALL SEWER LINES SHALL BE 10" SDR 35.
19. THE NEW WATER LINE INSTALLATION MUST INCLUDE DISINFECTING, FLUSHING, AND TESTING FOR PRESSURE AND BACTERIA PRIOR TO BEING CONNECTED TO THE WATER SYSTEM.
20. IF CONSTRUCTION IS NOT COMPLETED BEFORE WINTER:
    - 20.1. MANHOLES SHALL BE MARKED WITH T-POST AND 2-INCH DIAMETER PVC PIPE, 6 FEET TALL, WRAPPED IN GREEN REFLECTIVE TAPE, TO ENSURE MANHOLES CAN BE LOCATED DURING WINTER.
    - 20.2. WATER VALVES SHALL BE CLEARLY MARKED WITH T-POST AND 2-INCH DIAMETER PVC PIPE, 6 FEET TALL WRAPPED IN BLUE REFLECTIVE TAPE, TO ENSURE VALVES CAN BE LOCATED DURING WINTER.
21. WATER PRE-TAPS WILL BE CUT AND CAPPED, SEE DETAIL ON SHEET WT-02.
22. THE EXISTING WATER MAIN IS CAST IRON. WHEN CONNECTING TO PIPES OF DISSIMILAR MATERIAL, CONTRACTOR TO USE TRANSITION COUPLINGS SUCH AS DRESSER STYLE 162, OR EQUAL.
23. CONTRACTOR TO INSTALL MH #2 WITH CONE ROTATED SO THAT MANHOLE OPENING IS OUTSIDE OF V-PAN FLOW LINE.

REVISIONS	DATE	BY

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: WATER & SEWER PLAN

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 UT-01
DRAWING NO:	UT-01
SHEET NO:	13 OF 19

May 01, 2026 1:12:46pm - User: zach.gabron
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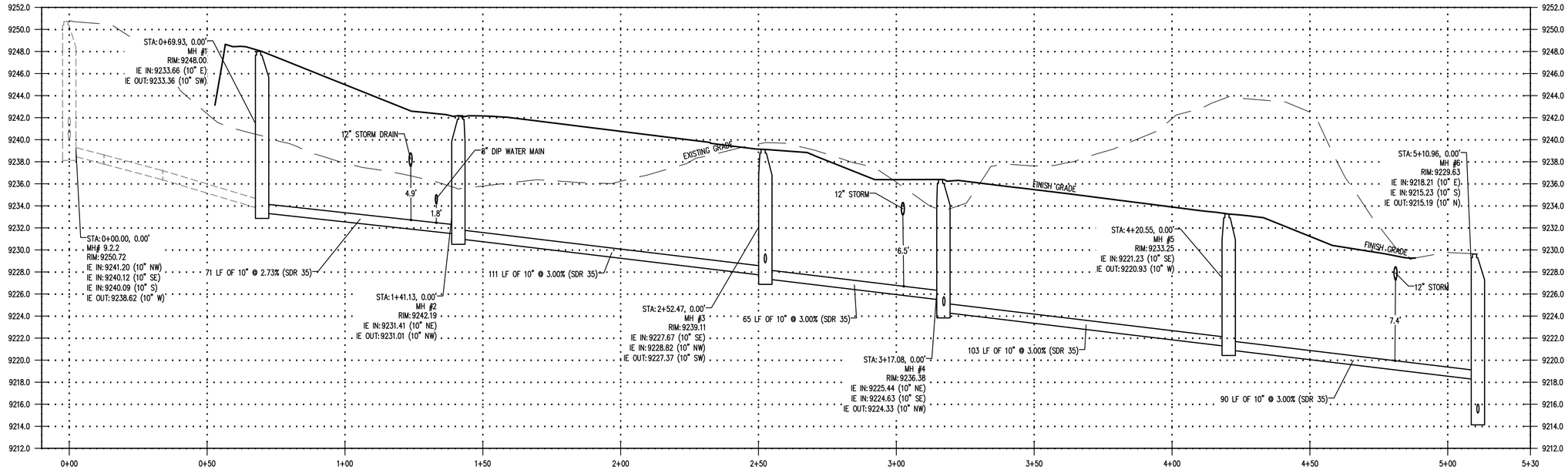
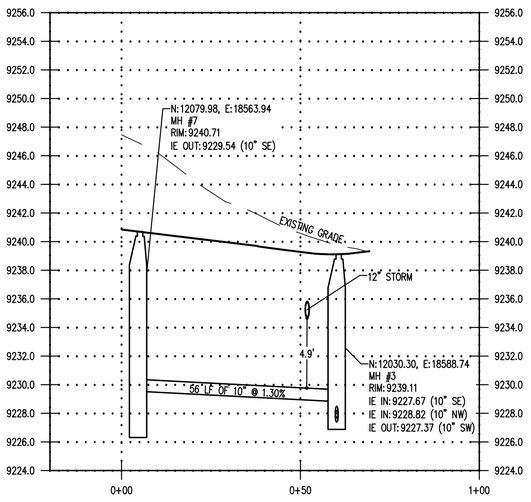


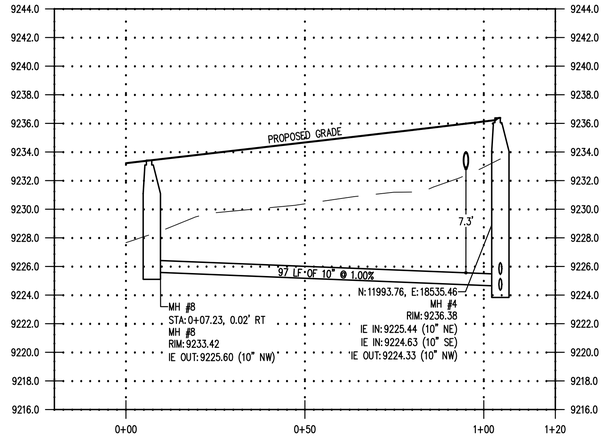
BEAR CROSSING SEWER MAIN

H 0 20 40 SCALE IN FEET

V 0 2 4 SCALE IN FEET



DRIVEWAY #3 SEWER MAIN



DRIVEWAY #1 SEWER MAIN

H 0 20 40 SCALE IN FEET

V 0 2 4 SCALE IN FEET

REVISIONS	DATE	BY

SCJ ALLIANCE
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SHEET TITLE: SEWER MAIN PROFILES

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

COLORADO LICENSED PROFESSIONAL ENGINEER
54292
5/1/2026

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 UT-01
DRAWING NO:	UT-02
SHEET NO:	14 OF 19

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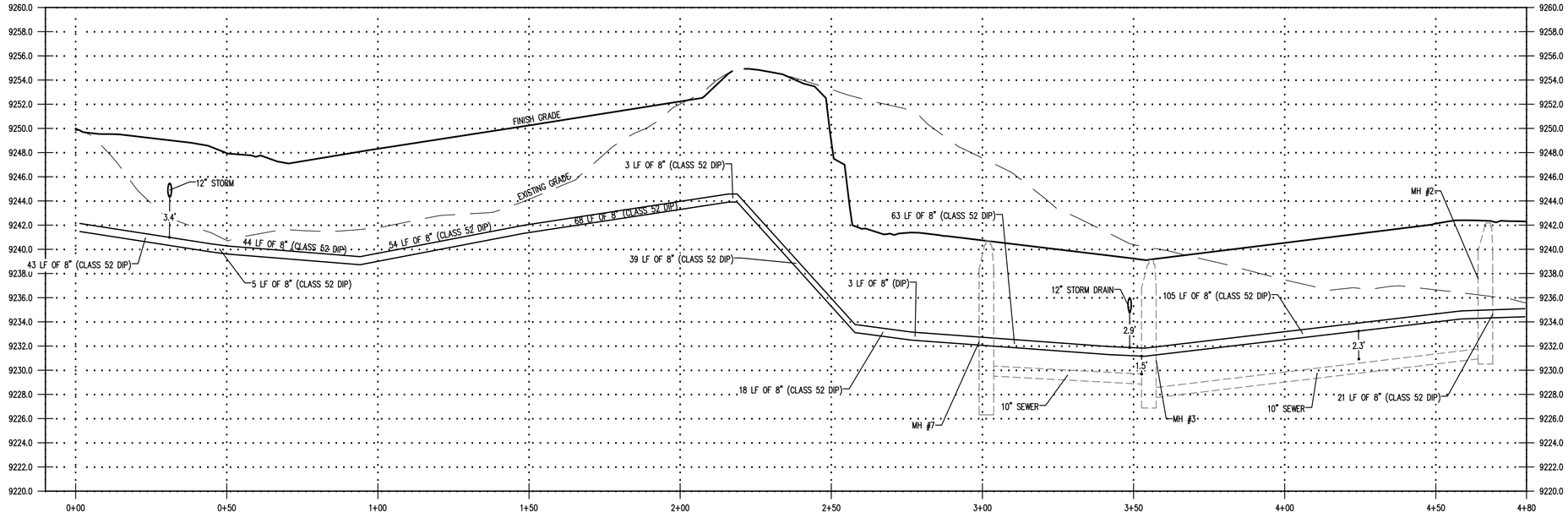
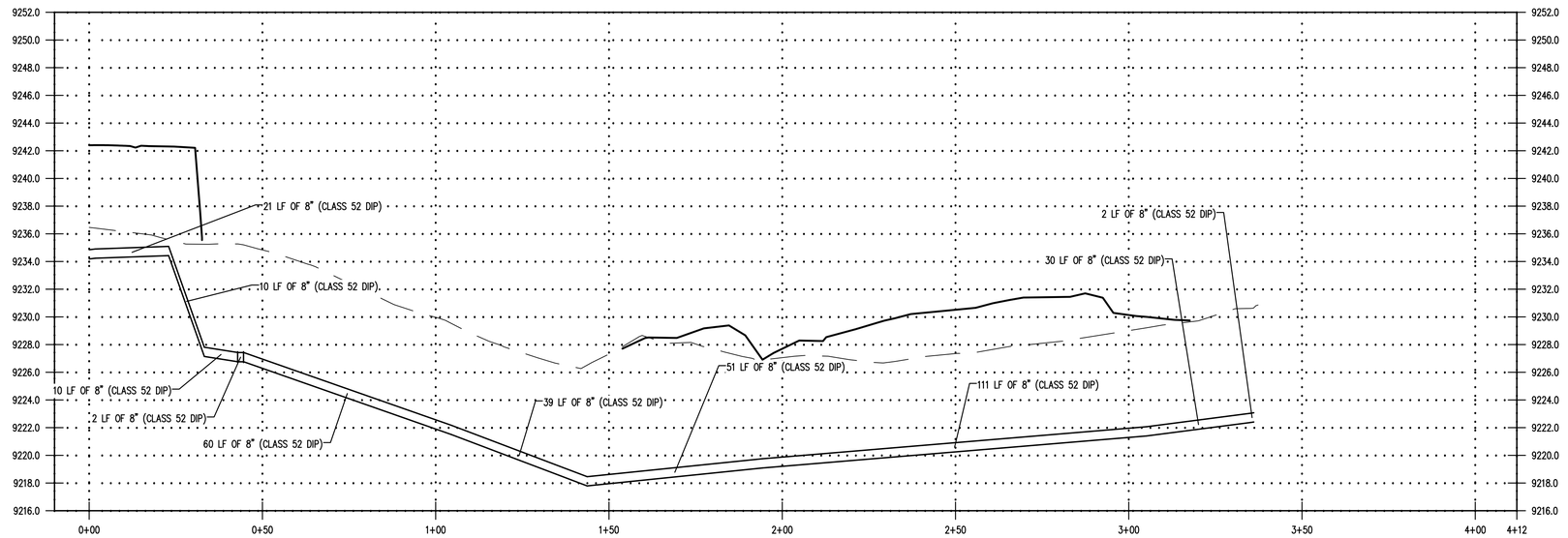


BEAR CROSSING NORTH LOOP WATER MAIN

H 0 20 40 V 0 20 40



BEAR CROSSING WATER MAIN

H 0 20 40 SCALE IN FEET

V 0 20 40 SCALE IN FEET

BY	DATE	REVISIONS

SCJ ALLIANCE
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8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
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SHEET TITLE: WATER MAIN PROFILES

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

COLORADO LICENSED
MATTHEW MILLER
54292
5/1/2026
PROFESSIONAL ENGINEER

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 UT-01
DRAWING NO:	UT-03
SHEET NO:	15 OF 19

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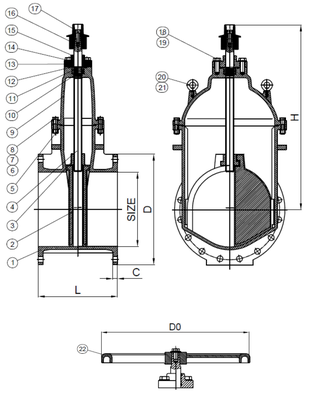
FEATURES & BENEFITS • 14" – 24"

- Ductile Iron Flanged Gate Valve
- Resilient Wedge
- Non Rising Stem
- AWWA C515-15
- 300 PSI 2"- 12"
- 250 PSI 14"- 18"
- 200 PSI 20"- 24"
- AWWA C550 Epoxy
- UL Listed / FM Approved
- NSF-61 / NSF-372 verified by UL Water Quality
- Flanges Conform to ANSI B16.1
- Comes with Handwheel and Op Nut



DIMENSIONS

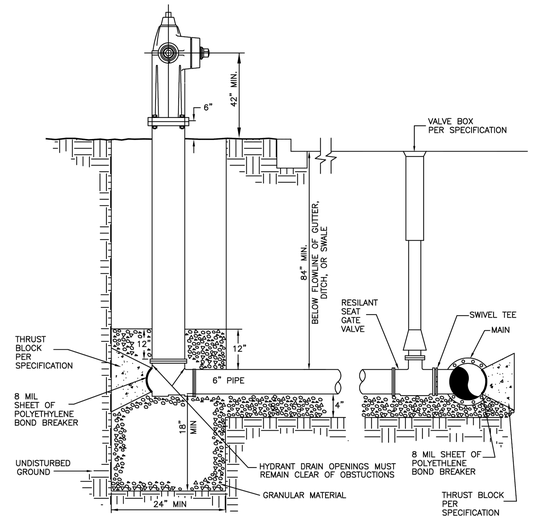
Part #	Size	L	D	C	H	D0	Bolt Circle	Qty.*Dia Bolt Hole
225W17	14"	15.0	21.0	1.38	35.6	22.0	18.75	12*1.13
225W18	16"	16.0	23.5	1.44	38.5	22.0	21.25	16*1.13
225W19	18"	17.0	25.0	1.56	44.0	24.0	22.75	16*1.25
225W20	20"	18.0	27.5	1.69	47.0	24.0	25.00	20*1.25
225W24	24"	20.0	32.0	1.88	52.8	30.0	29.50	20*1.38

MATERIAL SPECIFICATIONS

No.	Part	Material	ASTM Spec.
1	Body	Ductile Iron	A536-65-45-12
2	Wedge	Ductile Iron EPDM Encapsulated	A536-65-45-12
3	Stem Nut	Bronze	ASTM C95200
4	Stem	Stainless Steel	AISI 431
5	Gasket	Rubber	EPDM
6	Bolt	Stainless Steel	SS304
7	Nuts	Stainless Steel	A2470
8	Washer	Stainless Steel	SS304
9	Bonnet	Ductile Iron	A536-65-45-12
10	O-Ring	Rubber	NBR
11	Thrust Washer	Bronze	ASTM C95200
12	O-Rings	Rubber	NBR
13	Gland	Ductile Iron	A536-65-45-12
14	O-Ring	Rubber	NBR
15	Dust Ring	Rubber	NBR
16	Operating Nut	Ductile Iron	A536-65-45-12
17	Bolt	Stainless Steel	SS304
18	Bolt	Stainless Steel	SS304
19	Washer	Stainless Steel	SS304
20	Lifting Bolt	Stainless Steel	SS304
21	Washer	Stainless Steel	SS304
22	Handwheel	Ductile Iron	A536-65-45-12

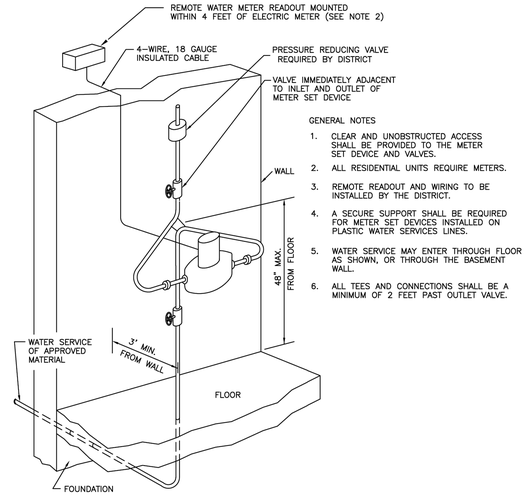
GATE VALVE DETAIL

SCALE: N.T.S.



FIRE HYDRANT DETAIL

SCALE: N.T.S.

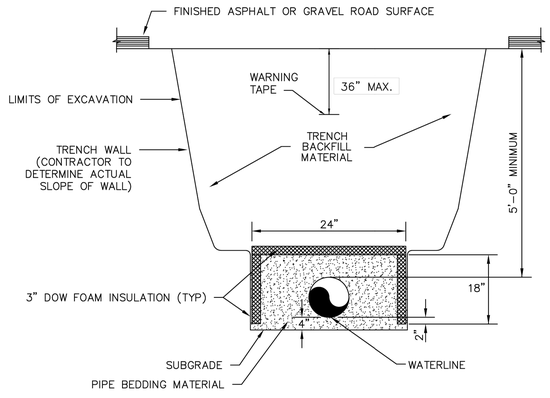


GENERAL NOTES

1. CLEAR AND UNOBSTRUCTED ACCESS SHALL BE PROVIDED TO THE METER SET DEVICE AND VALVES.
2. ALL RESIDENTIAL UNITS REQUIRE METERS.
3. REMOTE READOUT AND WIRING TO BE INSTALLED BY THE DISTRICT.
4. A SECURE SUPPORT SHALL BE REQUIRED FOR METER SET DEVICES INSTALLED ON PLASTIC WATER SERVICES LINES.
5. WATER SERVICE MAY ENTER THROUGH FLOOR AS SHOWN, OR THROUGH THE BASEMENT WALL.
6. ALL TEES AND CONNECTIONS SHALL BE A MINIMUM OF 2 FEET PAST OUTLET VALVE.

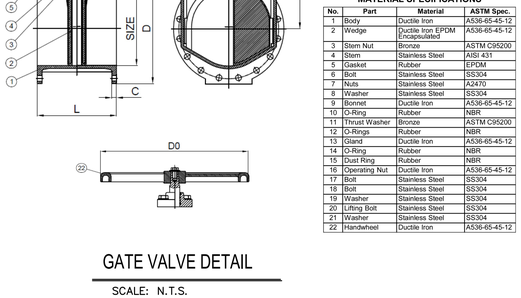
STANDARD INTERIOR SETTING FOR ¾" AND 1" WATER METERS

SCALE: N.T.S.



TYPICAL INSULATED TRENCH DETAIL

SCALE: N.T.S.

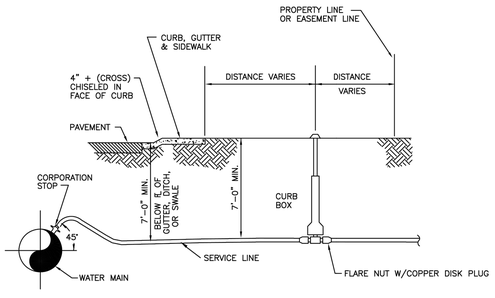


BAR SIZING AND LOCATION TABLE

PIPE I.D.	NO. OF LONGITUDINAL BARS AND LOCATION		
8-15 IN.	8 – NO. 4 BARS	3 EACH	SIDE
18 IN.	8 – NO. 4 BARS	3 EACH	SIDE

SEWER SERVICE JOINT ENCASEMENT DETAIL

SCALE: N.T.S.

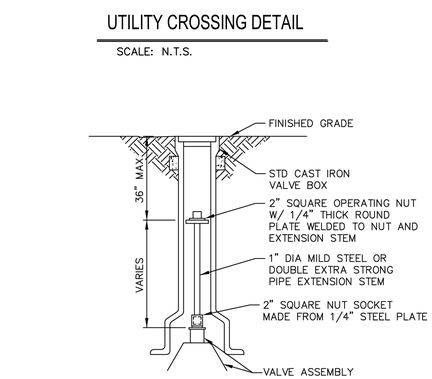


GEN NOTES:

1. FOR 3/4" AND 1" SERVICES, USE DIRECT TAP AS SHOWN.
2. FOR 1 1/2" AND 2" SERVICES, INSTALL WITH TAPPED TEE AND CORPORATION STOP AT TIME OF CONSTRUCTION OR USE A TAPPING SADDLE.
3. DISTRICT'S RESPONSIBILITY FOR MAINTENANCE SHALL BE THE WATER MAIN. OWNER'S RESPONSIBILITY SHALL BE THE ENTIRE LENGTH OF THE SERVICE LINE, INCLUDING THE CORPORATION STOP AND CURB STOP, FROM THE MAIN TO THE BUILDING.
4. NO COUPLINGS SHALL BE ALLOWED BETWEEN CURB STOP AND METER SETTER.
5. SERVICE SHALL BE TYPE K COPPER OR HDPE.
6. DRAWING NOT TO SCALE.

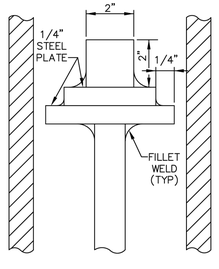
WATER SERVICE DETAIL

SCALE: N.T.S.



UTILITY CROSSING DETAIL

SCALE: N.T.S.

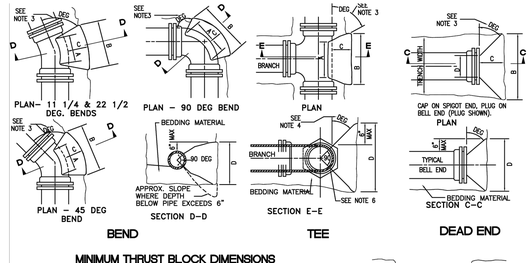


NOTE: VALVE EXTENSIONS ARE ONLY REQUIRED IF THE DEPTH FROM THE FINISHED GRADE TO THE TOP OF THE OPERATING NUT IS GREATER THAN 5'.

EXTENSION DETAIL

WATER VALVE EXTENSION DETAIL

SCALE: N.T.S.



MINIMUM THRUST BLOCK DIMENSIONS

0 PSI TO 100 PSI

PIPE SIZE	DEAD END		TEE		90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND	
	B	D	B	D	B	D	B	D	B	D	B	D
6	2'-0"	1'-0"	2'-0"	1'-0"	2'-0"	1'-6"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
8	2'-0"	1'-6"	2'-0"	1'-6"	2'-6"	2'-0"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
10	2'-6"	2'-0"	2'-6"	2'-0"	3'-0"	2'-6"	2'-0"	1'-0"	2'-0"	1'-0"	1'-0"	1'-0"
12	3'-0"	2'-6"	3'-0"	2'-6"	3'-6"	3'-0"	2'-6"	1'-0"	2'-0"	1'-0"	1'-0"	1'-0"

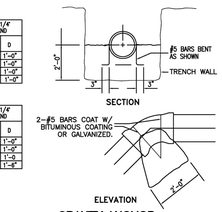
100PSI TO 200PSI

PIPE SIZE	DEAD END		TEE		90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND	
	B	D	B	D	B	D	B	D	B	D	B	D
6	2'-0"	2'-0"	2'-0"	2'-0"	2'-6"	2'-6"	2'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
8	3'-0"	2'-6"	3'-0"	2'-6"	3'-6"	3'-6"	2'-6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
10	3'-4"	3'-0"	3'-4"	3'-0"	4'-0"	3'-6"	3'-0"	2'-0"	2'-0"	2'-0"	2'-0"	1'-0"
12	4'-0"	3'-6"	4'-0"	3'-6"	4'-6"	4'-0"	3'-6"	2'-0"	2'-0"	2'-0"	2'-0"	1'-0"

* ASSUMES SOIL BEARING PRESSURE OF 2000 PSF

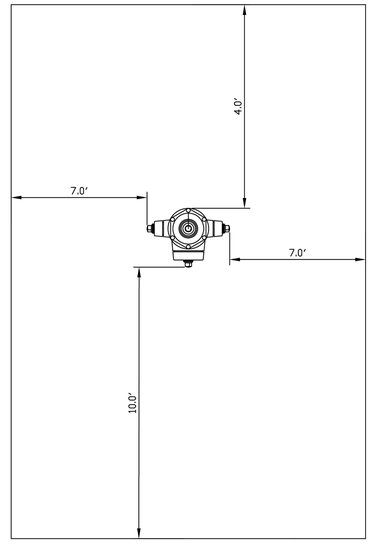
NOTES :

1. WHERE A HORIZONTAL BEND IS MADE, THE PIPING SHALL BE RESTRAINED BY MEANS OF A THRUST BLOCK AS DETAILED. WHERE VERTICAL OFF-SETS ARE MADE, THE TOP BEND SHALL BE RESTRAINED BY RESTRAINING RODS AND STRAPS, CONCRETE THRUST ANCHOR BLOCKS AND RESTRAINING RODS, OR BOTH. THE BOTTOM BENDS SHALL BE RESTRAINED BY THRUST BLOCKS AS DETAILED.
2. "A", "B", & "D" DIMENSIONS SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH THE MECHANICAL JOINTS OR THE M.J. BOLTS.
3. "C" DIMENSIONS SHALL BE LARGE ENOUGH TO MAKE ANGLE (DEG) EQUAL TO OR LARGER THAN 45°.
4. ANGLE (DEG) SHALL BE EQUAL TO OR LARGER THAN 45°.
5. "B" & "D" DIMENSIONS SHALL PROVIDE REQUIRED BLOCKING AREA & BE DIMENSION LISTED IN TABLE FOR WORKING PRESSURE.
6. CONCRETE SHALL BEAR ON ONE COMPLETE QUADRANT OF PIPE AS A MINIMUM. SEE DETAIL.
7. WHERE THRUST BLOCKS ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR REVIEW, A LIST OF RESTRAINT MATERIAL, DETAILS OF THE RESTRAINT & METHODS OF CONSTRUCTION, AND SIZES OF ALL RESTRAINT MEMBERS HE DESIRES TO USE FOR THRUST ANCHOR BLOCKS, RESTRAINING RODS & STRAPS.
8. THE THRUST DIMENSIONS SHOWN IN TABLES ARE CALCULATED USING A SOIL BEARING CAPACITY OF 2000 PSF. IF GREATER SOIL BEARING CAPACITY IS AVAILABLE, THE CONTRACTOR MAY, AFTER REVIEW BY THE ENGINEER, REDUCE THE THRUST BLOCK DIMENSIONS SHOWN. THE THRUST BLOCK AREA SHALL BE INCREASED IF THE SOIL IS NOT CAPABLE OF PROVIDING 2000 PSF SOIL BEARING CAPACITY.
9. CONCRETE SHALL BE CLASS B2, CONFORMING TO SECTION 600 OF "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", COLORADO STATE DEPARTMENT OF HIGHWAYS.



THRUST BLOCK DETAIL

SCALE: N.T.S.



FIRE-HYDRANT CLEARANCE DETAIL

SCALE: N.T.S.

BY	
DATE	
REVISIONS	

SCJ ALLIANCE
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8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
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SHEET TITLE: WATER SYSTEM DETAILS

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL: COLORADO LICENSED PROFESSIONAL ENGINEER — 54292 — 5/1/2026

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 WT-01
DRAWING NO:	WT-01
SHEET NO:	16 OF 19

May 01, 2026 10:41:15am – User: zach.gubran
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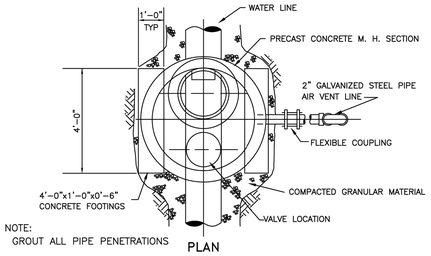
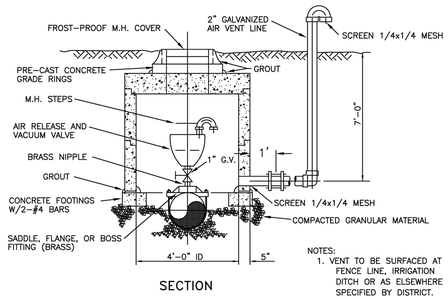


NOTE:
GROUT ALL PIPE PENETRATIONS

PLAN

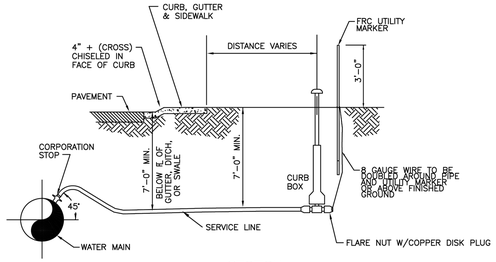


SECTION

NOTES:
1. VENT TO BE SURFACED AT FENCE LINE, IRRIGATION DITCH OR AS ELSEWHERE SPECIFIED BY DISTRICT.
2. IF LOCATED WITHIN GRAVEL ROADWAY LEAVE COVER 4" BELOW SURFACE.

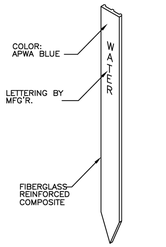
AIR RELEASE AND VACUUM VALVE WITH VAULT

SCALE: N.T.S.



SECTION

NOTES:
1. FOR 3/4" AND 1" SERVICES, USE DIRECT TAP AS SHOWN.
2. FOR 1 1/2" AND 2" SERVICES, INSTALL WITH TAPPED TEE AND CORPORATION STOP AT TIME OF CONSTRUCTION OR USE A TAPPING SADDLE.
3. DISTRICT'S RESPONSIBILITY FOR MAINTENANCE SHALL BE THE WATER MAIN. OWNER'S RESPONSIBILITY SHALL BE THE ENTIRE LENGTH OF THE SERVICE LINE, INCLUDING THE CORPORATION STOP AND CURB STOP, FROM THE MAIN TO THE BUILDING.
4. NO COUPLINGS SHALL BE ALLOWED BETWEEN CURB STOP AND METER SETTER.
5. SERVICE SHALL BE TYPE K COPPER OR HDPE PIPE.
6. DRAWING NOT TO SCALE.



UTILITY MARKER

WATER SERVICE PRETAP DETAIL

SCALE: N.T.S.

INSERT VALVE

- The **InsertValve**™ with Resilient Seat Gate, from start to finish; Made in the **USA**.
- Sizes – 4", 6", 8", 10", 12" Water & Sewer Applications
- Standard valve body installs on Steel, PVC, C-900, Cast-iron Ductile-iron and class 150 A/C pipe without modifications.
- 2" square wrench nut (Optional Hand-wheel) open left or open right Non-rising stem (NRS)
- Meets or exceeds ANSI/AWWA C515 Standards
- Ductile Iron body with nominal 10 mils Epoxy Coated
- Epoxy coating meets or exceeds ANSI/AWWA C550 Standards and ANSI/NSF 61
- Iron wedge, encapsulated with molded rubber
- Triple O-ring seal stuffing box (2 upper & 1 lower O-rings)
- 4"-12" sizes – 250 psig (1723 kPa) maximum working pressure
- Call today for a free quote! 800-221-3332 or visit www.InsertValve.com

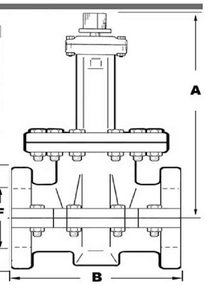
Dimensions

Dimension*	Nominal size		
	4"	6"	8"
A	18	23-1/2	28-1/4
B	16	18	20
C	9-1/8	11-1/4	13-1/2
F Largest std. O.D.	5	7.2	9.3
Smallest std. O.D.	4.5	6.63	8.63
(Larger & smaller custom O.D.'s available, Please Call)			
Turns to open	15	21	27
Weight*	155	230	295

*All dimensions are in inches. All weights are in pounds and are approximate.

Dimension*	Nominal size	
	10"	12"
A	35	37-1/2
B	24	27
C	15-11/16	17-7/8
F Largest std. O.D.	11.4	13.5
Smallest std. O.D.	10.75	12.75
(Larger & smaller custom O.D.'s available, Please Call)		
Turns to open	34	39
Weight*	490	595

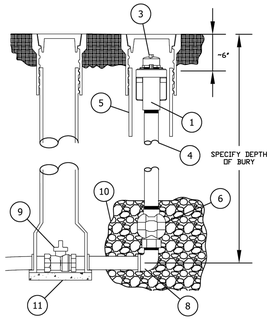
(patent# 6776184 /other patents pending)



6" & 8" INSERTION VALVE

SCALE: N.T.S.

TRUFLO TF-500 SPEC SHEET



TRUFLO TF-500 BELOW GRADE BLOW-OFF HYDRANT SHALL BE SELF-DRAINING, NON-FREEZING TYPE WITH A 7' DEPTH OF BURY. HYDRANT SHALL BE FURNISHED WITH A 2" VERTICAL (SHOWN) OR HORIZONTAL FIP INLET CONNECTION, A NON-TURNING OPERATING ROD AND SHALL OPEN TO THE LEFT. OUTLET SHALL BE 2" MIP WITH PLUG AND BE HOUSED IN A STANDARD 5-1/4" VALVE BOX.

ALL WATER FLOW SHALL PASS THRU A 2" STEEL PIPE AND CAST LOW LEAD BRASS WATERWAY. THE OPERATING DRIVE MECHANISM SHALL RAISE AND LOWER A PLUNGER TO CONTROL THE FLOW OF WATER AND SHALL BE SERVICEABLE FROM ABOVE GROUND WITH NO DIGGING OR REPLACEMENT NEEDED. SAID OPERATING DRIVE SHALL OPERATE WITH A 7/8" SQUARE DRIVE WRENCH. WHEN OPEN THE FLOW OF WATER SHALL BE UNOBSTRUCTED AND THE DRAIN HOLE SHALL BE COVERED.

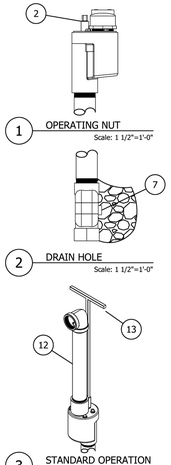
HYDRANT SHALL BE SET IN 4 CUBIC FEET OF CRUSHED STONE TO ALLOW FOR PROPER DRAINAGE OF HYDRANT. RECOMMENDATION OF THE AWWA SHOULD BE FOLLOWED WHEN INSTALLING THE HYDRANT.

THE TRUFLO TF-500 BELOW GRADE BLOW-OFF HYDRANT AS MANUFACTURED BY THE KUPFERLE FOUNDRY, ST. LOUIS MO. 63102 OR APPROVED EQUAL.

ITEM	ITEM / DESCRIPTION	NOTES
1	TOP CAP	
2	9/16" OPERATING SCREW	
3	2" MIP OUTLET	SHOWN CAPPED
4	2" STEEL PIPE	
5	METER BOX	BY OTHERS
6	INLET VALVE	
7	DRAIN HOLE	
8	90° STREET ELBOW	BY OTHERS
9	HYDRANT SHUT-OFF VALVE	BY OTHERS
10	CRUSHED ROCK	BY OTHERS
11	SOLID CONCRETE BLOCK	BY OTHERS
12	RISER PIPE	OPTIONAL
13	OPERATING SCREW WRENCH	OPTIONAL

TRUFLO TF-500 MANUAL BLOW-OFF HYDRANT SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

NOTES:
1.) PIPING BY OTHERS
2.) KUPFERLE RECOMMENDS USAGE OF A RISER PIPE AND A VALVE WRENCH



		INITIALS	DATE
	DRAWN	BCL	12/11/17
	APPROVED	BCL	12/11/17
	MODIFIED	KJV	06/29/21
DD/MM/YY	ISSUED FOR …		SCALE
DATE	STATUS / REVISION	TF-500 TRUFLO (VERTICAL INLET) SPEC SHEET	1"=1'-0"

KUPFERLE Since 1857

2511 NORTH 9TH STREET
ST. LOUIS, MO 63102
1-800-231-3990
FAX 314-231-2820
www.hydrants.com

SHEET 1 OF 1

2" TEMPORARY BLOW-OFF HYDRANT

SCALE: N.T.S.

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

REVISIONS	DATE	BY

SHEET TITLE: WATER SYSTEM DETAILS

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

COLORADO LICENSED PROFESSIONAL ENGINEER
54292
5/1/2026

DESIGNER: ZNG
DRAWN BY: ZNG
APPROVED BY: MM
DATE: MAY 1, 2026
JOB NO: 25-000256
DRAWING FILE NO: 25-000256 WT-01
DRAWING NO: WT-02
SHEET NO: 17 OF 19

May 01, 2026 10:41:13am - User zach.quinton
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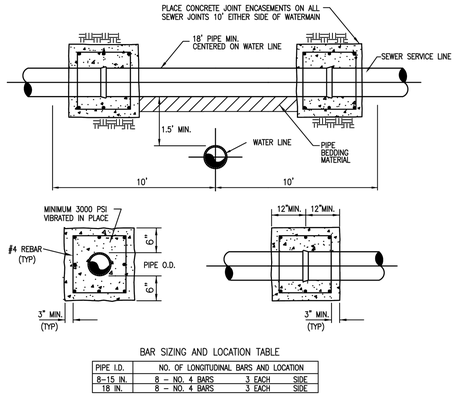


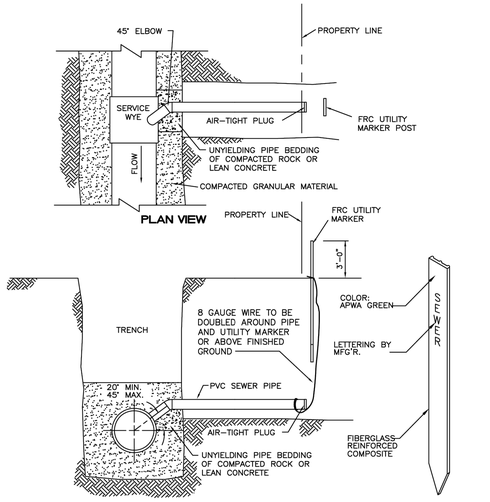
BAR SIZING AND LOCATION TABLE

PIPE I.D.	NO. OF LONGITUDINAL BARS AND LOCATION		
8–15 IN.	8 – NO. 4 BARS	3 EACH	SIDE
18 IN.	8 – NO. 4 BARS	3 EACH	SIDE

NOTES:
1. DRAWING NOT TO SCALE. ALL DIMENSIONS IN INCHES UNLESS OTHERWISE NOTED.

SEWER JOINT ENCASEMENT DETAIL

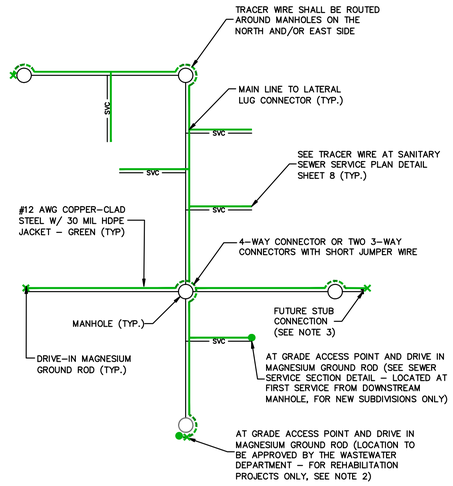
SCALE: N.T.S.



NOTES:
1. DISTRICT'S RESPONSIBILITY FOR MAINTENANCE SHALL BE THE SEWER MAIN. OWNER'S RESPONSIBILITY SHALL BE THE ENTIRE LENGTH OF THE SERVICE LINE, INCLUDING ANY CLEANOUTS, FROM THE MAIN TO THE BUILDING.
2. WYE CNNECTION NOT ALLOWED ON VCP.
3. ACCESSIBLE CLEANOUTS WILL BE CONSTRUCTED EVERY 100 FT., OR AS OTHERWISE APPROVED BY THE DISTRICT.
4. DRAWING NOT TO SCALE.

SEWER SERVICE PRETAP DETAIL

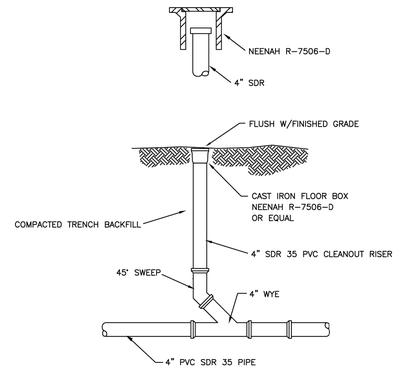
SCALE: N.T.S.



NOTES:
1. WIRE SHOWN AWAY FROM PIPE FOR CLARITY. WIRE SHALL BE INSTALLED ON THE TOP OF THE PIPE. THE WIRE SHALL BE FASTENED TO THE PIPE WITH TAPE OR PLASTIC TIES AT 5' INTERVALS.
2. REHABILITATION PROJECTS SHALL HAVE A DRIVE–IN MAGNESIUM GROUND ROD INSTALLED ON THE UPSTREAM AND DOWNSTREAM MANHOLES AS WELL AS A GRADE LEVEL IN–GROUND ACCESS BOX INSTALLED AT THE DOWNSTREAM MANHOLE (ACCESS BOX TYPE AND LOCATION TO BE APPROVED BY WASTEWATER DEPARTMENT).
3. AT ALL FUTURE STUB CONNECTIONS, A MINIMUM OF 6 FEET OF TRACER WIRE SHALL BE EXTENDED BEYOND THE END OF THE PIPE, COILED AND SECURED FOR FUTURE CONNECTIONS. THE END OF THE TRACER WIRE SHALL BE SPLICED TO THE WIRE OF A DRIVE–IN MAGNESIUM GROUND ROD AND IS TO BE BURIED AT THE SAME ELEVATIONS AS THE SEWER MAIN.

TRACER WIRE DETAIL

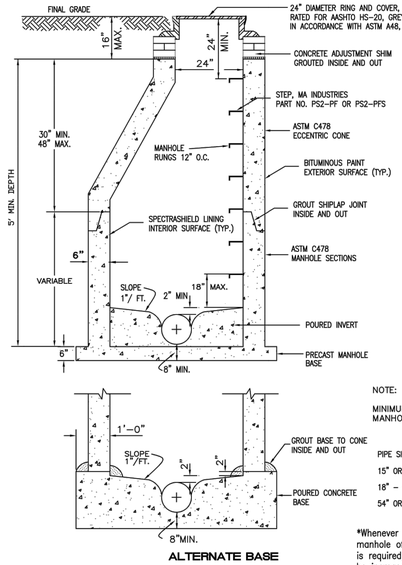
SCALE: N.T.S.



NOTES:
1. DISTRICT'S RESPONSIBILITY FOR MAINTENANCE SHALL BE THE SEWER MAIN. OWNER'S RESPONSIBILITY SHALL BE THE ENTIRE LENGTH OF THE SERVICE LINE, INCLUDING ANY CLEANOUTS, FROM THE MAIN TO THE BUILDING.
2. ACCESSIBLE CLEANOUTS WILL BE CONSTRUCTED EVERY 100 FT., OR AS OTHERWISE APPROVED BY THE DISTRICT.
3. DRAWING NOT SCALE. ALL DIMENSIONS IN INCHES.

SEWER SERVICE LINE CLEANOUT DETAIL

SCALE: N.T.S.



NOTE:

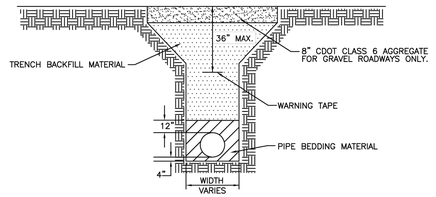
MINIMUM INSIDE DIAMETER OF MANHOLE SHALL BE AS FOLLOWS:

PIPE SIZE	MIN. MANHOLE DIAMETER
15" OR LESS *	48"
18" – 48" *	60"
54" OR LARGER	72"

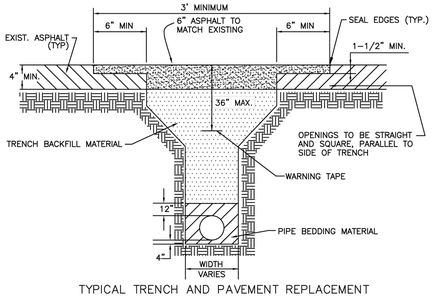
*Whenever more than a two–way manhole of maximum pipe I.D. is required, the manhole must be increased to next largest diameter.

STANDARD MANHOLE IN PAVED AREAS DETAIL

SCALE: N.T.S.



TYPICAL TRENCH – GRAVEL ROADWAYS AND EASEMENTS

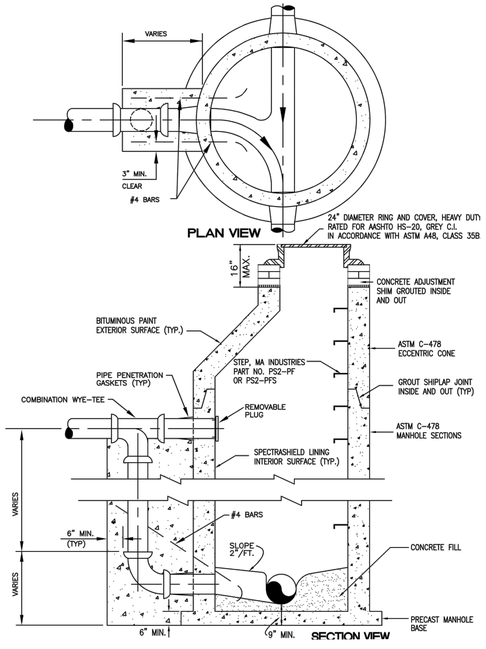


TYPICAL TRENCH AND PAVEMENT REPLACEMENT

NOTES
1. EXISTING PAVEMENT SHALL BE CUT WITH PAVEMENT SAW.
2. PIPE BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 12–INCHES ABOVE OF PIPE.
3. PIPE BEDDING MATERIAL SHALL BE A MINIMUM OF 4–INCHES BELOW PIPE INVERT.
4. PRIOR TO INSTALLATION OF PATCH, ALL EDGES OF EXISTING ASPHALT SHALL HAVE A TACK COAT APPLIED.
5. ALL SEAMS BETWEEN NEW AND EXISTING PAVEMENT SHALL BE SEALED WITH AN ASPHALT TACK COAT.
6. PAVEMENT SECTION SHALL MATCH EXISTING, NOT LESS THAN 4" OF FULL DEEP ASPHALT SHALL BE USED TO FILL A STREET CUT REGARDLESS OF THE EXISTING CROSS SECTION.
7. REFER TO THE TOWN OF MT. CRESTED BUTTE CODE SECTION 18–230.
8. DRAWING NOT TO SCALE. ALL DIMENSIONS IN INCHES.

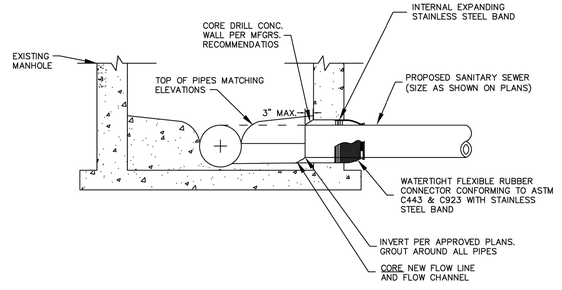
TRENCH SECTION DETAIL

SCALE: N.T.S.



PRECAST DROP MANHOLE DETAIL

SCALE: N.T.S.



NOTE:
DRAWING NOT TO SCALE. ALL DIMENSIONS IN INCHES.

PIPE TO MANHOLE CONNECTION DETAIL

SCALE: N.T.S.

REVISIONS	DATE	BY

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CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: SEWER SYSTEM DETAILS

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

COLORADO LICENSED PROFESSIONAL ENGINEER
54292
5/1/2026

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-000256
DRAWING FILE NO:	25-000256 SS-01
DRAWING NO:	SS-01
SHEET NO:	18 OF 19

May 01, 2026 10:42:21am – User: zach.gubron
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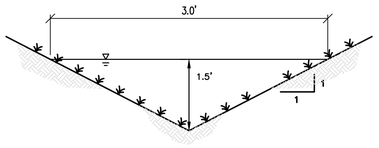
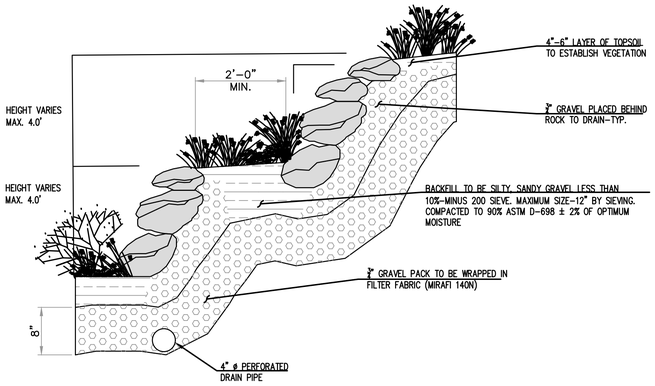


GRASS LINED SWALE

SCALE: N.T.S.



NOTE:

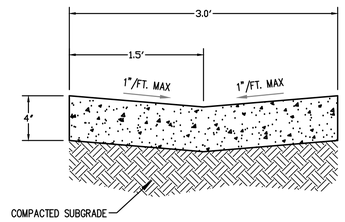
1. RETAINING WALLS OVER 4' WILL NEED TO BE DESIGNED BY A STRUCTURAL OR GEOTECHNICAL ENGINEER.

ROCK WALL/ RETAINING WALL DETAIL

SCALE: N.T.S.

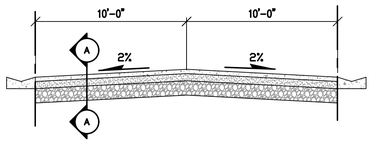
NOTES:

1. CONCRETE SHALL BE CLASS B OR D.
2. PAVEMENT THICKNESS SHALL MATCH EXISTING. BASE SHALL MATCH EXISTING
3. EXPANSION JOINTS SHALL BE PLACED AT EACH END OF CURB.
4. CURB EDGE SHALL BE TOOLED WITH 1/4" RADIUS.



CONCRETE VALLEY PAN DETAIL

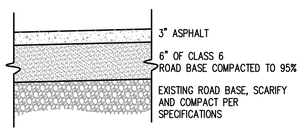
SCALE: N.T.S.



DRIVEWAY SECTION

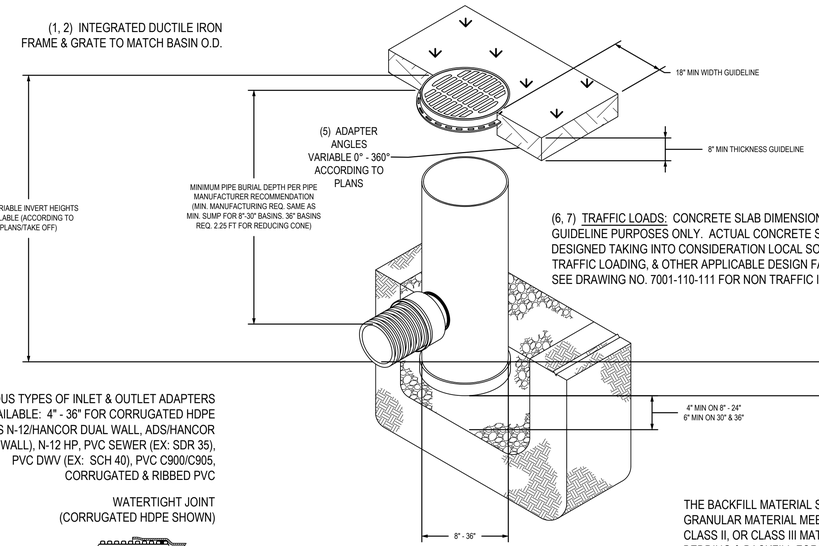
SCALE: N.T.S.

ASPHALT PAVING SHALL BE TESTED FOR GRADATION, ASPHALT CONTENT AND IN- PLACE DENSITY IN ACCORDANCE WITH CDOT SPECIFICATIONS, THE CURRENT EDITION OF CDOT FIELD MATERIALS MANUAL, AND LOCAL REGULATORY AGENCY REQUIREMENTS, WHICHEVER ARE THE MOST STRINGENT.



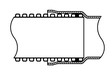
ASPHALT SECTION A-A

SCALE: N.T.S.



(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 36" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)



1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
7 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

NOTE: CATCH BASINS SHOULD APPEAR AS RECTANGULAR GRAVEL BEDS THAT ARE EDGED W/ METAL (MATERIAL TBD: PLATE STEEL OR LANDSCAPE EDGING) ABUTTING THE LAWN/LANDSCAPE. THE NYLOPLAST DRAIN BASIN AND ANY GRATES SHOULD BE HIDDEN UNDER THE GRAVEL BED. WHERE POSSIBLE, LOCATE THE CATCH BASIN DIRECTLY UNDER THE DRIP LINE OF THE SCUPPER ABOVE. THE LENGTH OF THE GRAVEL CATCH BASIN CAN BE ADJUSTED AS THE CONTRACTOR SEES FIT (AND MAY NEED TO BE ADJUSTED ONCE FUTURE HEAVY RAIN EVENTS OCCUR).

NYLOPLAST DRAIN BASIN WITH STANDARD GRATE

SCALE: N.T.S.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

BY	DATE	REVISIONS

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: STANDARD DETAILS

PROJECT NAME: BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

SEAL:

DESIGNER:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
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DRAWING FILE NO:	25-000256 DT-01
DRAWING NO:	DT-01
SHEET NO:	19 OF 19

May 01, 2026 10:39:27am - User: zach.quilron
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Appendix B

Architectural Drawings

BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE H - PRICING SET 02

MARCH 25, 2025

General Notes

1.) DO NOT SCALE DRAWINGS. DRAWINGS MAY NOT BE PRINTED TO SCALE. REPORT ANY DIMENSIONAL DISCREPANCIES TO THE ARCHITECT.

2.) ALL WORK SHALL COMPLY WITH THE THE 2015 INTERNATIONAL BUILDING CODE AS AMENDED BY THE TOWN OF MT. CRESTED BUTTE, MT. CRESTED BUTTE MUNICIPAL CODE, AND ANY OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.

3.) THESE DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE GEOTECH REPORT BY CMT TECHNICAL SERVICES, PROJECT NUMBER 23.6091, DATED NOVEMBER 27, 2023.

4.) FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.

5.) DIMENSIONS ARE TO FACE OF STUD WALL, CEILING JOIST, STONE WALL, CONCRETE, TOP OF BEAM, OR CENTERLINE OF LOG OR TIMBER UNLESS NOTED OTHERWISE.

6.) "TYPICAL" (TYP) MEANS IDENTICAL FOR ALL SIMILAR LOCATIONS.

7.) "SIMILAR" (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION WITH DRAWINGS.

8.) "BASIS OF DESIGN" (BOD) MEANS A MANUFACTURERS PRODUCT IS NAMED TO ESTABLISH SIGNIFICANT QUALITIES FOR THE PURPOSE OF EVALUATING COMPARABLE PRODUCTS.

9.) REFERENCE ELEVATIONS AND BUILDING SECTIONS FOR ALL EXTERIOR WALL FINISHES.

10.) FINISH FLOOR ELEVATIONS ARE SHOWN AS AN ARCHITECTURAL DATUM. REFERENCE SITE PLAN FOR ACTUAL ELEVATION REFERENCE.

11.) ALL FIRE-RETARDANT-TREATED WOOD PRODUCTS SHALL BE LABELED WITH AN APPROVAL AGENCY MARK.

12.) ALL LEGAL EXITS SHALL FUNCTION FROM THE INTERIOR SPACE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

13.) COORDINATE ALL ELECTRICAL AND MECHANICAL WIRING, PIPING, DUCTS, ETC TO FIT WITHIN CEILINGS, WALLS, AND DEDICATED CHASES.

14.) COORDINATE ALL PLUMBING IN PROTECTED AREAS TO AVOID FREEZING OF PIPES AND TRAPS.

15.) INSTALL DOORS WITH JAMBS 6" FROM NEAREST WALL OR CENTERED IN OPENING UNLESS NOTED OTHERWISE.

16.) PROVIDE SOUND BATT INSULATION IN ALL OFFICE, RESTROOM, BATHROOM, AND SLEEPING ROOM WALLS UNLESS NOTED OTHERWISE.

17.) PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILINGS. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO: HANDRAILS, TOILET ACCESSORIES, CEILING AND WALL MOUNTED ELECTRICAL FIXTURES, SHELVES, CABINETRY AND CASEWORK, BUILT-INS, DRAPERY RODS, COUNTER TOPS, AND FALSE BEAMS.

18.) PROVIDE BLOCKING AT THE SIDE OF ALL TOILETS FOR THE INSTALLATION OF FUTURE GRAB BARS. BLOCKING SHALL BE 2x10 LOCATED 36" ABOVE THE FINISHED FLOOR AND 60" LONG.

19.) PROVIDE (1) 1A5BC 2.5 LB FIRE EXTINGUISHER IN EACH UNIT.

20.) COORDINATION OF BUILDING INSPECTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR, ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING INSPECTOR IS THE RESPONSIBILITY OF THE OWNER.

21.) DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

22.) THE CONSTRUCTION DRAWINGS REPRESENT THE FINISHED WORK AND DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION OR JOB SITE SAFETY.

23.) THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UNAPPROVED CHANGES TO THE CONSTRUCTION DRAWINGS.

24.) ONE COPY OF STAMPED CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL AND ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE KEPT AT THE SITE OF WORK FOR INSPECTION BY THE AUTHORITIES HAVING JURISDICTION AT ALL TIMES.

Graphic Symbols

- DOOR NUMBER - REF DOOR SCHEDULE
- WINDOWS & LOUVERS - REF WINDOW SCHEDULE
- SECTION - BUILDING SECTION OR WALL SECTION
- DETAILS, SECTIONS, OR ENLARGED PLANS
- ASSEMBLY TYPES - FLOOR, WALL, CEILING & ROOF
- KEY NOTES - REF APPLICABLE SCHEDULES
- REVISION TAG - REF TITLE BLOCK ISSUE LOG

Area Map

Electric Ready Code

2023 COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE REQUIREMENTS ARE AS FOLLOWS:

RESIDENTIAL ELECTRIC READY

1.) FUTURE ELECTRICAL EQUIPMENT - PROVIDE BRANCH CIRCUIT TO ACCOMMODATE FUTURE ELECTRICAL EQUIPMENT TO MEET THE HEATING LOAD, MINIMUM 2-POLE CIRCUIT BREAKER FOR EACH BRANCH CIRCUIT. LABELING REQUIRED.

2.) POWER SUPPLY - PROVIDE OUTLET OR JUNCTION BOX WITHIN 3 FEET OF COMBUSTION EQUIPMENT.

3.) ADDITIONAL SPACE - PROVIDE DEDICATED AREAS FOR FUTURE ELECTRICAL EQUIPMENT FOR SPACE OR WATER HEATING.

4.) CONDENSATE DRAIN – PROVIDE CONDENSATE DRAIN FOR COMBUSTION EQUIPMENT.

RESIDENTIAL SOLAR READY

1.) SOLAR READY ZONE: TOWNHOUSE. 300 SF OF ROOF AREA ORIENTED SOUTH OR LOW SLOPE ROOF.

2.) SOLAR READY ZONES SHALL BE FREE FROM OBSTRUCTIONS.

3.) STRUCTURAL DESIGN ROOF LIVE AND DEAD LOADS INDICATED ON DRAWINGS.

4.) INTERCONNECTION PATHWAY – CONDUIT ROUTE FROM ROOF TO PANEL.

5.) MAIN ELECTRICAL SERVICE PANEL SHALL HAVE SUFFICIENT SPACE FOR A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION. RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT LOCATION. LABEL SPACE "FOR FUTURE SOLAR ELECTRIC."

ELECTRIC VEHICLE READY

1.) ONE EV READY SPACE PER DWELLING.

2. RECEPTACLE WITHIN 3 FEET OF THE PARKING SPACE. PROVIDE CONDUIT TO ELECTRICAL PANEL.

3.) MINIMUM CIRCUIT CAPACITY OF 8.3 kVA, 40A 208/240V. RESERVED CIRCUIT LABELED "FUTURE EV SUPPLY."

** VIEW OF THE EAST ELEVATION

Insulation Notes

1.) INSULATION VALUES SHALL BE AS FOLLOWS:

ROOF CEILING	R-30 SPRAY FOAM R-21 BATT INSULATION
EXTERIOR WALLS	R-15 SPRAY FOAM R-15 BATT INSULATION
INTERIOR FLOOR	R-19 BATT INSULATION
OVERHANG FLOOR	R-38 BATT INSULATION
STEM WALLS	R-10 RIGID INSUL
HEATED CONC SLAB	R-15 CONTINUOUS R-10 RIGID INSULATION

2.) MINIMUM INSULATION VALUES SHALL BE GOVERNED BY THE 2015 IECC, COMMERCIAL ENERGY EFFICIENCY.

3.) CEILING/ROOF SHALL BE SUPER-INSULATED WITH NO VENTILATION.

5.) COMPLIANCE METHOD - UA ALTERNATIVE METHOD, RESCHECK AS APPROVED BY AHJ.

Deferred Submittals

THE FOLLOWING DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL THEN SUBMIT COPIES TO THE BUILDING DEPARTMENT AS PART OF THE CONSTRUCTION DOCUMENTS.

1.) FIRE SPRINKLER DRAWINGS, NFPA 13R

2.) FIRE ALARM DESIGN

3.) MAKE & MODEL OF NATURAL GAS BOILER

4.) MAKE & MODEL OF ERV

Mechanical, Electrical, and Plumbing Notes

GENERAL NOTE

CONTRACTOR TO PROVIDE DESIGN-BUILD MECHANICAL HEATING & VENTILATION, ELECTRICAL, AND PLUMBING SYSTEMS. COORDINATE ALL INFRASTRUCTURE WITH OWNER PRIOR TO CONSTRUCTION.

HEATING AND VENTILATION

1.) PRIMARY HEATING SYSTEMS SHALL BE HYDRONIC HEAT VIA NATURAL GAS BOILER.

GARAGE - IN-SLAB RADIANT HEAT
CONDITIONED SPACE - GYPCRETE RADIANT

2.) AIR CONDITIONING AND SECONDARY HEATING SHALL BE VIA AIR HANDLER HEAT PUMP SYSTEM. BOD IS MITSUBISHI 44K BTU SVZ DUCTED AHU AND HYPER-HEATING MULTI-ZONE HEAT PUMP.

3.) ALL THERMOSTATS SHALL BE PROGRAMMABLE.

4.) PROVIDE TESTING & BALANCING FOR THE HVAC SYSTEM. SUBMIT TEST REPORTS AND O&M MANUALS TO THE OWNER.

5.) DOMESTIC HOT WATER SHALL BE PROVIDED BY AN 80 GALLON ELECTRIC WATER HEATER.

6.) PROVIDE A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM VIA ERV. ERV SHALL BE CONNECTED TO THE AIR HANDLER UNIT.

7.) PROVIDE EXHAUST FAN IN THE GARAGE AND CRAWLSPACE CONTROLLED BY HUMIDISTAT.

8.) PROVIDE A 900 CFM KITCHEN VENT HOOD WITH CONDITIONED MAKE-UP AIR. DISCHARGE TO THE EXTERIOR VIA WALL VENT WITH BIRD SCREEN AND BACK-DRAFT DAMPER.

9.) DRYER VENTS SHALL BE LIMITED TO 35 FEET LESS 5 FEET FOR EACH ELBOW. DRYER BOOSTER FANS ARE NOT PERMITTED.

10.) ALL EXTERIOR WALL VENT CAPS SHALL BE STEEL WITH 1/4" BIRD SCREEN. DRYER VENT SHALL BE STEEL WITH BACK DRAFT DAMPER ONLY.

PASSIVE RADON MITIGATION

11.) RADON MITIGATION PIPE SHALL EXTEND FROM BELOW THE SLAB AND CRAWL SPACE SEALED TO THE VAPOR RETARDER AND EXTENDED IN A DEDICATED 3" PVC STACK TERMINATING 12" ABOVE THE ROOF. MARK PIPE AS "RADON SYSTEM".

12.) CONTRACTOR TO PROVIDE A DEDICATED CIRCUIT IN THE CRAWL SPACE FOR THE INSTALLATION OF A FUTURE ACTIVE RADON FAN.

13.) CONTRACTOR SHALL TEST FOR RADON PRIOR TO COMPLETION. SUBMIT TEST RESULTS TO OWNER, ARCHITECT, AND BUILDING OFFICIAL.

PLUMBING

14.) ALL PIPING, VENTS, AND MANIFOLDS SHALL BE CONCEALED WITHIN WALL SPACES OR SHAFTS AS INDICATED ON THE PLANS.

15.) PROVIDE TWO WATER PRESSURE BOOSTER PUMPS ON THE MAIN DOMESTIC WATER LINE AT EACH UNIT. PUMPS SHALL BE END SUCTION, ALTERNATE SEQUENCE.

16.) ALL DOMESTIC HOT WATER PIPES SHALL BE INSULATED R-4 MIN.

17.) CONTRACTOR SHALL PROVIDE PLUMBING FIXTURE TYPES AND QUANTITIES FOR REVIEW BY OWNER.

18.) ALL PLUMBING FIXTURES SHALL BE WATERSENSE LABELED PRODUCTS.

19.) COMBINE VENT STACKS AND LOCATE AS HIGH ON ROOF RIDGES AS POSSIBLE. VENT STACKS SHALL BE PAINTED TO MATCH SURROUNDING ROOF FINISH.

20.) PROVIDE FROST-PROOF HOSE BIBBS AS NOTED ON THE PLANS WITH ISOLATION VALVE AND SERVICE LOOP. INSTALL 8" BY 8" WALL ACCESS PANELS AT ANY WET WALL LOCATIONS.

21.) CENTERLINE OF ALL SINKS SHALL BE LOCATED 18" FROM THE ADJACENT FINISHED WALL.

22.) HOT WATER PIPING LENGTH SHALL BE LIMITED TO 100 FEET.

23.) PROVIDE HOT WATER RECIRCULATION SYSTEM FOR REMOTE BATHROOMS AND KITCHEN. TIMER CONTROLS.

24.) ISOLATE ALL PLUMBING AND PIPE PENETRATIONS IN THE CONCRETE SLAB FLOOR.

25.) PROVIDE INLINE LEAK DETECTION SYSTEM WITH AUTOMATIC WATER SHUT-OFF VALVE. LOCATE DETECTOR IN THE MECHANICAL ROOM.

26.) PROVIDE NATURAL GAS HOOK-UPS AT EXTERIOR GRILL LOCATIONS.

ELECTRICAL & LIGHTING

27.) CONTRACTOR TO SCHEDULE A SITE-WALK WITH THE OWNER AFTER ELECTRICAL ROUGH-IN TO VERIFY THE LOCATION OF ALL RECEPTACLES AND SWITCHES.

28.) ALL LIGHTING FIXTURES SHALL HAVE HIGH-EFFICACY RATED LAMPS.

29.) SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED WITH BATTERY BACKUP.

30.) SATELLITE DISHES AND INTERNET RECEIVERS MOUNTED ON THE HOUSE SHALL BE PAINTED TO MATCH THE ADJACENT TRIM COLOR.

31.) AN OUTDOOR EMERGENCY DISCONNECT IS REQUIRED FOR THE ELECTRICAL SERVICE.

32.) SURGE-PROTECTIVE DEVICES ARE REQUIRED FOR ALL ELECTRIC SERVICES.

33.) GFCI OUTLETS AND LIGHTING SHALL BE USED IN ALL BASEMENT AND CRAWL SPACE AREAS.

34.) ALL EXTERIOR FIXTURES SHALL BE FULLY SHIELDED, NIGHT SKY COMPLIANT. MOUNT 18" FROM DOOR JAMB AND 72" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.

35.) ALL RECESSED FIXTURES IN INSULATED ASSEMBLIES SHALL BE IC RATED.

36.) PROVIDE RING DOOR BELLS FOR EACH UNIT.

37.) PRE-WIRE FOR FUTURE ROOF-MOUNTED PV SOLAR PANELS. INSTALL CONDUIT FROM ROOF JUNCTION BOX(S) TO INVERTER. PRE-WIRE DISCONNECT. RESERVE TWO BREAKERS IN THE MSP FOR SOLAR CONNECTION.

38.) LIGHTING CONTROLS TO BE LUTRON CASETA OR EQUAL. CONFIRM CONTROLS WITH OWNER.

39.) PROVIDE A FIRE ALARM CONTROL PANEL WITH CENTRAL BACK-UP BATTERY POWER TO EACH SMOKE & CO ALARM. FIRELITE MS-2(E) OR EQUAL. COORDINATE TYPE AND FUNCTIONS WITH OWNER.

Contact Info

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matthew.mielke@scjalliance.com

SITE ADDRESS

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225
LOT A, CHALET VILLAGE SUBDIVISION
ACCOUNT NO: R006085
PARCEL NO: 3177-264-04-035
ZONING: HIGH DENSITY MULTI-FAMILY
GEOHAZARD: YES, UNSTABLE SLOPE
WETLANDS: YES, PARTIAL AREA

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A0.4	SITE PLAN PHASE 1
A0.5	LANDSCAPING PLAN
~~A0.6~~	~~UTILITY PLAN~~
A0.7	ROOF HEIGHTS
A0.8	CONSTRUCTION MANAGEMENT
A0.9	CODE & GRFA PLANS
A1.0	FOUNDATION PLAN
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A1.2	2ND FLOOR PLAN
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S2.2	FRAMING DETAILS 2
S2.3	FRAMING SECTIONS

Refer to Appendix A: Construction Sheet Set

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

BEN WHITE
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BEAR CROSSING - BUILDING 1
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG		
A	12/12/22	DECEMBER SD01
B	12/19/22	DECEMBER SD02
C	5/1/24	STRUCT COORD 01
D	4/29/24	PRICING SET 01
E	5/1/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	9/27/24	DESIGN REVIEW 01
H	3/25/25	PRICING SET 02

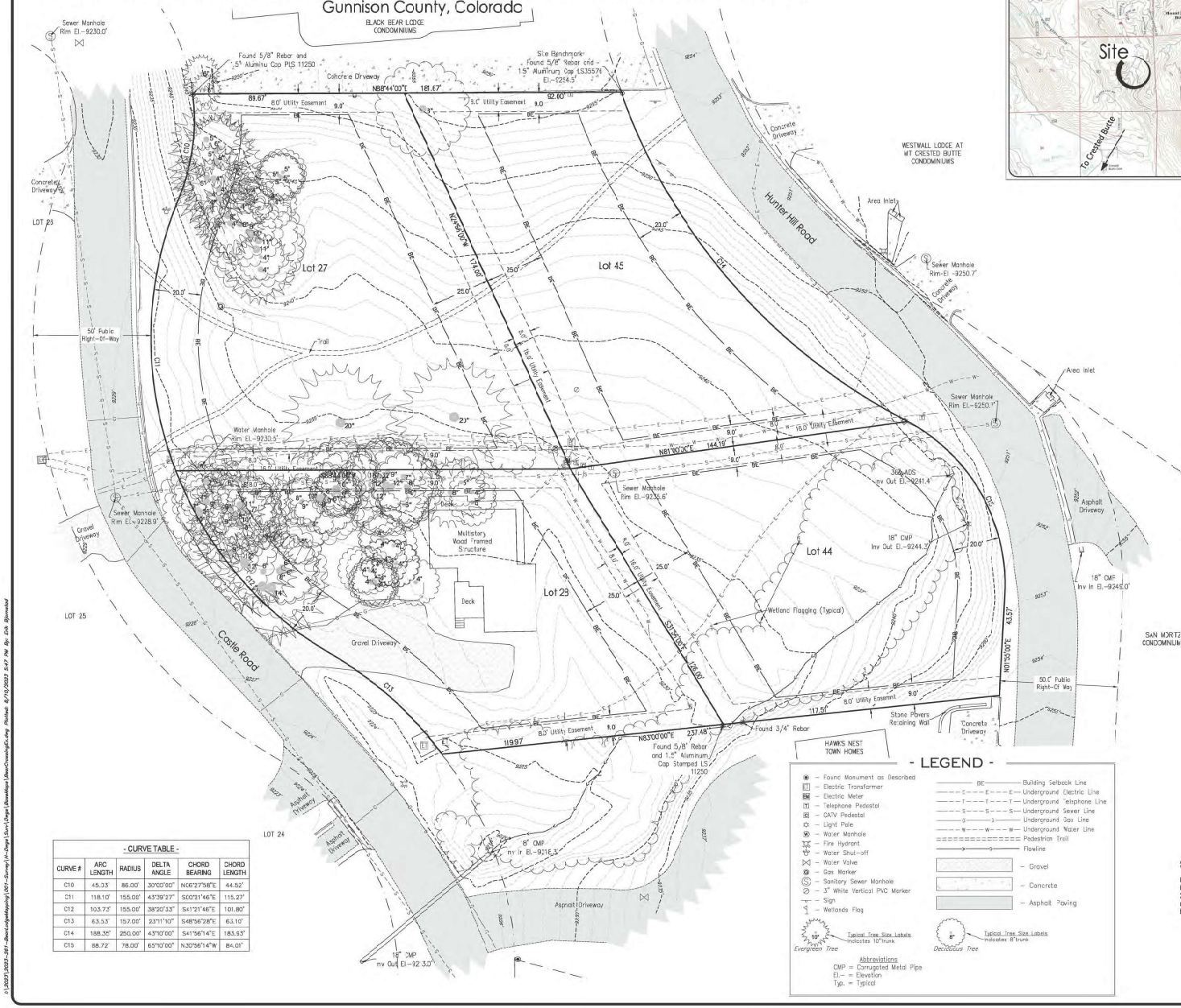
COVER SHEET

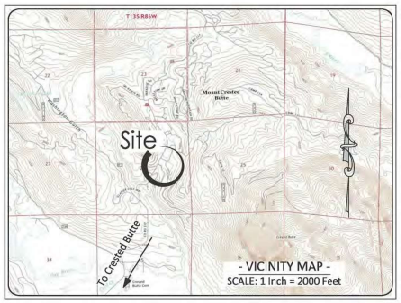
PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A0.1

3/26/2025 12:03:30 AM

Existing Conditions Map

Lots 27, 28, 44, and 45, REPLAT OF CHALET VILLAGE ADDITION NO. 3
Situated within Section 26, Township 13 South, Range 86 West of the 6th Principal Meridian
Gunnison County, Colorado





- CURVE TABLE -

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	45.03'	86.00'	30°00'00"	N06°27'58"E	44.52'
C11	118.10'	155.00'	43°39'27"	S00°21'46"E	115.27'
C12	103.73'	155.00'	38°20'33"	S41°21'46"E	101.80'
C13	63.53'	157.00'	23°11'10"	S48°56'28"E	63.10'
C14	188.35'	250.00'	43°10'00"	S41°56'14"E	183.93'
C15	88.72'	78.00'	65°10'00"	N30°56'14"W	84.01'

- LEGEND -

- Found Monument as Described
- Electric Transformer
- Electric Meter
- Telephone Pedestal
- CATV Pedestal
- Light Pole
- Water Manhole
- Fire Hydrant
- Water Shut-off
- Water Valve
- Gas Marker
- Sanitary Sewer Manhole
- 3" White Vertical PVC Marker
- Sign
- Wetlands Flag
- Typical Tree Size Labels - Indicates 10" Trunk — Evergreen Tree
- Typical Tree Size Labels - Indicates 8" Trunk — Deciduous Tree
- BE — Building Setback Line
- E — Underground Electric Line
- T — Underground Telephone Line
- S — Underground Sewer Line
- G — Underground Gas Line
- W — Underground Water Line
- Pedestrian Trail
- Flowline
- Gravel
- Concrete
- Asphalt Paving

Abbreviations
CMP = Corrugated Metal Pipe
El.= = Elevation
Typ. = Typical

PROPERTY DESCRIPTION:

Lots 27, 28, 44, and 45, REPLAT OF CHALET VILLAGE ADDITION NO. 3, according to the plat thereof, recorded at Reception No. 280815 in the office of the Gunnison County Clerk and Recorder.

NOTES:

1. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of S10°51'12"E between the Northeast corner of said Lot 45, being monumented by a 5/8" Rebar and 1.5" Aluminum Cap and the Southwest corner of said Lot 44, being monumented by a 3/4" Rebar, both corners monumented as shown hereon.
2. This map has been prepared pursuant to client request for an Existing Conditions Map.
3. Date of field survey: July 20, 2023
4. Units of linear measurements are displayed in US Survey Feet.
5. Vertical information:

   Datum: Elevation information shown hereon is based upon GPS observations utilizing OPUS and Geoid 18 to derive the NAVD88 elevation of 9254.5' at the top of a 5/8" Rebar and 1.5" Aluminum Cap located in the Northeast corner of said Lot 45, as shown hereon.

   Contour Interval: Minor Contours = 1 Foot, Major Contours = 5 Feet
6. SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
7. Subsurface utilities not shown, were not marked by appropriate utility companies at the time of this survey. Only visible ground surface utility features were surveyed by SGM as part of this survey. Client/contractor must contact specific utility companies to verify both the location and depth of respective utilities. Additional surveying work may be required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities.
8. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to property lines, boundaries, building envelopes, rights-of-way, easements and other encumbrances of record has been taken from the REPLAT OF CHALET VILLAGE ADDITION NO. 3, recorded at Reception No. 280819 in the Gunnison County Clerk and Recorder's office.

SURVEYOR'S CERTIFICATE:

I, Erik E. Bjornstad, being a Registered Professional Land Surveyor, licensed in the State of Colorado, do hereby certify that this map of existing conditions was prepared on August 10th, 2023, from a survey performed on July 20, 2023, under my direct supervision and checking, and that both the survey and map are true and accurate to the best of my knowledge and belief.

Erik E. Bjornstad
Colorado PLS # 38697
For, and on behalf of SGM

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38697 08/10/2023

Graphic Scale
0 10 20 40
In U.S. Feet: 1" = 20'

SGM
103 W. Tomichi Ave. Suite A
Gunnison, CO 81230
970.641.5355 www.sgminc.com

Bear Crossing
Mt. Crested Butte, Colorado

No.	Revision	Date	By

Job No. 2023.261.001
Drawn by: MH
Date: 08/10/2023
Approved: – P.L.S.: EB
File: BearCrossingEx.dwg

Title: Existing Conditions Map

Sheet No. 1
of: 1

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

Site Notes

1.) ARCHITECTURAL DATUM: 100'-0" = 9236.20'

2.) THIS DRAWING IS NOT A SURVEY.

3.) SLOPE FINAL GRADE WAY FROM STRUCTURE 12" IN THE FIRST 10 FEET.

4.) PERIMETER FOUNDATION DRAIN SHALL DISCHARGE TO DAYLIGHT. PROVIDE VERTICAL RISER AND CLEAN OUT AT HIGH POINT OF SYSTEM.

5.) EXISTING UNDERGROUND UTILITIES ARE NOT LOCATED ON THIS PLAN. CONTRACTOR SHALL CALL FOR LOCATES PRIOR TO EXCAVATION.

6.) DRIVEWAY SURFACE SHALL BE MINIMUM 6" COMPACTED ROAD BASE AND SLOPED TO DRAIN.

7.) UNDERGROUND UTILITIES SHALL BE INSTALLED ON COMPACTED CLASS 6 FILL WITH APPROPRIATE WARNING TAPE WITHIN 12" OF FINAL GRADE.

8.) CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND UNTIL 70% GROUND COVER RESTORATION IS ACHIEVED.

9.) NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT WITHOUT A TEMPORARY CONSTRUCTION FENCE.

10.) ALL ROUGH GRADING AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE WITHIN 30 DAYS OF BACKFILLING THE FOUNDATION.

Asphalt Mix

1.) SCARIFY SUBGRADE TO A DEPTH OF 12".

2.) PROOF ROLL SUBGRADE. REMOVE AND REPLACE ANY SOFT SPOTS WITH ABC. DO NOT PROOF ROLL SATURATED SUBGRADES.

3.) CONSULT WITH GEOTECHNICAL REPRESENTATIVE TO OBSERVE AND TEST SUBGRADE PRIOR TO PLACEMENT OF BASE COURSE.

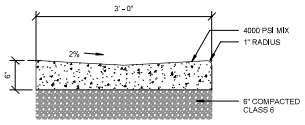
4.) REF GEOTECH REPORT AND CIVIL DRAWINGS.

5.) MINIMUM OF 6" CLASS 6 ABC BASE COURSE BELOW LIGHT PARKING AREAS.

6.) COMPACT BASE COURSE TO 95% PROCTOR.

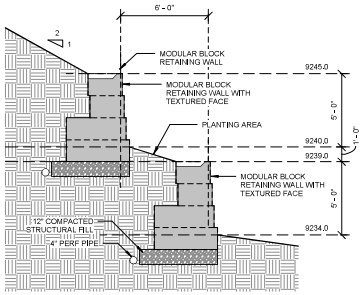
7.) PAVEMENT DESIGN SHALL CONFORM TO CDOT ROAD AND BRIDGE SPECIFICATIONS. SUBMIT DESIGN MIX FOR APPROVAL PRIOR TO INSTALLATION.

8.) HOT MIX ASPHALT SHALL BE 3" THICK UNLESS NOTED OTHERWISE.



VALLEY PAN

2 A0.3 **Valley Pan Detail**
1" = 1'-0"



3 A0.3 **Site Retaining Wall**
1/4" = 1'-0"

EXAMPLE PHOTO
MODULAR RETAINING WALL
WITH TEXTURED FACE

1 A0.3 **Site Plan**
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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BEAR CROSSING TOWNHOUSES

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG	
A	12/12/22 DECEMBER SD01
B	12/19/22 DECEMBER SD02
C	3/31/24 STRUCT COORD 01
D	4/23/24 PRICING SET 01
E	5/31/24 STRUCT COORD 02
F	6/03/24 PERMIT RESUBMITTAL 01
G	9/27/24 DESIGN REVIEW 01
H	1/23/25 PRICING SET 02

SITE PLAN

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A0.3

3/26/2025 12:08:34 AM

Site Notes

1.) ARCHITECTURAL DATUM: 100'-0" = 9236.20'

2.) THIS DRAWING IS NOT A SURVEY.

3.) SLOPE FINAL GRADE WAY FROM STRUCTURE 12" IN THE FIRST 10 FEET.

4.) PERIMETER FOUNDATION DRAIN SHALL DISCHARGE TO DAYLIGHT. PROVIDE VERTICAL RISER AND CLEAN OUT AT HIGH POINT OF SYSTEM.

5.) EXISTING UNDERGROUND UTILITIES ARE NOT LOCATED ON THIS PLAN. CONTRACTOR SHALL CALL FOR LOCATES PRIOR TO EXCAVATION.

6.) DRIVEWAY SURFACE SHALL BE MINIMUM 6" COMPACTED ROAD BASE AND SLOPED TO DRAIN.

7.) UNDERGROUND UTILITIES SHALL BE INSTALLED ON COMPACTED CLASS 6 FILL WITH APPROPRIATE WARNING TAPE WITHIN 12" OF FINAL GRADE.

8.) CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND UNTIL 70% GROUND COVER RESTORATION IS ACHIEVED.

9.) NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT WITHOUT A TEMPORARY CONSTRUCTION FENCE.

10.) ALL ROUGH GRADING AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE WITHIN 30 DAYS OF BACKFILLING THE FOUNDATION.

Asphalt Mix

1.) SCARIFY SUBGRADE TO A DEPTH OF 12".

2.) PROOF ROLL SUBGRADE. REMOVE AND REPLACE ANY SOFT SPOTS WITH ABC. DO NOT PROOF ROLL SATURATED SUBGRADES.

3.) CONSULT WITH GEOTECHNICAL REPRESENTATIVE TO OBSERVE AND TEST SUBGRADE PRIOR TO PLACEMENT OF BASE COURSE.

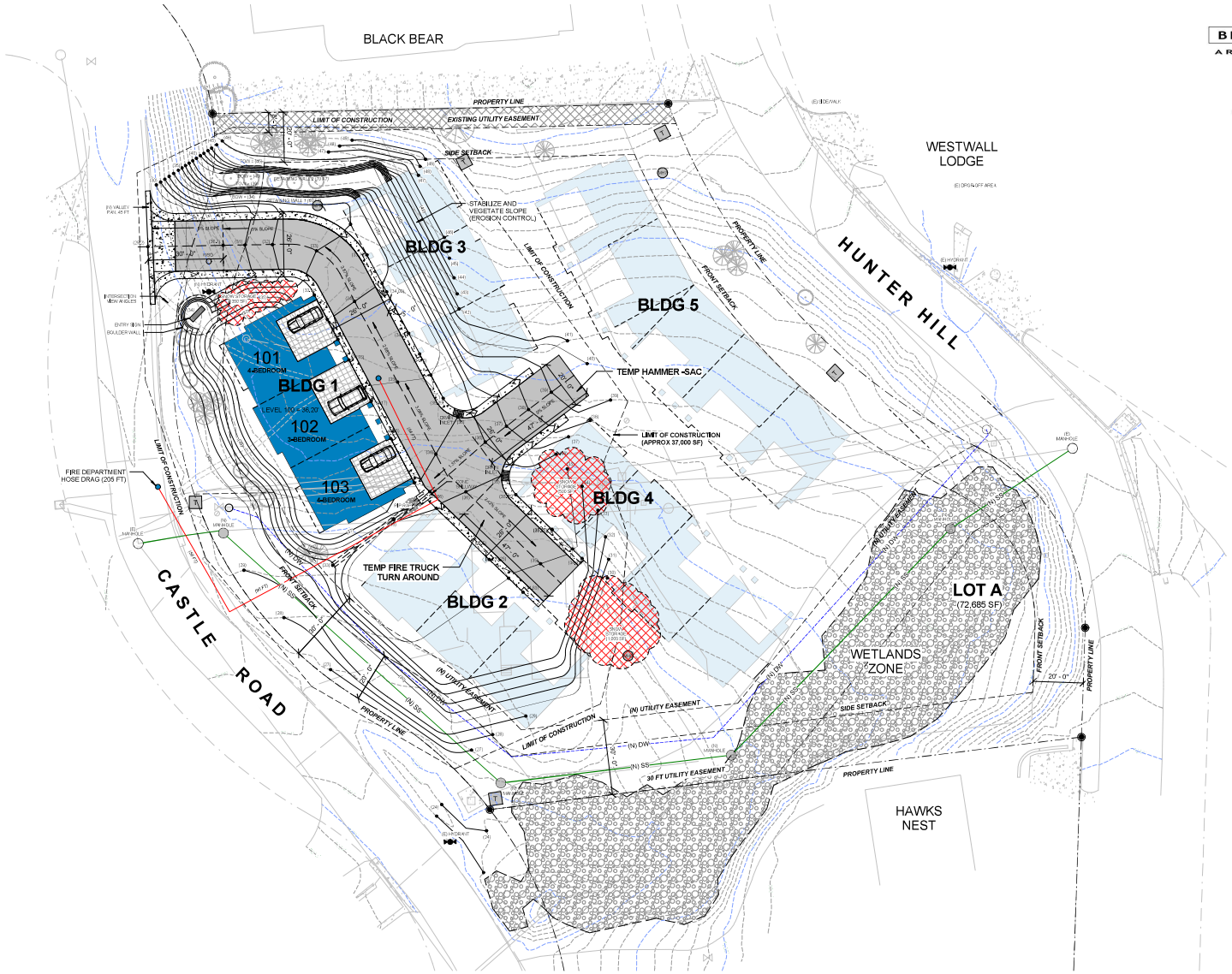
4.) REF GEOTECH REPORT AND CIVIL DRAWINGS.

5.) MINIMUM OF 6" CLASS 6 ABC BASE COURSE BELOW LIGHT PARKING AREAS.

6.) COMPACT BASE COURSE TO 95% PROCTOR.

7.) PAVEMENT DESIGN SHALL CONFORM TO CDOT ROAD AND BRIDGE SPECIFICATIONS. SUBMIT DESIGN MIX FOR APPROVAL PRIOR TO INSTALLATION.

8.) HOT MIX ASPHALT SHALL BE 3" THICK UNLESS NOTED OTHERWISE.



1 A0.4 **Site Plan Phase 1**
1" = 20'-0"

GRAPHIC SCALE 0 20 40 60

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BEAR CROSSING TOWNHOUSES

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG	
A	12/12/23 DECEMBER SD01
B	12/19/23 DECEMBER SD02
C	3/01/24 STRUCT COORD 01
D	4/23/24 PRICING SET 01
E	5/01/24 STRUCT COORD 02
F	6/03/24 PERMIT RESUBMITTAL 01
G	9/27/24 DESIGN REVIEW 01
H	1/23/25 PRICING SET 02

SITE PLAN PHASE 1

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER: A0.4

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Landscaping Notes

1.) CONTRACTOR SHALL VERIFY ALL PLANT COUNTS PRIOR TO STARTING WORK. IF A DISCREPANCY EXISTS, THE PLANS SHALL GOVERN.

2.) FURNISH PLANT MATERIAL FREE OF PESTS OR PLANT DISEASE. LANDSCAPING CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE TO REPLACE ANY LOST PLANTINGS FOR 1 YEAR FOLLOWING INSTALLATION.

3.) LANDSCAPING CONTRACTOR SHALL STAKE ALL PLANTING MATERIALS AND GAIN OWNER'S APPROVAL PRIOR TO STARTING WORK.

4.) CONTRACTOR SHALL INSTALL AN 60" WIDE WASHED GRAVEL HARDENED ZONE AT ALL BUILDING PERIMETERS. LINE DRIP EDGE WITH LANDSCAPING FABRIC.

5.) RIVER ROCK / RIP-RAP AREAS SHALL BE WASHED RIVER ROCK, 4" TO 6" DIA

6.) LAWN AND MULCH AREAS ARE TO BE SEPARATED FROM NATIVE GRASS AREAS BY 1/8" BY 4" STEEL EDGING. TACK EDGING IN PLACE WITH 12" PINS 36" ON CENTER.

7.) PERENNIAL FLOWER BEDS ARE TO BE AMENDED WITH 4" DEBRIS-FREE TOPSOIL AND 2" ORGANIC COMPOST. MIXTURE TO BE CULTIVATED TO A DEPTH OF 6".

8.) ALL NATIVE AND WILDFLOWER SEED SHALL BE MECHANICALLY APPLIED HYDROSEEDING, WITH ORGANIC FERTILIZER, MULCH AND ORGANIC TACKIFIER. PRIOR TO SEEDING, LOOSEN TOP 2" OF SOIL AND REMOVE ANY DEBRIS AND STONES. GRADE SMOOTH TO ALLOW FOR SURFACE DRAINAGE. SLOPES GREATER THAN 2:1 SHALL BE CONTROLLED WITH EROSION NETTING.

9.) AMENDED PLANTING BACKFILL SHALL BE 6" DEEP AND CONSIST OF 80% NATIVE TOPSOIL FREE OF ROCKS AND DEBRIS AND 20% COMPOST.

10.) ALL TREES WELLS AND SHRUB BEDS ARE TO BE MULCHED WITH 6" SHREDDED ORGANIC FIRE RETARDANT MULCH.

11.) ALL PERENNIAL FLOWER BEDS AND LAWN AREAS SHALL BE IRRIGATED WITH POP-UP SPRAY HEADS.

12.) ALL NEW TREES AND SHRUBS SHALL BE FURNISHED WITH AN AUTOMATED DRIP IRRIGATION SYSTEM.

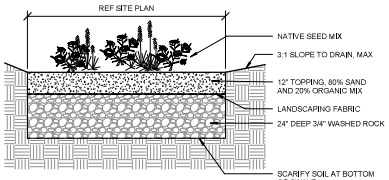
13.) REMOVE ALL NOXIOUS WEEDS PER TOWN OF MT. CRESTED BUTTE LIST A FROM THE PROPERTY.

LANDSCAPING (Section 21-305)

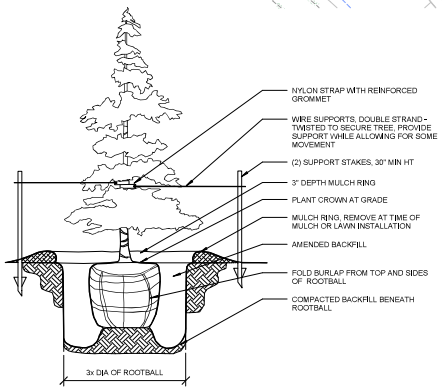
#	LANDSCAPE POINT SCHEDULE	PROPOSED	POINTS
1	**Existing Landscaping: 500 points max allowed** Deciduous Trees 5 per foot Evergreen Trees 15 per foot Deciduous Shrubs 15 per shrub Evergreen Shrubs 25 per shrub Wetland Thicket 1 per square foot Undisturbed Native Grasses 5.0 per square foot	7,900 sf	**500**
2	**Trees** (6 feet min height) Deciduous Trees 5 per foot Evergreen Trees 15 per foot	(36) at 14 ft each (30) at 10 ft each	**2,520** **4,500**
3	**Shrubs** Deciduous Shrubs 15 per shrub Evergreen Shrubs 25 per shrub	(50) at 15 each (50) at 25 each	**750** **1,250**
4	**Mulches** (includes mulched flower beds) Fire Resistant Organic Mulch 2.0 per 10 sf Non Combustible Mulch 2.0 per 10 sf	4,200 sf	**840**
5	**Planted Surfaces** (max 500 points) Native Grasses and wildflowers 4.0 per 10 sf	1,250 sf	**500**
6	**Hardscape Paths** (max 500 points) Permeable Paving 2 per 10 sf		
7	**Drainage, Rainwater Management, and Irrigation** Rain garden and/or rainwater infiltration 2 per 10 sf Rainwater conveyance, vegetated swales 2 per 10 sf Rain barrels (residential only) 50 per barrel Irrigation systems >1,000 sf, sensors 2 per 10 sf	700 sf	**140**
	POINTS SCHEDULE HDMF - Three thousand five hundred (3,500) points minimum, with fifteen (15) points per one hundred (100) square feet of lot area. A minimum of thirty (30) percent of the total required points must be provided by trees; a minimum of fifty (50) percent of the total tree points shall be evergreen trees.	**Total Lot Area** **72,685 sf** **(72,685/100)*15** **Required = 10,903**	**Points Proposed** **11,000**

Planting Schedule

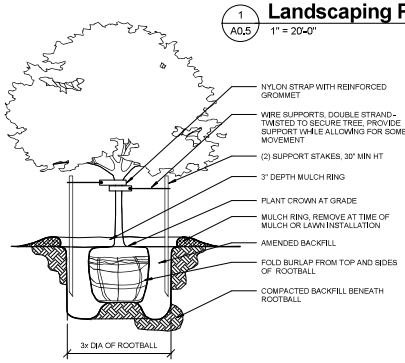
	WHITE SPRUCE	PICEA GLAUCA	6	10'-0" MIN
	PONDEROSA PINE	PINUS PONDEROSA	12	10'-0" MIN
	COLORADO BLUE SPRUCE	PICEA PUNGENS	12	10'-0" MIN
	ASPEN	POPULUS TREMULOIDES	24	14'-0" MIN
	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	12	14'-0" MIN
	DWARF GREEN SPRUCE	PICEA PUNGENS	25	5 GAL
	CHALET STONE PINE	PINUS CEMBRA	25	5 GAL
	MOUNTAIN SNOWBERRY	SYMPH ROTUNDIFOLIA	25	5 GAL
	BLUE RABBITBUSH	CHRYSOTHAMUNS NAUSEOSUS	25	5 GAL
	WETLANDS ZONE, EXISTING			7,900 SF
	LOW GROWTH NATIVE SEED			15,000 SF
	LANDSCAPING BOULDERS			SITE BUILT



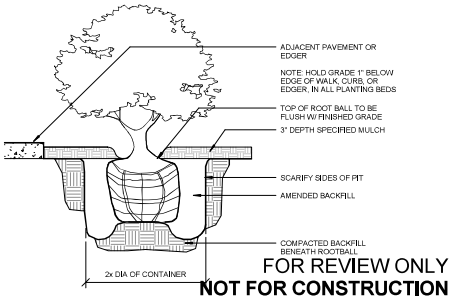
2 A0.5 **Rainwater Conveyance** 3/8" = 1'-0"



3 A0.5 **Conifer Planting** 1" = 1'-0"



4 A0.5 **Decidious Planting** 1" = 1'-0"



5 A0.5 **Shrub Planting** 1" = 1'-0"

Defensible Space

ZONE 1 - 0-5 FT FROM THE STRUCTURE

REMOVE ALL VEGETATION AND MULCH
KEEP FIREWOOD 30 FT AWAY FROM HOUSE
KEEP TREES 10 FT AWAY FROM HOUSE
KEEP TREES 20 FT AWAY FROM CHIMNEYS
REMOVE COMBUSTIBLE DEBRIS FROM ROOFS, DECKS, AND GUTTERS
DO NOT USE SPACE UNDER DECKS FOR STORAGE

ZONE 2 - 5-30 FT FROM THE STRUCTURE

MOW GRASS TO 4 IN TALL OR LESS
KEEP GRASSES AND GROUND COVERS GREEN DURING FIRE SEASON
BREAK UP CONTINUOUS VEGETATION
KEEP TREES 10 FEET APART
PRUNE TREE BRANCHES UP TO 6 FT OR 1/3 HEIGHT OF TREE
MINIMIZE ORNAMENTAL CONIFEROUS SHRUBS AND TREES
REMOVE DEAD OR DYING TREES

ZONE 3 - 30-100 FT FROM THE STRUCTURE

MOWING NOT NECESSARY
KEEP TREES 10 FEET APART
REMOVE LOWER GROWTH LADDER FUELS

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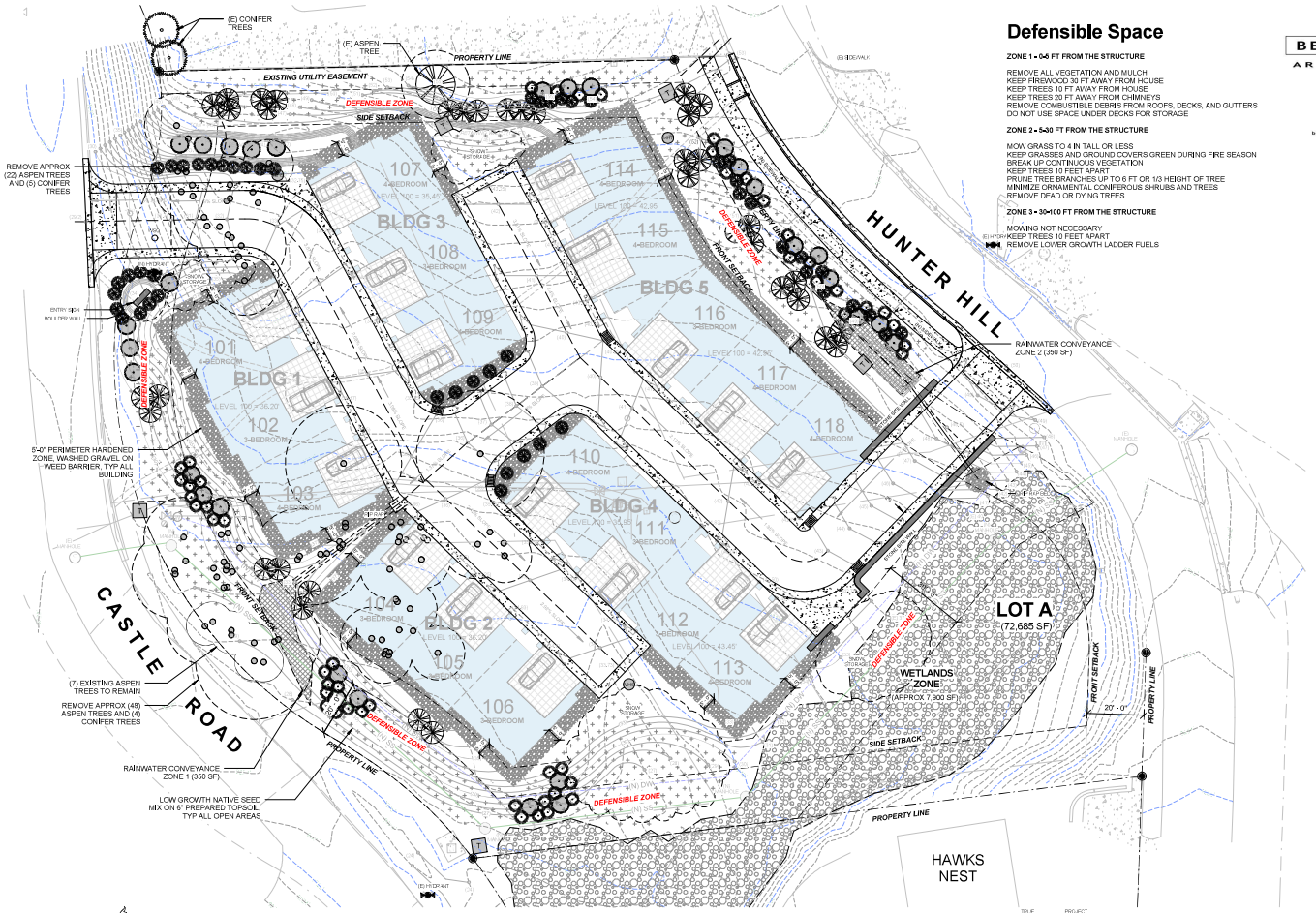

1 A0.5 **Landscaping Plan** 1" = 20'-0"

TRUE NORTH | PROJECT NORTH

GRAPHIC SCALE 0 20 40 60

ISSUE LOG	
A	12/12/22 DECEMBER SD01
B	12/19/23 DECEMBER SD02
C	3/31/24 STRUCT COORD 01
D	4/29/24 PRICING SET 01
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G	9/27/24 DESIGN REVIEW 01
H	3/28/25 PRICING SET 02

LANDSCAPING PLAN

PROJECT NO: 221129

PROJECT DATE: 4/04/23

SHEET NUMBER: A0.5

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1 A0.6 **Utility Plan**
1" = 20'-0"

GRAPHIC SCALE 0 20 40 60

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UTILITY PLAN

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER: A0.6

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BEAR CROSSING TOWNHOUSES

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

Building Height Table

	EXISTING ELEVATIONS & MAX HEIGHTS							PROPOSED BUILDING RIDGE HEIGHTS			
BUILDING	GRADE ELEVATIONS				AVERAGE	MAX HT	MAX ELEV	LEVEL 100	RIDGE HT	RIDGE ELEV	*DIFFERENCE* *
BUILDING 1	40.00'	37.50'	30.75'	34.50'	35.68'	51'	*86.68'*	36.20'	+ 48.00'	*84.20'*	*2.48'*
BUILDING 2	30.25'	30.25'	29.25'	28.00'	29.43'	47'	*76.43'*	36.20'	+ 38.50'	*74.70'*	*1.73'*
BUILDING 3	46.50'	46.00'	40.00'	40.00'	43.12'	51'	*94.12'*	35.46'	+ 48.00'	*83.45'*	*10.67'*
BUILDING 4A	36.00'	35.50'	34.25'	31.00'	34.18'	51'	*85.18'*	35.96'	+ 48.00'	*83.95'*	*1.24'*
BUILDING 4B	34.25'	35.75'	33.25'	31.5'	33.68'	51'	*84.68'*	43.45'	+ 38.50'	*81.95'*	*2.74'*
BUILDING 5A	51.25'	46.50'	41.75'	46.00'	46.37'	51'	*97.37'*	42.96'	+ 48.00'	*90.95'*	*6.42*
BUILDING 5B	41.50'	41.50'	39.50'	38.00'	40.12'	51'	*91.12'*	42.96'	+ 48.00'	*90.95'*	*0.175'*

BUILDING HEIGHT NOTES

* DIFFERENCE EQUALS MAX RIDGE ELEVATION LESS ACTUAL RIDGE ELEVATION.

SECTION 21-153 HIGH DENSITY MULTI-FAMILY MAXIMUM BUILDING HEIGHT - 45 FT

SECTION 21-83 ADDITIONAL HEIGHT ALLOWANCE FOR SLOPED ROOFS
4:12 PITCHED ROOF EQUALS 2 FEET OF ADDITIONAL HEIGHT
8:12 PITCHED ROOF EQUALS 6 FEET OF ADDITIONAL HEIGHT

PERMITTED BUILDING HEIGHTS:

4-STORY UNITS (45 FT + 6 FT) = 51 FEET
3-STORY UNITS (45 FT + 2 FT) = 47 FEET

1 A0.7 **Roof Heights**
1" = 20'-0"

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE 0 20 40 60

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ROOF HEIGHTS

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A0.7

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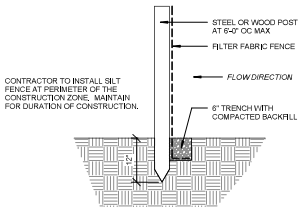
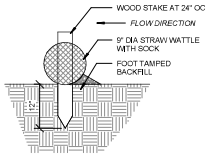


2 A0.8 **Silt Fence Demo**
3/4" = 1'-0"



3 A0.8 **Waddle Detail**
3/4" = 1'-0"

Erosion Control Notes

1.) CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION UNTIL 70% OF THE PERMANENT GROUND COVER IS ESTABLISHED.

2.) RETAIN AND PROTECT EXISTING GROUND COVER WHEREVER POSSIBLE.

3.) SOIL STOCKPILES SHALL NOT EXCEED 10 FEET IN HEIGHT. NO SOILS SHALL BE STOCKPILED LONGER THAN 30 DAYS WITHOUT ESTABLISHING TEMPORARY OR PERMANENT EROSION CONTROL SUCH AS SEEDING OR MULCH.

4.) THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED DUE TO GRADING OPERATIONS OR UNFORESEEN CONDITIONS.

5.) EXISTING STREETS SHALL BE KEPT FREE OF DIRT AND DEBRIS AND MAINTAINED IN GOOD ORDER. DUST CONTROL MEASURES SHALL BE IMPLEMENTED TO MINIMIZE DISTURBANCES DOWNWIND.

6.) CONTRACTOR SHALL IMMEDIATELY REPAIR ANY ROAD SURFACES DAMAGED DURING CONSTRUCTION.

7.) EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED EVERY TWO WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT.

8.) IT IS UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER IN THE CONSTRUCTION SITE. THE CONTRACTOR SHALL DISPOSE OF POLLUTANTS IN A PROPER AND LEGAL MANNER.

9.) UPON REMOVAL OF EROSION CONTROL DEVICES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF SEDIMENT AND DEBRIS FROM ALL DRAINAGE CONTROL INFRASTRUCTURE.

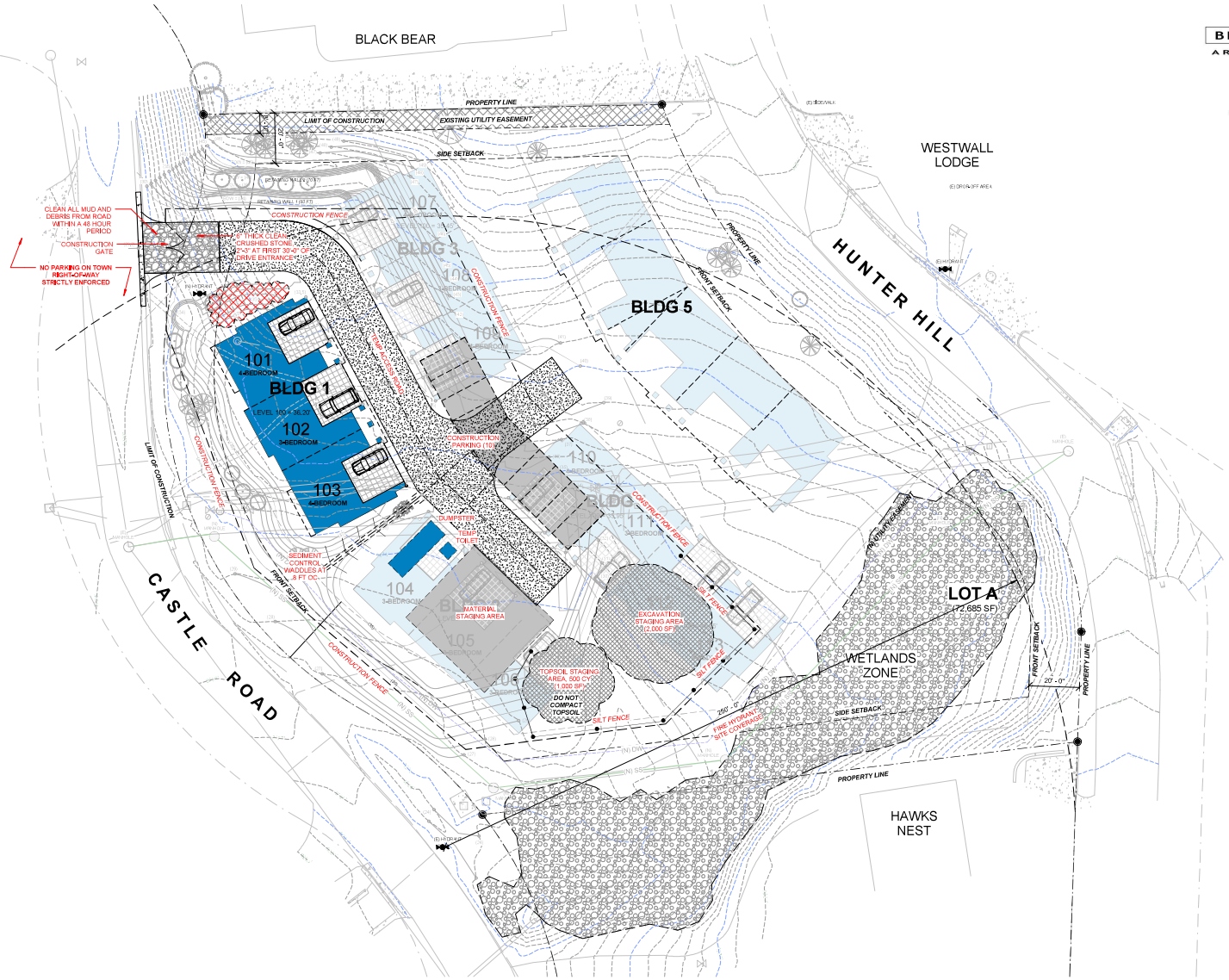
Working Hours

CONSTRUCTION HOURS ARE AS FOLLOWS:

MONDAY - FRIDAY 7:00 AM TO 7:00 PM

SATURDAY 7:00 AM TO 6:00 PM

SUNDAY 10:00 AM TO 5:00 PM



1 A0.8 **Construction Management**
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60

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CONSTRUCTION MANAGEMENT

PROJECT NO: 221129

PROJECT DATE: 4/04/23

SHEET NUMBER:

A0.8

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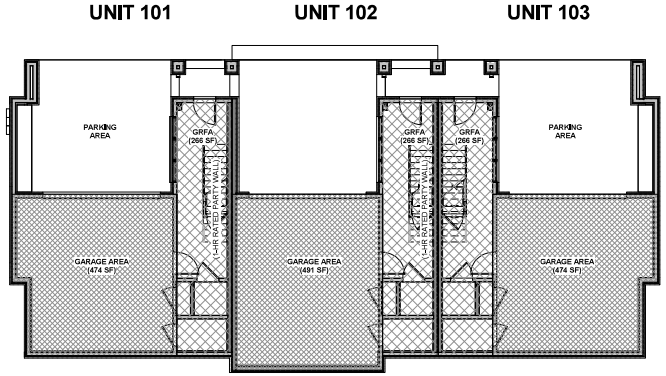
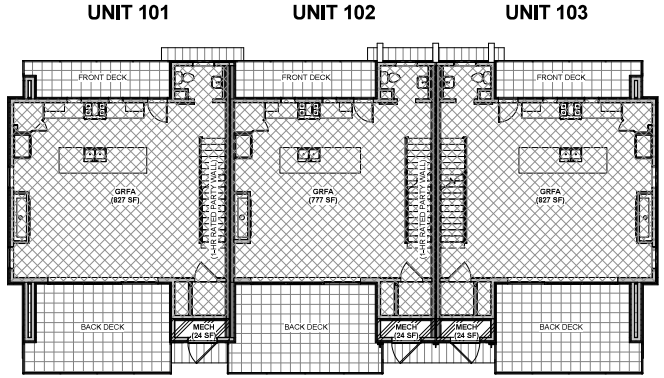
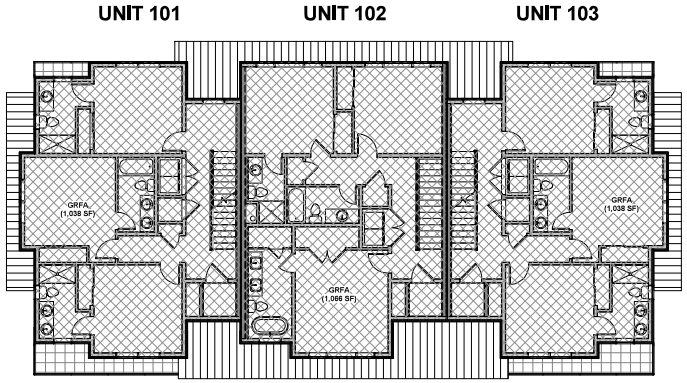


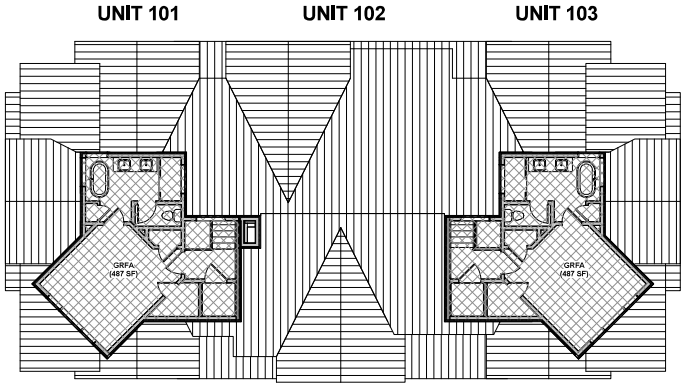
1 A0.9 **1st Floor GRFA**
1/8" = 1'-0"



2 A0.9 **2nd Floor GRFA**
1/8" = 1'-0"



3 A0.9 **3rd Floor GRFA**
1/8" = 1'-0"



4 A0.9 **4th Floor GRFA**
1/8" = 1'-0"

Zoning Notes

TOWN OF MT. CRESTED BUTTE MUNICIPAL CODE

ZONING
HIGH DENSITY MULTIFAMILY

ALLOWABLE GRFA
60 SF GRFA PER 100 SQUARE FEET OF SITE (60%)
LOT AREA = 72,685 SF
ALLOWABLE GRFA – 43,611 SF
(LESS 600 SF OF GARAGE PER UNIT)

SETBACKS
20 FT. FRONT, SIDE, AND REAR
ROOF OVERHANGS CAN PROJECT 5 FT
BALCONIES AND DECKS CAN PROJECT UP TO 10 FT

MINIMUM DISTANCE BETWEEN BUILDINGS– 10 FT

BUILDING HEIGHTS
MAXIMUM BUILDING HEIGHT – 45 FT
ADDITIONAL HEIGHT FOR 8:12 SLOPE – 6 FT
ADDITIONAL HEIGHT FOR 4:12 SLOPE – 2 FT
SEPARATE IDENTIFIABLE STRUCTURES

DENSITY
1 DWELLING PER 875 SF LOT AREA – 83 UNITS

WALL LENGTHS
MAXIMUM WALL LENGTH– 200 FEET
OFFSET 5 FT FOR EVERY 70 FEET OF WALL

REQUIRED PARKING
1 SPACE PER BEDROOM
0.5 SPACES FOR EACH ADDITIONAL BEDROOM
(3) BEDROOM UNIT = 2.5 SPACES
(4) BEDROOM UNIT = 3 SPACES

SNOW STORAGE = 25% OF PAVED AREAS

50% OF TOTAL LOT SHALL BE LANDSCAPING
(72,685 SF / 2) = 36,343 SF

USEABLE OPEN SPACE
1 SF OF USEABLE COMMON SPACE FOR 4 SF OF GRFA
43,611 SF x 25% = 10,903 SF REQUIRED
NOT LESS THAN 150 SF OF OPEN SPACE PER UNIT
18 x 150 SF = 2,700 SF
TOTAL PRIVATE DECKS (18 x 330 SF) = 5,940 SF
50% OF USEABLE OPEN SPACE AT GROUND LEVEL
TOTAL USEABLE COMMON SPACE REQUIRED = 5,452 SF

DESIGN STANDARDS
ACCESS TO (15) PLUS DWELLING UNITS SHALL COMPLY WITH ARTICLE II DESIGN CRITERIA, CHAPTER 18, SUBDIVISIONS

18-128 STREET WIDTHS AND HEIGHTS
HDMF - 24 FEET PLUS 2 FEET SHOULDER
14 FEET VERTICAL CLEARANCE

Code Review Notes

BUILDING CODE REVIEW

BUILDING: BEAR CROSSING TOWNHOUSE DEVELOPMENT
LOCATION: MT. CRESTED BUTTE, CO
ADDRESS: 14 CASTLE ROAD

PLEASE NOTE THIS PROJECT IS GOVERNED BY THE INTERNATIONAL BUILDING CODE FOR TOWNHOUSES GREATER THAN 3 STORIES IN HEIGHT.

6-30 VENTILATION OF CRAWLSPACE
SECTION 1203.4 UNDER-FLOOR VENTILATION
VENTILATION RATE OF CRAWL SPACES SHALL BE 1 CFM FOR EACH 50 SF OF CRAWLSPACE FLOOR AREA. GROUND SURFACE SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER, OVERLAPPED AND TAPED.

GOVERNING CODES
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL FIRE CODE (IFC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2014 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL FUEL GAS CODE (IFG)

2015 IBC CODE REVIEW NOTES

310.3 OCCUPANCY CLASSIFICATION:
R-2 - RESIDENTIAL
S-2 - PRIVATE GARAGE (406.3.1)

406.3.4.1 PRIVATE GARAGE SEPARATION
5/8" THICK TYPE X GYPSUM BOARD
20-MIN RATED SOLID DOORS, SELF-CLOSING

420.2 SEPARATION WALLS
WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS PER SECTION 708.

420.5 AUTOMATIC SPRINKLER SYSTEM
GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8

602.5 TYPE OF CONSTRUCTION - TYPE VB

TABLE 504.3 ALLOWABLE HEIGHT
R2 OCCUPANCY, S13R, TYPE VB = 60 FT

TABLE 504.4 ALLOWABLE STORIES
R2 OCCUPANCY, S13R, TYPE VB = 3 STORIES
(PLEASE SEE SECTION 510.4)

TABLE 506.2 ALLOWABLE AREA FACTOR
R2 OCCUPANCY, S13R, TYPE VB = 7,000 SF

506.2.4 AREA INCREASE, FRONTAGE
As = (At + (NS x If)] (EQUATION 5-3)
If = (88+42+88 / 88+42+88+42) = .83
As = (7000 + (7,000 x (.83 - .25)) = 11,060 SF

TABLE 508.4 - REQUIRED SEPARATION
R-2 AND S-2 1-HOUR
FULLY SPRINKLERED (SECTION 903,2,8)

510.4 PARKING BENEATH GROUP R
S-2 PARKING BELOW R OCCUPANCY
NUMBER OF STORIES MEASURED FROM THE FLOOR ABOVE THE PARKING AREA. FIRE-RESISTANCE RATING PER 508.4.

TABLE 601 - FIRE RESISTANCE RATING, TYPE VB

PRIMARY STRUCTURAL FRAME	0 HOURS
BEARING WALLS, INTERIOR	0 HOURS
BEARING WALLS, EXTERIOR	0 HOURS
NON-BEARING WALLS, EXTERIOR	0 HOURS
NON-BEARING WALLS, INTERIOR	0 HOURS
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS

TABLE 602 - FIRE RESISTANCE RATING FOR EXTERIOR WALLS
0 TO 5 FT = 1 HOUR
5 FT TO 10 FT = 1 HOUR
10 FT TO 30 FT = 0 HOURS

TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS

10 TO LESS THAN 15 FEET, UP, S	45%
END WALL AREA: 1,232 SF	
OPENING AREA: 95 SF (8%)	
20 TO LESS THAN 25 FEET, UP, S	UNLIMITED
ALL OTHER CONDITIONS APPLY	

708.3 FIRE-RESISTANCE RATING
FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

TABLE 803.11 - INTERIOR WALL AND CEILING FINISHES
R-2 OCCUPANCY
STAIRS & RAMPS - C
CORRIDORS - C
ROOMS & ENCLOSED SPACES - C

903.2.8 R-2 AUTOMATIC SPRINKLER SYSTEM IS REQUIRED.

903.2.10 S-2 GARAGE SPRINKLER SYSTEM IS REQUIRED.

906.1 PORTABLE FIRE EXTINGUISHERS - REQUIRED IN ALL OCCUPANCIES WITHIN 75 FEET OF TRAVEL PER TABLE 906.3

914.2 EQUIPMENT ROOM IDENTIFICATION - A ROOM SIGN SHALL CLEARLY IDENTIFY THE MECHANICAL ROOM

1011.5.2 RISER AND TREAD DIMENSIONS
EXCEPTION 3, R-2: 7-3/4" RISERS AND 10" TREADS

1015.3 GUARDRAIL HEIGHTS
EXCEPTION 1 - R-2 LOCATIONS >3 STORIES - 36"
EXCEPTION 2 - R-2 INTERIOR STAIRS - 34"

1015.8 WINDOW OPENING, CONTROL DEVICES
WINDOWS 72" ABOVE FINISHED GRADE AND SILL HEIGHTS LESS THAN 36" SHALL HAVE OPENING CONTROL DEVICES.

TABLE 1017.2 - EXIT TRAVEL DISTANCES
R-2 OCCUPANCY - 250 FT (WITH SPRINKLER)
ALL TRAVEL DISTANCES ARE LESS THAN 250 FT

TABLE 1020.2 MINIMUM CORRIDOR WIDTH FOR OCCUPANCY LOADS LESS THAN 50 = 36"

TABLE 1106.1 - ACCESSIBLE PARKING SPACES
NO ADJUSTMENTS TO ACCESSIBLE PARKING SPACES.

1208.2 MINIMUM CEILING HEIGHTS
OCCUPIED SPACE = 7'-6"
BATHROOMS & STORAGE = 7'-0"

1209.2 ATTIC ACCESS
OPENING NOT LESS THAN 20" BY 30"

413.2 ATTIC USED FOR COMBUSTIBLE STORAGE
EXCEPTION 1 - FIRE RATING AND OPENING PROTECTION NOT REQUIRED WITH FIRE SPRINKLER SYSTEM.

Building 1 Areas

BUILDING 1	101	102	103
GARAGE			
GROSS AREA	474 SF	491 SF	474 SF
NET AREA	431 SF	448 SF	431 SF
1ST FLOOR			
GROSS AREA	267 SF	267 SF	267 SF
NET AREA	234 SF	234 SF	234 SF
2ND FLOOR			
GROSS AREA	827 SF	777 SF	827 SF
NET AREA	760 SF	712 SF	760 SF
3RD FLOOR			
GROSS AREA	1,038 SF	1,066 SF	1,038 SF
NET AREA	969 SF	1,000 SF	969 SF
4TH FLOOR			
GROSS AREA	488 SF		488 SF
NET AREA	440 SF		440 SF
TOTALS			
TOTAL GROSS	3,093 SF	2,601 SF	3,093 SF
TOTAL NET	2,834 SF	2,394 SF	2,834 SF
GRAND TOTAL			
GROSS	8,789 SF		
TOTAL NET	8,062 SF		
MISCELLANEOUS			
PARKING	375 SF	356 SF	375 SF
FRONT ENTRY	39 SF	36 SF	36 SF
FRONT DECK	102 SF	102 SF	102 SF
BACK DECK	232 SF	249 SF	232 SF

** GROSS AREA IS TAKEN FROM THE OUTSIDE FACE OF EXTERIOR WALLS.*

*** NET AREA IS TAKEN FROM THE INSIDE FACE OF EXTERIOR WALLS.*

Development Totals

BUILDING 1

UNIT 101 - LIVING AREA	2,619 SF
UNIT 101 - GARAGE	474 SF
UNIT 102 - LIVING AREA	2,109 SF
UNIT 102 - GARAGE	491 SF
UNIT 103 - LIVING AREA	2,619 SF
UNIT 103 - GARAGE	474 SF

BUILDING 2

UNIT 104 - LIVING AREA	2,081 SF
UNIT 104 - GARAGE	474 SF
UNIT 105 - LIVING AREA	2,109 SF
UNIT 105 - GARAGE	491 SF
UNIT 106 - LIVING AREA	2,081 SF
UNIT 106 - GARAGE	474 SF

BUILDING 3

UNIT 107 - LIVING AREA	2,619 SF
UNIT 107 - GARAGE	474 SF
UNIT 108 - LIVING AREA	2,109 SF
UNIT 108 - GARAGE	491 SF
UNIT 109 - LIVING AREA	2,619 SF
UNIT 100 - GARAGE	474 SF

BUILDING 4

UNIT 110 - LIVING AREA	2,619 SF
UNIT 110 - GARAGE	474 SF
UNIT 111 - LIVING AREA	2,109 SF
UNIT 111 - GARAGE	491 SF
UNIT 112 - LIVING AREA	2,109 SF
UNIT 112 - GARAGE	491 SF
UNIT 113 - LIVING AREA	2,619 SF
UNIT 113 - GARAGE	474 SF

BUILDING 5

UNIT 114 - LIVING AREA	2,619 SF
UNIT 114 - GARAGE	474 SF
UNIT 115 - LIVING AREA	2,619 SF
UNIT 115 - GARAGE	491 SF
UNIT 116 - LIVING AREA	2,709 SF
UNIT 116 - GARAGE	491 SF
UNIT 117 - LIVING AREA	2,619 SF
UNIT 117 - GARAGE	491 SF
UNIT 118 - LIVING AREA	2,619 SF
UNIT 118 - GARAGE	474 SF

GRFA Totals

TOTAL DEVELOPMENT GRFA

GRAND TOTAL GRFA	**43,606 SF**
LOT AREA	**72,685 SF**
ALLOWABLE GRFA (60%)	**43,611 SF**

GRFA (GROSS RESIDENTIAL FLOOR AREA) HAS BEEN MEASURED TO THE OUTSIDE OF THE EXTERIOR WALLS.

** AREA OF THE FIRST 600 SF OF GARAGES AND UNINHABITABLE MECHANICAL SPACES HAS NOT BEEN INCLUDED*

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BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG	
A	12/12/22 DECEMBER SD01
B	12/19/22 DECEMBER SD02
C	3/31/24 STRUCT COORD 01
D	4/23/24 PRICING SET 01
E	5/31/24 STRUCT COORD 02
F	6/03/24 PERMIT REVIEW 01
G	9/27/24 DESIGN REVIEW 01
H	3/28/25 PRICING SET 02

CODE & GRFA PLANS

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER: A0.9

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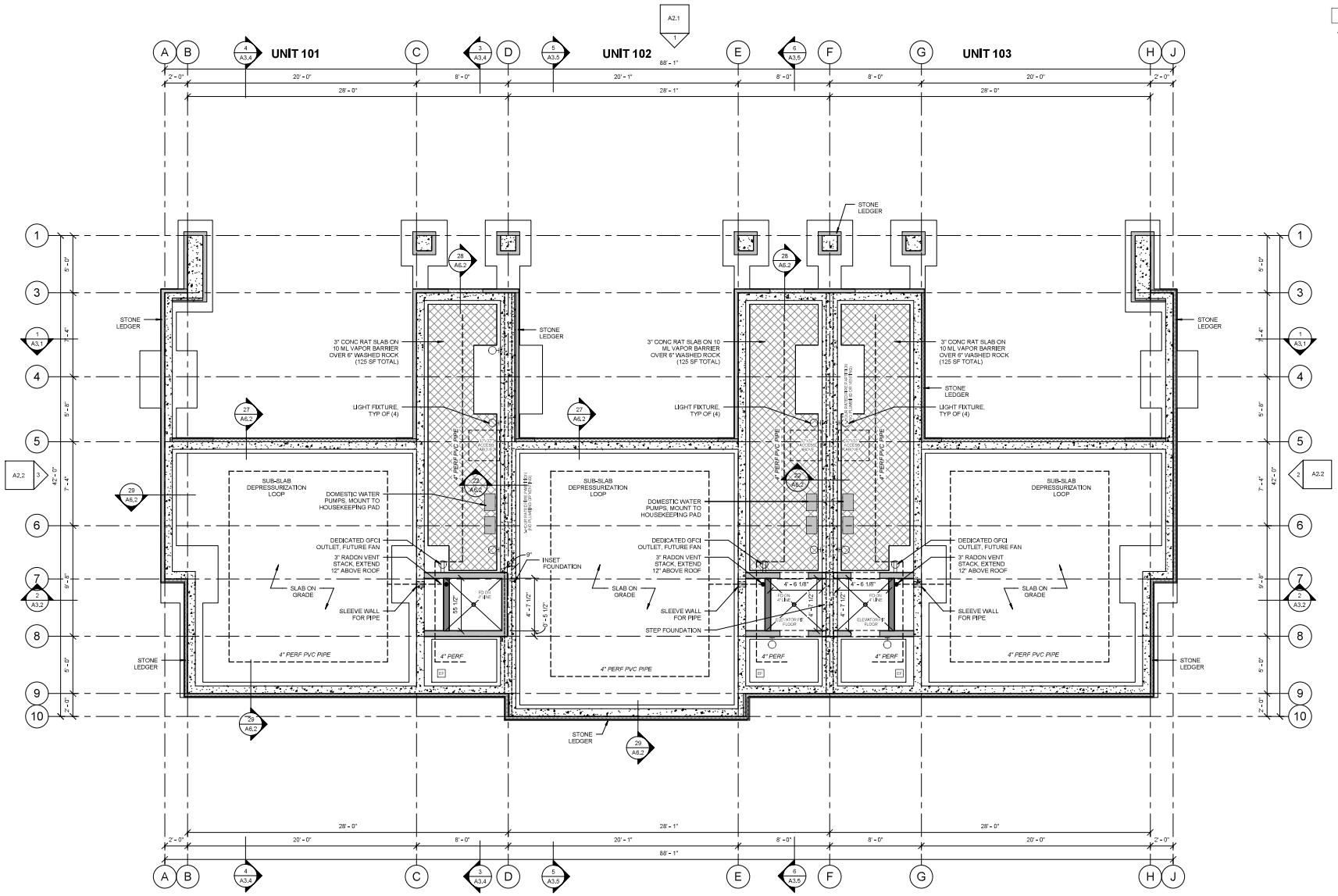

1 A1.0 **Foundation**
1/4" = 1'-0"

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BEAR CROSSING - BUILDING 1
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG		
A	12/12/23	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	3/01/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	9/27/24	DESIGN REVIEW 01
H	3/25/25	PRICING SET 02

FOUNDATION PLAN

PROJECT NO.: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A1.0

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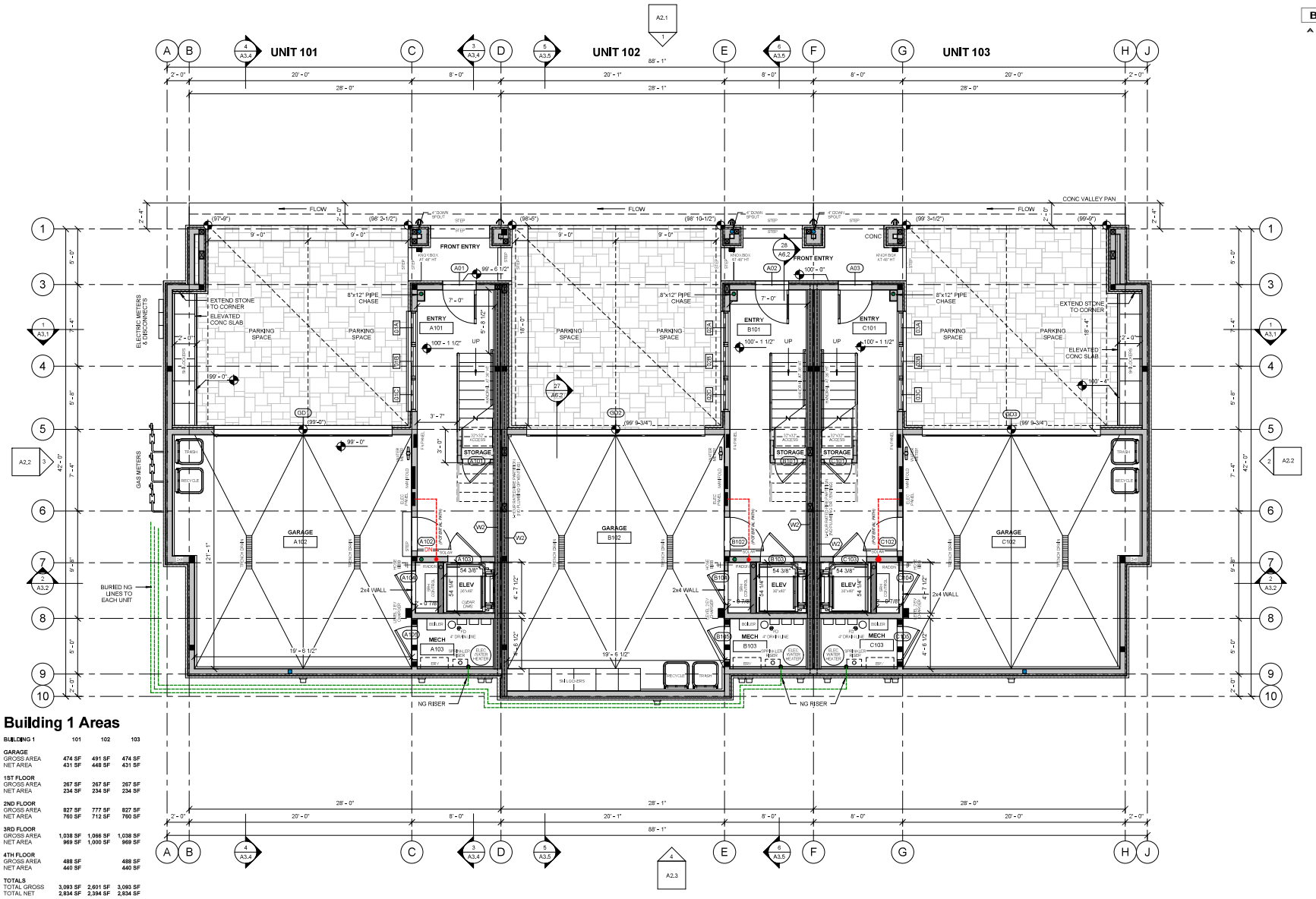
BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225



Building 1 Areas

BUILDING 1	101	102	103
GARAGE			
GROSS AREA	474 SF	491 SF	474 SF
NET AREA	431 SF	448 SF	431 SF
1ST FLOOR			
GROSS AREA	267 SF	267 SF	267 SF
NET AREA	234 SF	234 SF	234 SF
2ND FLOOR			
GROSS AREA	827 SF	777 SF	827 SF
NET AREA	760 SF	712 SF	760 SF
3RD FLOOR			
GROSS AREA	1,038 SF	1,066 SF	1,038 SF
NET AREA	969 SF	1,000 SF	969 SF
4TH FLOOR			
GROSS AREA	488 SF		488 SF
NET AREA	440 SF		440 SF
TOTALS			
TOTAL GROSS	3,093 SF	2,601 SF	3,093 SF
TOTAL NET	2,834 SF	2,394 SF	2,834 SF
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GROSS	8,789 SF		
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** GROSS AREA IS TAKEN FROM THE OUTSIDE FACE OF EXTERIOR WALLS.*

*** NET AREA IS TAKEN FROM THE INSIDE FACE OF EXTERIOR WALLS.*

1 A1.1 **1st Floor**
1/4" = 1'-0"

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ISSUE LOG	
A	12/12/23 DECEMBER SD01
B	12/19/23 DECEMBER SD02
C	3/01/24 STRUCT COORD 01
D	4/23/24 PRICING SET 01
E	5/01/24 STRUCT COORD 02
F	6/03/24 PERMIT REVIEW 01
G	9/27/24 DESIGN REVIEW 01
H	3/25/25 PRICING SET 02

1ST FLOOR PLAN

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER: A1.1

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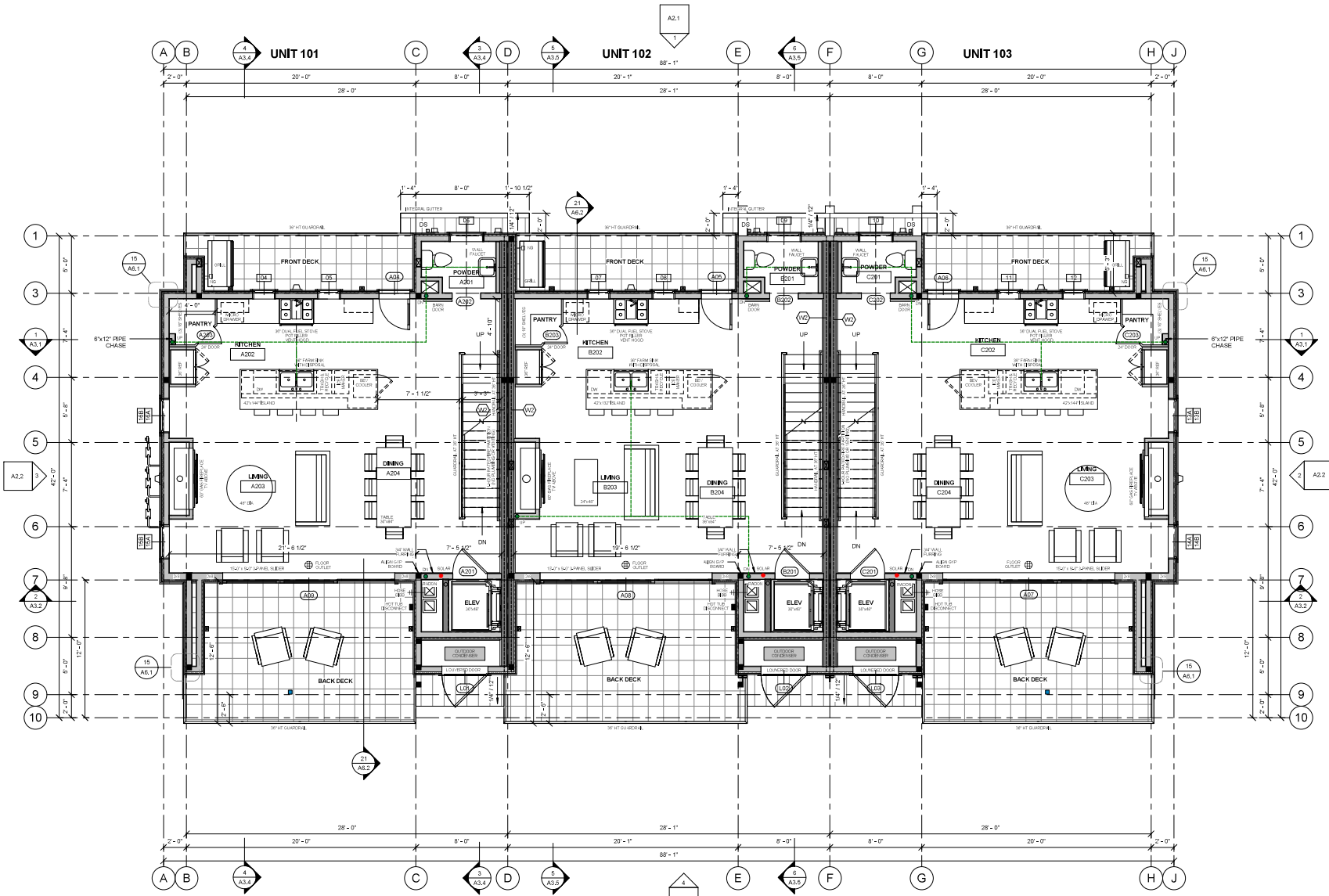

1 A1.2 **2nd Floor**
1/4" = 1'-0"

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BEAR CROSSING - BUILDING 1
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG		
A	12/12/23	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	3/1/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	6/27/24	DESIGN REVIEW 01
H	3/25/25	PRICING SET 02

2ND FLOOR PLAN

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A1.2

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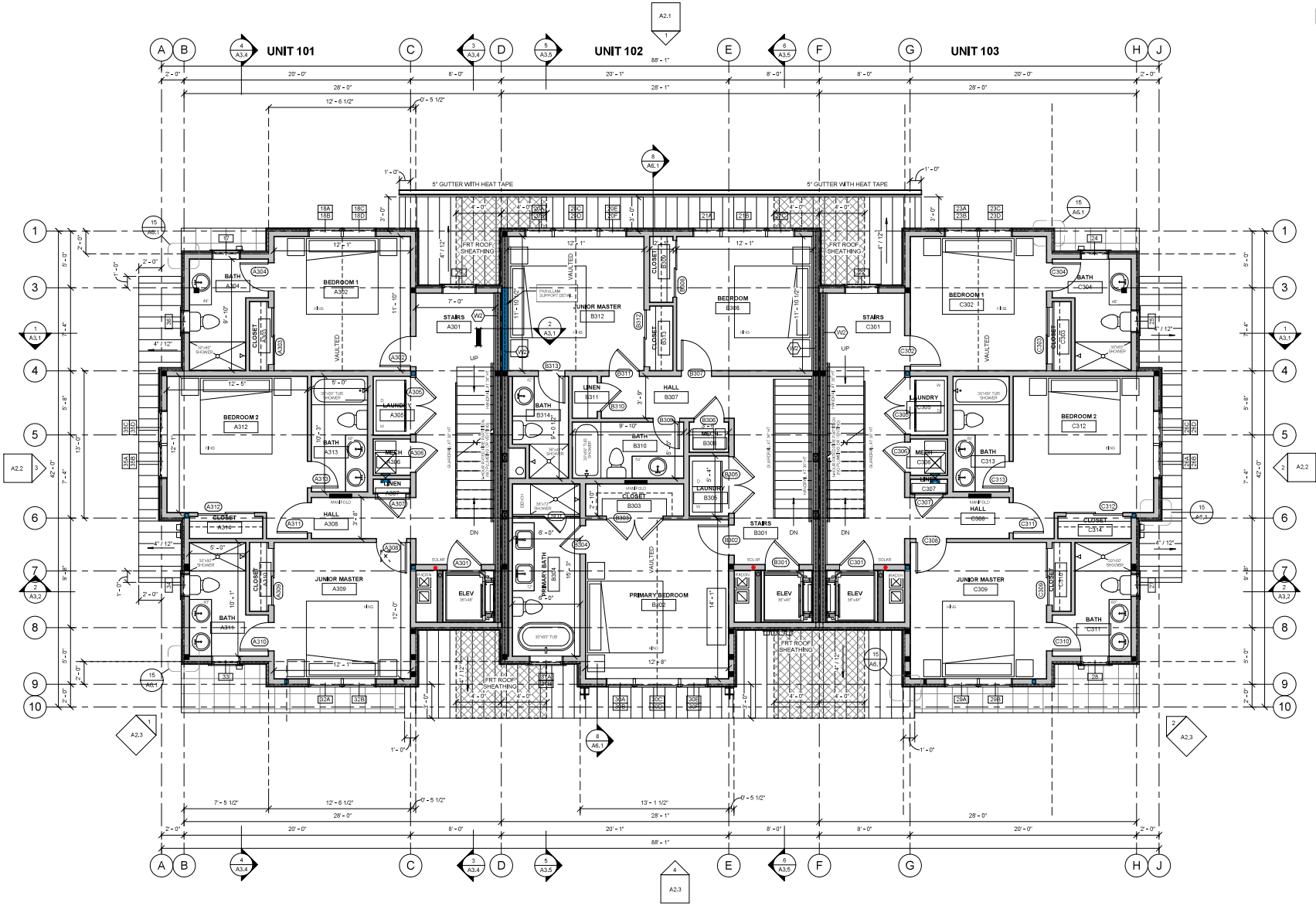
BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225



1 A1.3 **3rd Floor**
1/4" = 1'-0"

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ISSUE LOG	
A	12/12/23 DECEMBER SD01
B	12/19/23 DECEMBER SD02
C	3/01/24 STRUCT COORD 01
D	4/23/24 PRICING SET 01
E	5/01/24 STRUCT COORD 02
F	6/03/24 PERMIT REVIEW 01
G	6/27/24 DESIGN REVIEW 01
H	3/29/25 PRICING SET 02

3RD FLOOR PLAN

PROJECT NO.: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A1.3

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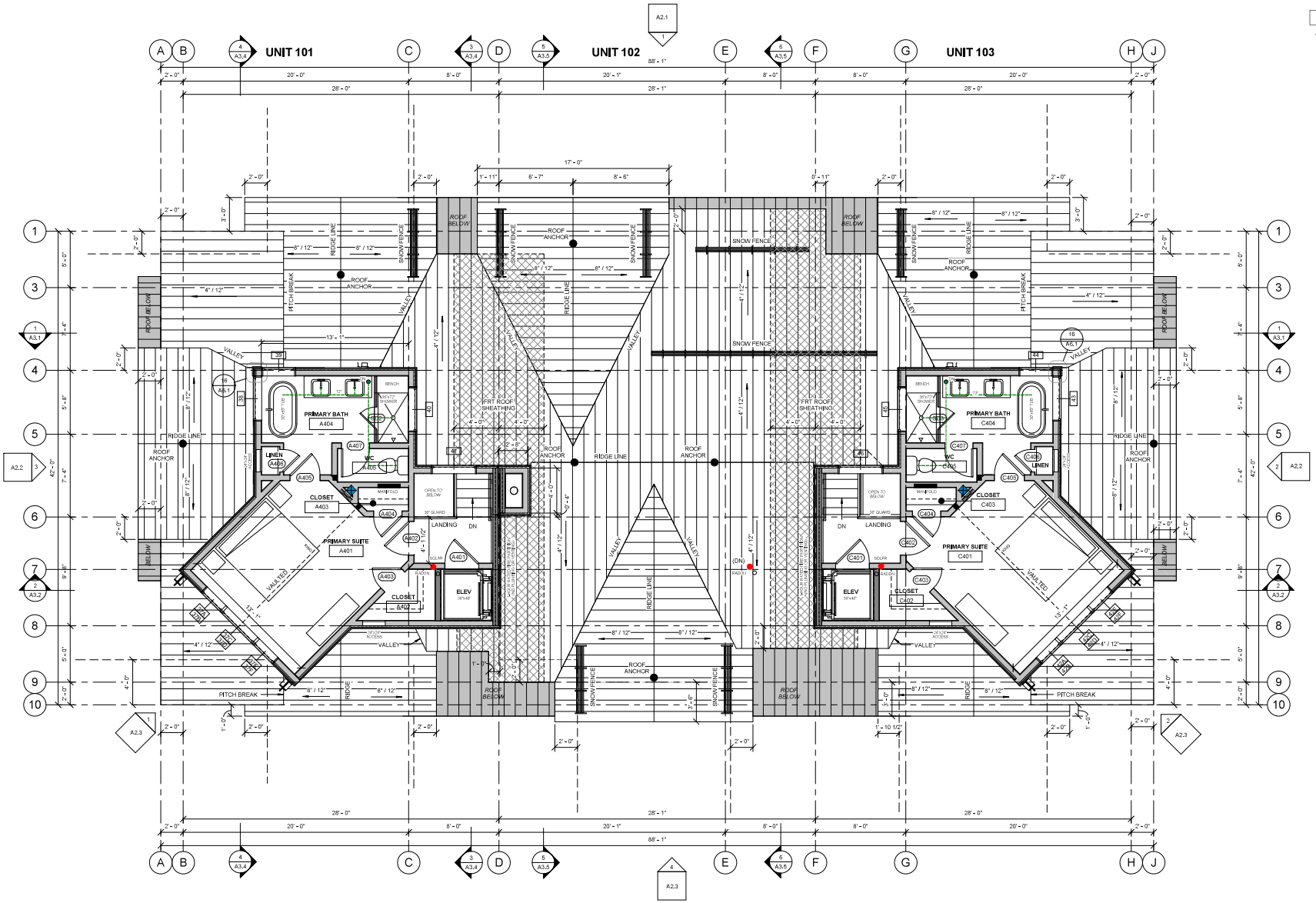
BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225



1 A1.4 **4th Floor**
1/4" = 1'-0"

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ISSUE LOG		
A	12/12/23	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	3/01/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	9/27/24	DESIGN REVIEW 01
H	3/28/25	PRICING SET 02

4TH FLOOR PLAN

PROJECT NO: 221129
PROJECT DATE: 4/04/23
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A1.4

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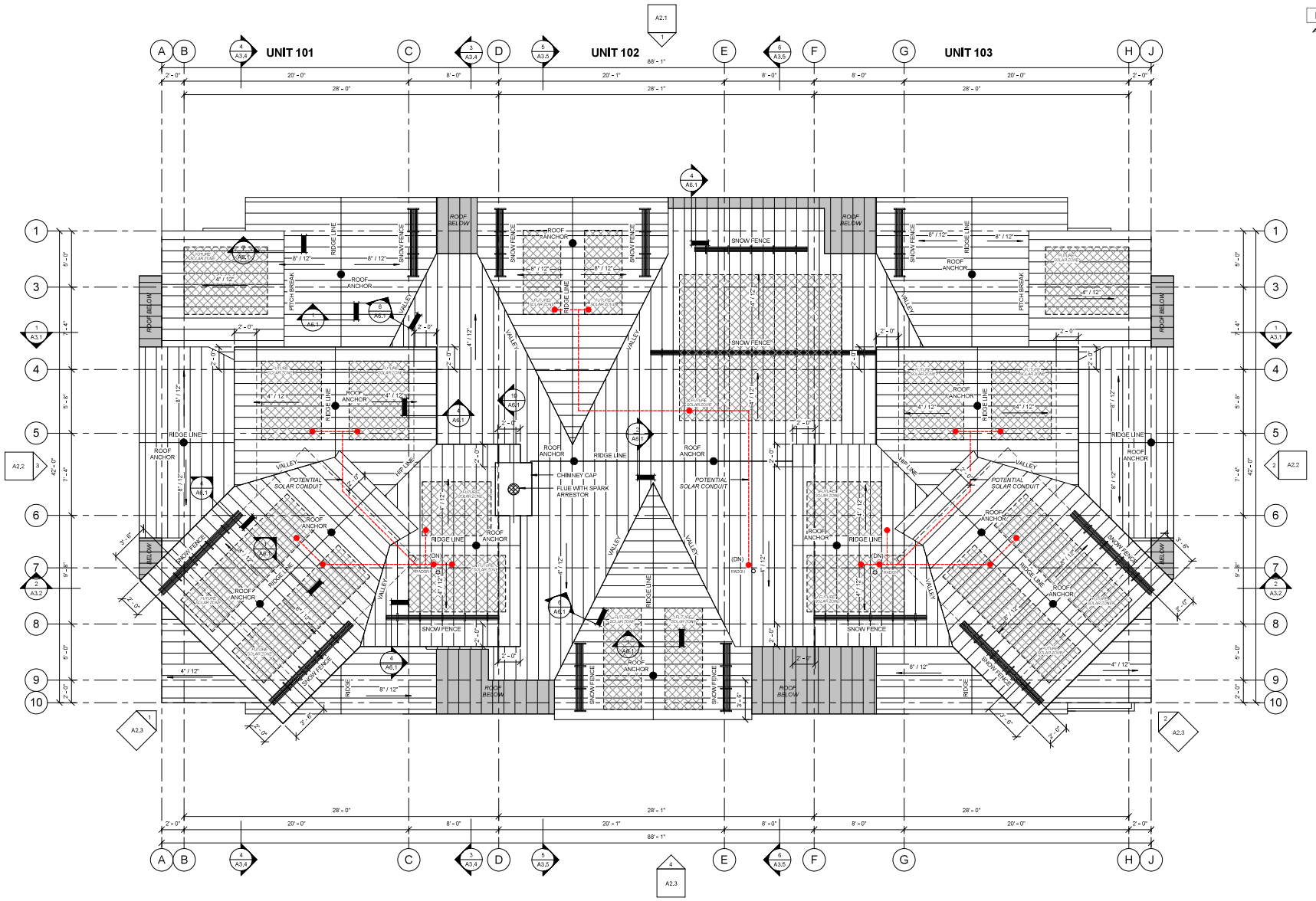

1 A1.5 **Roof Plan**
1/4" = 1'-0"

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BEAR CROSSING - BUILDING 1
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG		
A	12/12/23	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	3/01/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	9/27/24	DESIGN REVIEW 01
H	3/28/25	PRICING SET 02

ROOF PLAN

PROJECT NO.: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A1.5

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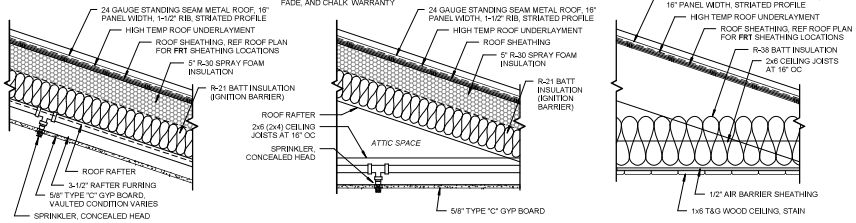
Roof Assembly Types

SPECIFICATION NOTE
METAL ROOF PANEL FINISH SHALL CARRY A MINIMUM 30 YEAR FILM, FADE, AND CHALK WARRANTY

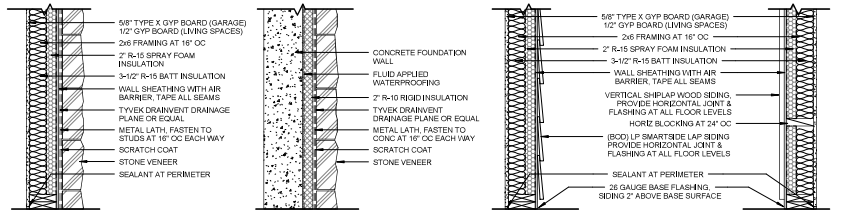


R1 **ROOF ASSEMBLY** — VAULTED CONDITIONED SPACE

R1 **ROOF ASSEMBLY** — ATTIC SPACE ABOVE

R2 **ROOF ASSEMBLY** — DECK ROOF

Exterior Wall Finishes



E1 **EXTERIOR FINISH STONE ON WOOD**

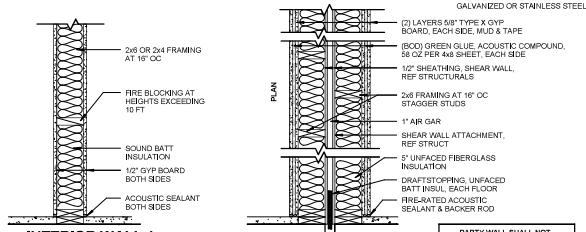
E1 **EXTERIOR FINISH STONE ON CONCRETE**

E2 **EXTERIOR FINISH 2 HORIZONTAL SIDING**

E3 **EXTERIOR FINISH 3 VERTICAL SIDING**

Interior Wall Types

GENERAL FASTENER NOTE
ALL FASTENERS IN CONTACT WITH PRESSURE TREATED OR FIRE RETARDANT WOOD SHALL BE GALVANIZED OR STAINLESS STEEL

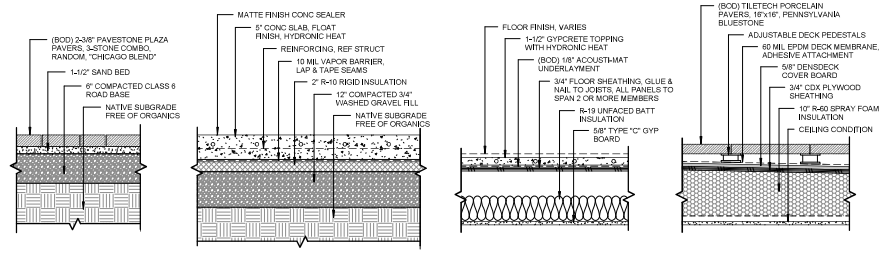


W1 **INTERIOR WALL 1**
UNRATED PARTITION WALL, TYP UNLESS OTHERWISE NOTED

W2 **INTERIOR WALL 2**
1-HOUR RATED UL U341 STC 57+

PARTY WALL SHALL NOT CONTAIN PLUMBING, DUCTS, OR VENTS IN THE WALL CAVITY.

Floor / Ceiling Assembly Types



F1 **FLOOR TYPE 1**
PLAZA PAVERS

F2 **FLOOR TYPE 2**
CONCRETE SLAB ON GRADE

F3 **FLOOR TYPE 3**
FLOOR / CEILING NOT RATED

F4 **FLOOR TYPE 4**
DECK PAVERS / DRYDECK

Door Schedule

TAG	TYPE	WIDTH	HEIGHT	GLAZING	HARDWARE	NOTES
A01	FRONT DOOR	3' - 0"	7' - 0"	FULL LITE	ENTRY	20 MIN GLAZING
A02	FRONT DOOR	3' - 0"	7' - 0"	FULL LITE	ENTRY	20 MIN GLAZING
A03	FRONT DOOR	3' - 0"	7' - 0"	FULL LITE	ENTRY	20 MIN GLAZING
A04	PATIO DOOR	2' - 8"	7' - 0"	FULL LITE	ENTRY	
A05	PATIO DOOR	2' - 8"	7' - 0"	FULL LITE	ENTRY	
A06	PATIO DOOR	2' - 8"	7' - 0"	FULL LITE	ENTRY	
A07	3-PANEL SLIDER	15' - 0"	9' - 0"	FULL LITE	THUMB TURN	PERFORMANCE SILL
A08	3-PANEL SLIDER	15' - 0"	9' - 0"	FULL LITE	THUMB TURN	PERFORMANCE SILL
A09	3-PANEL SLIDER	15' - 0"	9' - 0"	FULL LITE	THUMB TURN	PERFORMANCE SILL
A101	STORAGE	2' - 6"	5' - 0"		PASSAGE	CUSTOM HEIGHT
A102	GARAGE ENTRY	3' - 0"	7' - 0"		ENTRY	20 MIN. CLOSER
A103	ELEVATOR	3' - 0"	7' - 0"		LOW-PROFILE	HM FRAME, SMARTLOCK
A104	SPRINKLER	3' - 0"	7' - 0"		PASSAGE	20 MIN. CLOSER
A105	MECHANICAL	3' - 0"	7' - 0"		PASSAGE	20 MIN. CLOSER
A201	ELEVATOR	3' - 0"	7' - 0"		LOW-PROFILE	HM FRAME, SMARTLOCK
A202	BARN DOOR	2' - 6"	7' - 0"		PRIVACY	OH TRACK
A203	PANTRY	2' - 0"	7' - 0"	1/2 LITE	PASSAGE	CUSTOM CABINET
A301	ELEVATOR	3' - 0"	7' - 0"		LOW-PROFILE	HM FRAME, SMARTLOCK
A302	BEDROOM	2' - 8"	7' - 0"		PRIVACY	
A303	BYPASS	5' - 0"	7' - 0"		FLUSH PULLS	
A304	BATH	2' - 6"	7' - 0"		PRIVACY	
A305	PAIR LAUNDRY	5' - 0"	7' - 0"		DUMMY	LOUVERED PANELS
A306	MECH	2' - 8"	7' - 0"		PASSAGE	
A307	LINEN	2' - 6"	7' - 0"		PASSAGE	
A308	BEDROOM	2' - 8"	7' - 0"		PRIVACY	
A309	BYPASS	5' - 0"	7' - 0"		FLUSH PULLS	
A310	BATH	2' - 6"	7' - 0"		PRIVACY	
A311	BEDROOM	2' - 8"	7' - 0"		PRIVACY	
A312	BYPASS	5' - 0"	7' - 0"		FLUSH PULLS	
A313	BATH	2' - 4"	7' - 0"		PRIVACY	
A401	ELEVATOR	3' - 0"	7' - 0"		LOW-PROFILE	HM FRAME, SMARTLOCK
A402	BEDROOM	3' - 0"	7' - 0"		PRIVACY	
A403	CLOSET	2' - 6"	7' - 0"		PASSAGE	
A404	CLOSET	2' - 6"	7' - 0"		PASSAGE	
A405	BATH	2' - 8"	7' - 0"		PRIVACY	
A406	LINEN	2' - 0"	7' - 0"		PASSAGE	
A407	WC	2' - 6"	7' - 0"	FULL LITE	PRIVACY	FROSTED GLASS
B101	STORAGE	2' - 6"	9' - 0"		PASSAGE	CUSTOM HEIGHT
B102	GARAGE ENTRY	3' - 0"	7' - 0"		ENTRY	20 MIN. CLOSER
B103	ELEVATOR	3' - 0"	7' - 0"		LOW-PROFILE	HM FRAME, SMARTLOCK
B104	SPRINKLER	3' - 0"	7' - 0"		PASSAGE	20 MIN. CLOSER
B105	MECHANICAL	3' - 0"	7' - 0"		PASSAGE	20 MIN. CLOSER
B201	ELEVATOR	3' - 0"	7' - 0"		ENTRY	HM FRAME, SMARTLOCK
B202	BARN DOOR	2' - 6"	7' - 0"		PRIVACY	OH TRACK
B203	PANTRY	2' - 0"	7' - 0"		PASSAGE	CUSTOM CABINET
B301	ELEVATOR	3' - 0"	7' - 0"		LOW-PROFILE	HM FRAME, SMARTLOCK
B302	BEDROOM	2' - 8"	7' - 0"		PRIVACY	
B303	PAIR CLOSET	5' - 0"	7' - 0"		PASSAGE	
B304	BATH	2' - 6"	7' - 0"		PRIVACY	
B305	PAIR LAUNDRY	5' - 0"	7' - 0"		PASSAGE	LOUVERED PANELS
B306	MECH	2' - 8"	7' - 0"		PASSAGE	
B307	BEDROOM	2' - 8"	7' - 0"		PRIVACY	
B308	BYPASS	5' - 0"	7' - 0"		FLUSH PULLS	
B309	BATH	2' - 6"	7' - 0"		PRIVACY	
B310	LINEN	2' - 6"	7' - 0"		PASSAGE	
B311	BEDROOM	2' - 8"	7' - 0"		PRIVACY	
B312	BYPASS	5' - 0"	7' - 0"		FLUSH PULLS	
B313	BATH	2' - 4"	7' - 0"		PRIVACY	
C101	STORAGE	2' - 6"	9' - 0"		PASSAGE	CUSTOM HEIGHT
C102	GARAGE ENTRY	3' - 0"	7' - 0"		ENTRY	20 MIN. CLOSER
C103	ELEVATOR	3' - 0"	7' - 0"		LOW-PROFILE	HM FRAME, SMARTLOCK
C104	SPRINKLER	3' - 0"	7' - 0"		PASSAGE	20 MIN. CLOSER
C105	MECHANICAL	3' - 0"	7' - 0"		PASSAGE	20 MIN. CLOSER
C201	ELEVATOR	3' - 0"	7' - 0"		LOW-PROFILE	HM FRAME, SMARTLOCK
C202	BARN DOOR	2' - 6"	7' - 0"		PRIVACY	OH TRACK
C203	PANTRY	2' - 0"	7' - 0"		PASSAGE	CUSTOM CABINET
C301	ELEVATOR	3' - 0"	7' - 0"		LOW-PROFILE	HM FRAME, SMARTLOCK
C302	BEDROOM	2' - 8"	7' - 0"		PRIVACY	
C303	BYPASS	5' - 0"	7' - 0"		FLUSH PULLS	
C304	BATH	2' - 6"	7' - 0"		PRIVACY	
C305	PAIR LAUNDRY	5' - 0"	7' - 0"		PASSAGE	LOUVERED PANELS
C306	MECH	2' - 8"	7' - 0"		PASSAGE	
C307	LINEN	2' - 6"	7' - 0"		PASSAGE	
C308	BEDROOM	2' - 8"	7' - 0"		PRIVACY	
C309	BYPASS	5' - 0"	7' - 0"		FLUSH PULLS	
C310	BATH	2' - 6"	7' - 0"		PRIVACY	
C311	BEDROOM	2' - 8"	7' - 0"		PRIVACY	
C312	BYPASS	5' - 0"	7' - 0"		FLUSH PULLS	
C313	BATH	2' - 4"	7' - 0"		PRIVACY	
C401	ELEVATOR	3' - 0"	7' - 0"		LOW-PROFILE	HM FRAME, SMARTLOCK
C402	BEDROOM	3' - 0"	7' - 0"		PRIVACY	
C403	CLOSET	2' - 6"	7' - 0"		PASSAGE	
C404	CLOSET	2' - 6"	7' - 0"		PASSAGE	
C405	BATH	2' - 8"	7' - 0"		PRIVACY	
C406	LINEN	2' - 0"	7' - 0"		PASSAGE	
C407	WC	2' - 6"	7' - 0"	FULL LITE	PRIVACY	FROSTED GLASS
GD1	GARAGE DOOR	16' - 0"	9' - 0"	TOP LITES	1-HP OH OPENER	2 REMOTES, KEY PAD
GD2	GARAGE DOOR	16' - 0"	8' - 0"	TOP LITES	1-HP OH OPENER	2 REMOTES, KEY PAD
GD3	GARAGE DOOR	16' - 0"	8' - 0"	TOP LITES	1-HP OH OPENER	2 REMOTES, KEY PAD
L01	LOUVER	4' - 0"	8' - 0"		3-POINT LATCH	60% FREE, SCREEN
L02	LOUVER	4' - 0"	6' - 0"		3-POINT LATCH	60% FREE, SCREEN
L03	LOUVER	4' - 0"	6' - 0"		3-POINT LATCH	60% FREE, SCREEN
SD1	SHOWER DOOR	2' - 0"	6' - 8"	FRAMELESS	PULLS	
SD2	SHOWER DOOR	2' - 0"	6' - 0"	FRAMELESS	PULLS	
SD3	SHOWER DOOR	2' - 0"	6' - 0"	FRAMELESS	PULLS	

DOOR NOTES

1.) ALL EXTERIOR DOORS SHALL HAVE A U-FACTOR OF U-0.32 OR LESS.
2.) GARAGE DOORS SHALL BE INSULATED TO R-7 MIN.
3.) PROVIDE SLIDING SCREEN DOORS WITH ALL PATIO DOORS.
4.) COORDINATE THRESHOLD HEIGHTS WITH FLOOR MATERIALS.
5.) REFERENCE DETAILS FOR INTERIOR AND EXTERIOR TRIM.
6.) INTERIOR DOORS, WOOD, 3-PANEL, STAIN GRADE, MIN THICKNESS 1-3/4".
7.) INTERIOR HANDLES TO BE LEVERS, MATTE BLACK FINISH.
8.) ELEVATOR DOORS, MORTISED INTERLOCK, COORD WITH ELEV PROVIDER.
9.) 3-PANEL SLIDER BOD - MARVIN ELEVATE OXX WITH HIGH-PERFORMANCE SILL.
EXTERIOR COLOR: FIBERGLASS "EBONY"
INTERIOR COLOR: PAINTED "DESIGNER BLACK"
MEET OR EXCEED DP25 RATING

Window Schedule

TAG	WIDTH	HEIGHT	MULLED UNIT	OPERATION	TEMPERED	NOTES
01A	36"	60"	MULLED	FIXED	20 MIN RATED	METAL FRAME
01B	36"	60"	MULLED	FIXED	20 MIN RATED	METAL FRAME
01C	36"	60"	MULLED	FIXED	20 MIN RATED	METAL FRAME
02A	36"	60"	MULLED	FIXED	20 MIN RATED	METAL FRAME
02B	36"	60"	MULLED	FIXED	20 MIN RATED	METAL FRAME
02C	36"	60"	MULLED	FIXED	20 MIN RATED	METAL FRAME
03A	36"	60"	MULLED	FIXED	20 MIN RATED	METAL FRAME
03B	36"	60"	MULLED	FIXED	20 MIN RATED	METAL FRAME
03C	36"	60"	MULLED	FIXED	20 MIN RATED	METAL FRAME
04	24"	42"		FIXED		KITCHEN
05	24"	42"		FIXED		KITCHEN
06	36"	36"		AWNING		
07	24"	42"		FIXED		KITCHEN
08	24"	42"		FIXED		KITCHEN
09	36"	36"		AWNING		
10	36"	36"		AWNING		
11	24"	42"		FIXED		KITCHEN
12	24"	42"		FIXED		KITCHEN
13A	36"	24"	MULLED	AWNING		LIMITER
13B	36"	72"	MULLED	FIXED		
14A	36"	24"	MULLED	AWNING		LIMITER
14B	36"	72"	MULLED	FIXED		
15A	36"	24"	MULLED	AWNING		LIMITER
15B	36"	72"	MULLED	FIXED		
16A	36"	24"	MULLED	AWNING		LIMITER
16B	36"	72"	MULLED	FIXED		
17	30"	36"		FIXED	TEMPERED	WET AREA
18A	36"	24"	MULLED	FIXED		
18B	36"	48"	MULLED	CASEMENT		EGRESS
18C	36"	24"	MULLED	FIXED		
18D	36"	48"	MULLED	CASEMENT		EGRESS
19	36"	48"		CASEMENT		
20A	30"	24"	MULLED	FIXED		
20B	30"	48"	MULLED	CASEMENT		EGRESS
20C	48"	24"	MULLED	FIXED		
20D	48"	48"	MULLED	FIXED		
20E	30"	24"	MULLED	FIXED		
20F	30"	48"	MULLED	CASEMENT		EGRESS
21A	30"	48"	MULLED	CASEMENT	TEMPERED	EGRESS
21B	48"	48"	MULLED	FIXED		
21C	30"	48"	MULLED	CASEMENT		EGRESS
22	36"	48"		CASEMENT		
23A	36"	24"	MULLED	FIXED		
23B	36"	48"	MULLED	CASEMENT		EGRESS
23C	36"	24"	MULLED	FIXED		
23D	36"	48"	MULLED	CASEMENT		EGRESS
24	30"	36"		FIXED	TEMPERED	WET AREA
25	24"	24"		AWNING	TEMPERED	WET AREA
26A	36"	48"	MULLED	CASEMENT		EGRESS, LIMITER
26B	36"	24"	MULLED	FIXED		
26C	36"	48"	MULLED	CASEMENT		EGRESS, LIMITER
26D	36"	24"	MULLED	FIXED		
27	24"	24"		AWNING		WET AREA
28	30"	36"		FIXED		WET AREA
29A	36"	60"	MULLED	CASEMENT		EGRESS
29B	36"	60"	MULLED	CASEMENT		EGRESS
30A	30"	60"	MULLED	CASEMENT		EGRESS, LIMITER
30B	30"	24"	MULLED	FIXED		
30C	48"	60"	MULLED	FIXED		
30D	48"	24"	MULLED	FIXED		
30E	30"	60"	MULLED	CASEMENT		EGRESS, LIMITER
30F	30"	24"	MULLED	FIXED		
31A	36"	24"	MULLED	AWNING	TEMPERED	
31B	36"	36"	MULLED	FIXED	TEMPERED	
32A	36"	60"	MULLED	CASEMENT		EGRESS
32B	36"	60"	MULLED	CASEMENT		EGRESS
33	30"	36"		FIXED		WET AREA
34	24"	24"		AWNING		WET AREA
35A	36"	24"	MULLED	FIXED		
35B	36"	48"	MULLED	CASEMENT		EGRESS, LIMITER
35C	36"	24"	MULLED	FIXED		
35D	36"	48"	MULLED	CASEMENT		EGRESS, LIMITER
36	24"	24"		AWNING	TEMPERED	WET AREA
37A	30"	60"	MULLED	CASEMENT		EGRESS, LIMITER
37B	30"	24"	MULLED	FIXED		
37C	48"	60"	MULLED	FIXED		
37D	48"	24"	MULLED	FIXED		
37E	30"	60"	MULLED	CASEMENT		EGRESS, LIMITER
37F	30"	24"	MULLED	FIXED		
38	48"	36"		FIXED		WET AREA
39	36"	36"		CASEMENT		WET AREA
40	48"	18"		FIXED		WET AREA
41	48"	18"				
42A	30"	60"	MULLED	CASEMENT		EGRESS, LIMITER
42B	30"	24"	MULLED	FIXED		
42C	48"	60"	MULLED	FIXED		
42D	48"	24"	MULLED	FIXED		
42E	30"	60"	MULLED	CASEMENT		EGRESS, LIMITER
42F	30"	24"	MULLED	FIXED		
43	48"	36"		FIXED		WET AREA
44	36"	36"		CASEMENT		WET AREA
45	48"	18"		FIXED		WET AREA
46	48"	18"				

WINDOW NOTES

1.) WINDOWS BOD - MARVIN ELEVATE, FIBERGLASS, OR EQUAL
EXTERIOR COLOR: "EBONY"
INTERIOR COLOR: PAINTED "DESIGNER BLACK"
2.) ALL WINDOWS SHALL HAVE A U-FACTOR OF U-0.32 OR LESS.
3.) ALL GLAZING SHALL BE DOUBLE PANE, LOW-E 366.
4.) PROVIDE BUG SCREENS WITH ALL OPERABLE WINDOWS.
5.) WINDOWS 72" ABOVE FINISHED GRADE AND SILL HEIGHTS LESS THAN 36" SHALL HAVE OPENING CONTROL DEVICES.
6.) PARKING AREA WINDOWS 01, 02, 03 SHALL BE 20-MINUTE FIRE RATED GLASS WITH METAL FRAMES OR PROVIDE SPRINKLER CURTAIN.
7.) REFERENCE DETAILS FOR INTERIOR AND EXTERIOR TRIM.

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BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG		
A	12/12/22	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	9/9/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/9/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	9/27/24	DESIGN REVIEW 01
H	1/23/25	PRICING SET 02

SCHEDULES & ASSEMBLIES

PROJECT NO: 221129

PROJECT DATE: 4/04/23

SHEET NUMBER: A1.6

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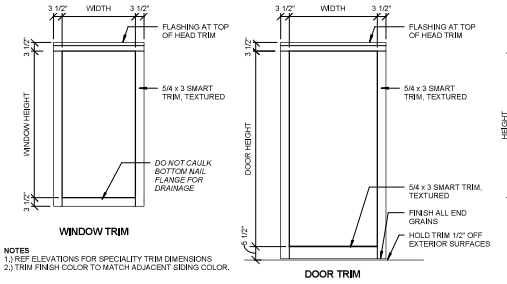
BEAR CROSSING - BUILDING 1

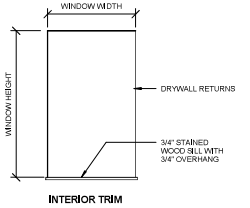
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

1 East (Front) Elevation
A2.1 — 1/4" = 1'-0"



NOTES
1.) REF ELEVATIONS FOR SPECIALITY TRIM DIMENSIONS.
2.) TRIM FINISH COLOR TO MATCH ADJACENT SIDING COLOR.

2 Exterior Trim Details
A2.1 — 1/2" = 1'-0"



3 Interior Trim Detail
A2.1 — 1/2" = 1'-0"

Material Legend

E1	EXTERIOR FINISH #1	NATURAL STONE VENEER, THIN CUT LIMESTONE, ASHLAR PATTERN, LIGHT GRAY MORTAR
E2	EXTERIOR FINISH #2	HORIZONTAL LAP SIDING, 8" LP SMARTSIDE, DIAMOND KOTE, CEDAR TEXTURE, COLOR "GLACIER FOG"
E3	EXTERIOR FINISH #3	VERTICAL SHIPLAP WOOD SIDING, 8" WIDE, VINTAGE WOODS, "TOBACCO BROWN, RUSTIC"
E4	EXTERIOR FINISH #4	24 GAUGE 12" HORIZONTAL METAL PANEL, 1" CHANNEL REVEAL, COLOR "CHARCOAL GRAY"
R1	ROOF TYPE #1	24 GAUGE STANDING SEAM METAL, 16" PANELS, 1-1/2" RIB HEIGHT, COLOR "CHARCOAL GRAY"
	TIMBERS	STAIN, SUPERDECK "CANYON BROWN"
	SOFFIT & CEILINGS	STAIN, SUPERDECK "CEDAR TONE NATURAL"
	TRIM & CORNERS	DIAMOND KOTE, COLOR "GLACIER FOG"

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ISSUE LOG		
A	12/12/22	DECEMBER SD01
B	12/19/22	DECEMBER SD02
C	9/1/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	6/27/24	DESIGN REVIEW 01
H	3/23/25	PRICING SET 02

FRONT ELEVATION

PROJECT NO.: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A2.1

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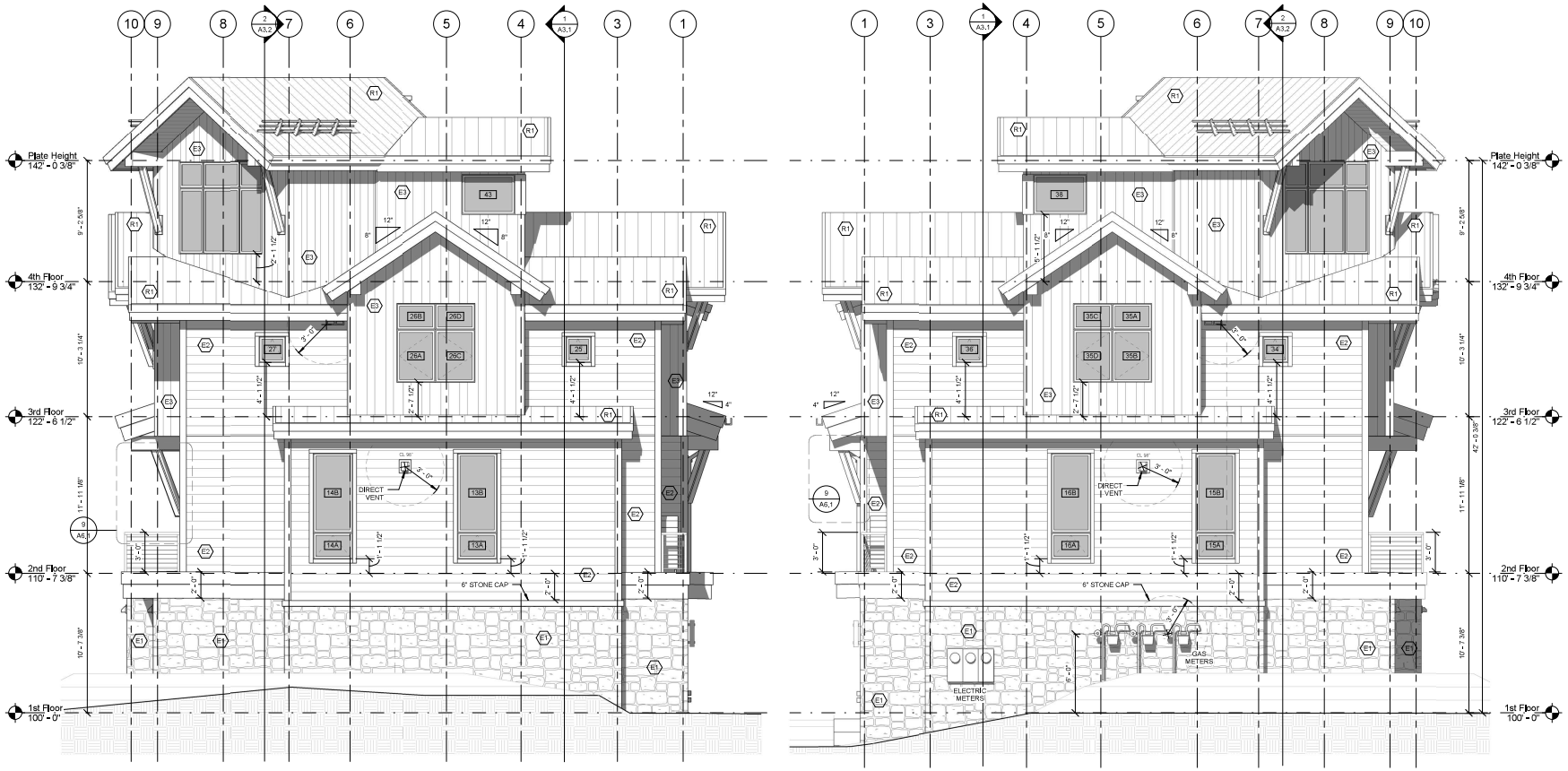

2 South Elevation
A2.2 — 1/4" = 1'-0"

3 North Elevation
A2.2 — 1/4" = 1'-0"

Material Legend

E1	EXTERIOR FINISH #1	NATURAL STONE VENEER, THIN CUT LIMESTONE, ASHLAR PATTERN, LIGHT GRAY MORTAR
E2	EXTERIOR FINISH #2	HORIZONTAL LAP SIDING, 8" LP SMARTSIDE, DIAMOND KOTE, CEDAR TEXTURE, COLOR "GLACIER FOG"
E3	EXTERIOR FINISH #3	VERTICAL SHIPLAP WOOD SIDING, 8" WIDE, VINTAGE WOODS, "TOBACCO BROWN, RUSTIC"
E4	EXTERIOR FINISH #4	24 GAUGE 12" HORIZONTAL METAL PANEL, 1" CHANNEL REVEAL, COLOR "CHARCOAL GRAY"
R1	ROOF TYPE #1	24 GAUGE STANDING SEAM METAL, 16" PANELS, 1-1/2" RIB HEIGHT, COLOR "CHARCOAL GRAY"
	TIMBERS	STAIN, SUPERDECK "CANYON BROWN"
	SOFFIT & CEILINGS	STAIN, SUPERDECK "CEDAR TONE NATURAL"
	TRIM & CORNERS	DIAMOND KOTE, COLOR "GLACIER FOG"

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BEAR CROSSING - BUILDING 1
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG		
A	12/12/23	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	3/01/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	6/27/24	DESIGN REVIEW 01
H	3/25/25	PRICING SET 02

SIDE ELEVATIONS

PROJECT NO.: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A2.2

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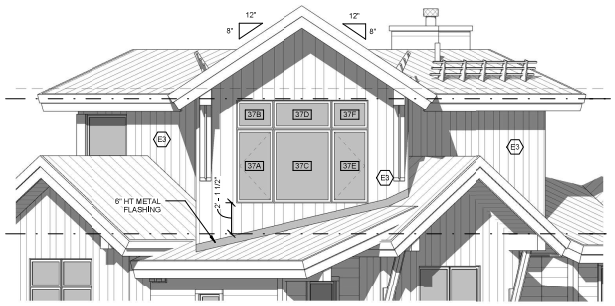
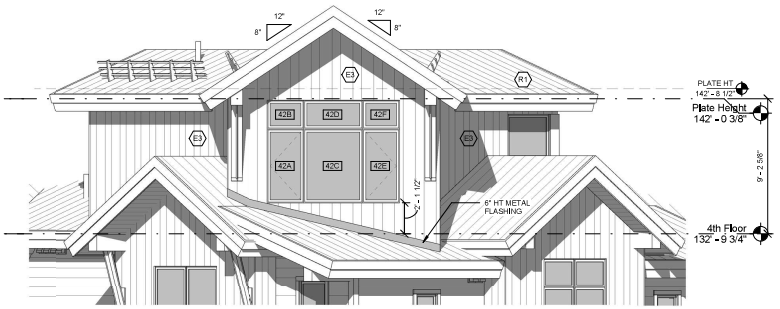
Material Legend

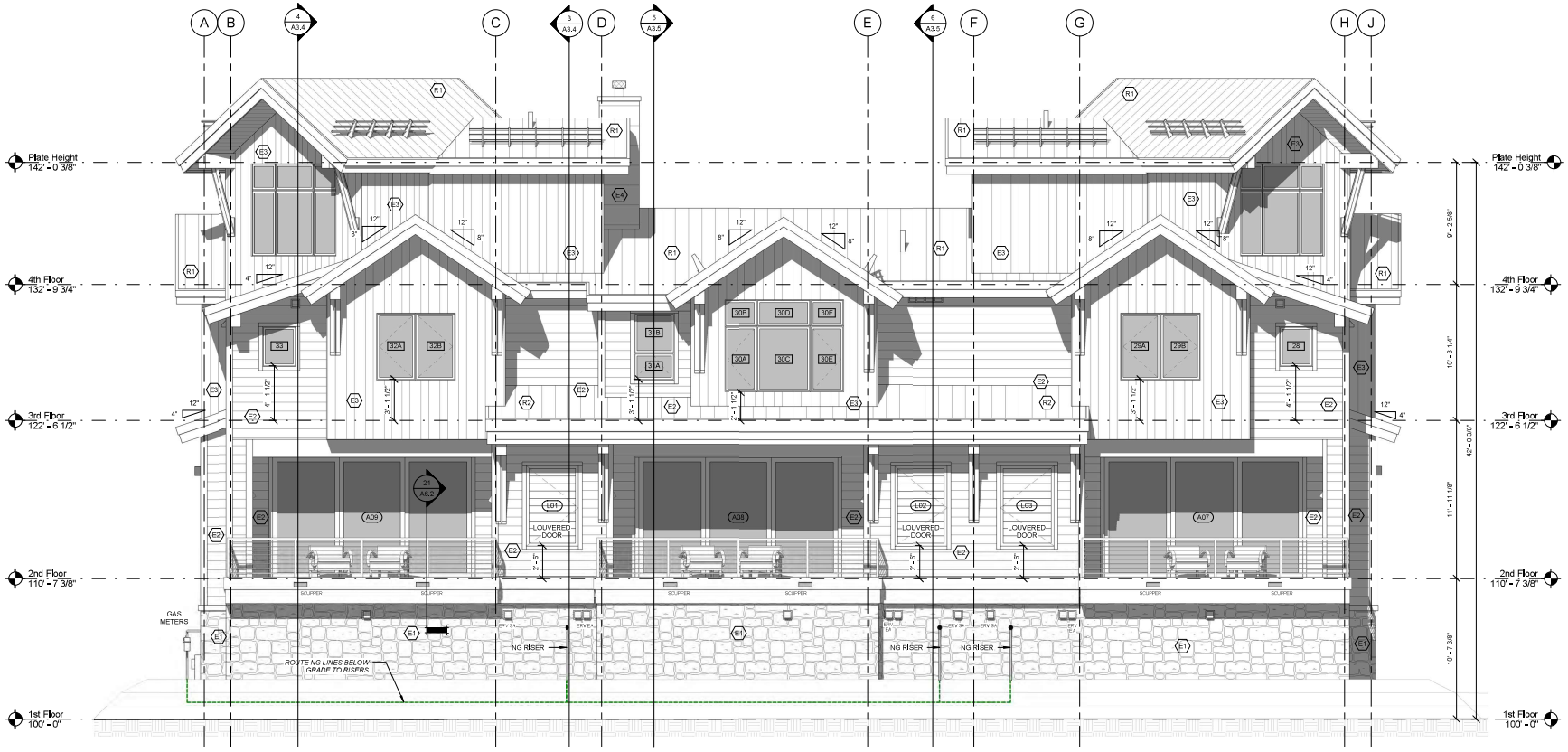
E1	EXTERIOR FINISH #1	NATURAL STONE VENEER, THIN CUT LIMESTONE, ASHLAR PATTERN, LIGHT GRAY MORTAR
E2	EXTERIOR FINISH #2	HORIZONTAL LAP SIDING, 8" LP SMARTSIDE, DIAMOND KOTE, CEDAR TEXTURE, COLOR "GLACIER FOG"
E3	EXTERIOR FINISH #3	VERTICAL SHIPLAP WOOD SIDING, 8" WIDE, VINTAGE WOODS, "TOBACCO BROWN, RUSTIC"
E4	EXTERIOR FINISH #4	24 GAUGE 12" HORIZONTAL METAL PANEL,1" CHANNEL REVEAL, COLOR "CHARCOAL GRAY"
R1	ROOF TYPE #1	24 GAUGE STANDING SEAM METAL, 16" PANELS, 1-1/2" RIB HEIGHT, COLOR "CHARCOAL GRAY"
	TIMBERS	STAIN, SUPERDECK "CANYON BROWN"
	SOFFIT & CEILINGS	STAIN, SUPERDECK "CEDAR TONE NATURAL"
	TRIM & CORNERS	DIAMOND KOTE, COLOR "GLACIER FOG"



1 A2.3 **North 4th Floor**
1/4" = 1'-0"



2 A2.3 **South 4th Floor**
1/4" = 1'-0"



4 A2.3 **West (Back) Elevation**
1/4" = 1'-0"

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BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG		
A	12/12/23	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	3/01/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	9/27/24	DESIGN REVIEW 01
H	3/25/25	PRICING SET 02

BACK ELEVATION

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A2.3

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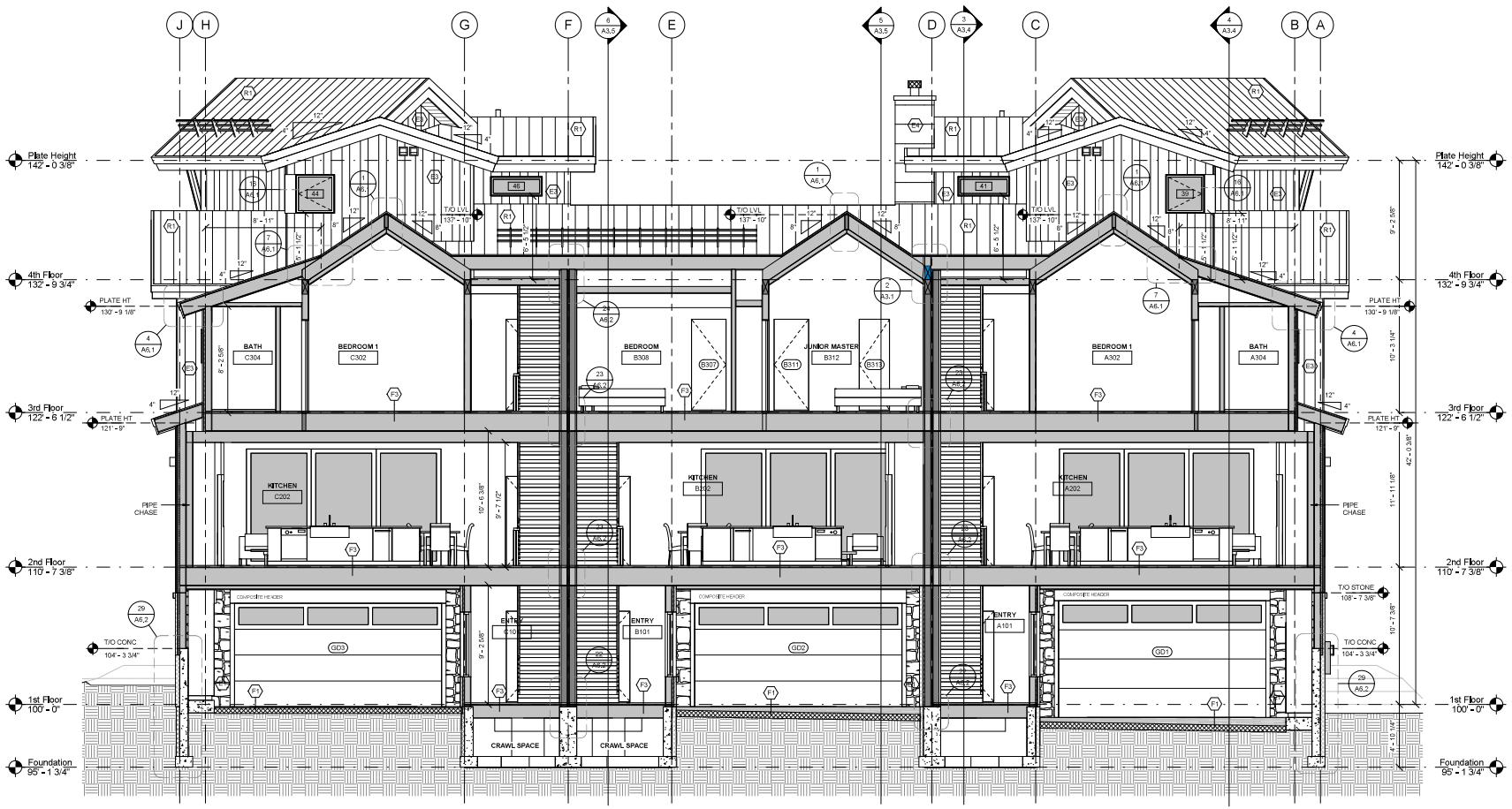
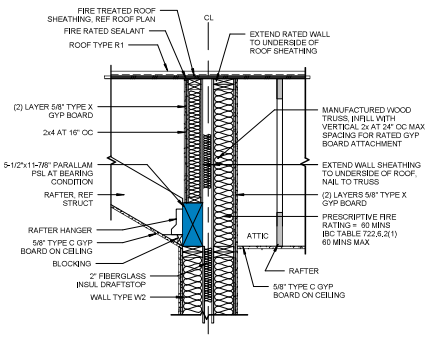
BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225



1 A3.1 **Long Axis - Kitchen**
1/4" = 1'-0"



ANSI/AWC CALCULATED FIRE RESISTANCE FOR 5-1/4" x 11-7/8" PARALLAM PSL PER ICC ESR-1387 SECTION 4.3.1.

CHAR RATE
Beff = 1.2 (Bn) / t ^ 0.187
Beff = 1.2 (1.5) / 2 ^ 0.187
Beff = 1.58 EFFECTIVE CHAR RATE, IN PER HR

CHAR DEPTH
Achar FOR 1 HOURS = 1.58 INCHES
REMAINING MEMBER AFTER EVENT = 2.05 IN (5.25 - 1.58 = 3.67)

BENDING STRENGTH
Fb IS NOT APPLICABLE

COMPRESSION STRENGTH
Fc AT BEAM = 235 PSI
Fc ADJ FACTOR PER NDS TABLE 16.2.2 = X 2.58
Fc REQUIRED = 607 PSI
Fc FOR PARALLAM = 533 PSI X 2.05 IN = 1092 PSI
MEMBER EXCEEDS COMPRESSIVE STRENGTH REQUIREMENT BY 80%.

2 A3.1 **Roof Support Rated**
3/4" = 1'-0"

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ISSUE LOG		
A	12/12/22	DECEMBER SD01
B	12/19/22	DECEMBER SD02
C	3/31/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/31/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	9/27/24	DESIGN REVIEW 01
H	3/28/25	PRICING SET 02

SECTIONS

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A3.1

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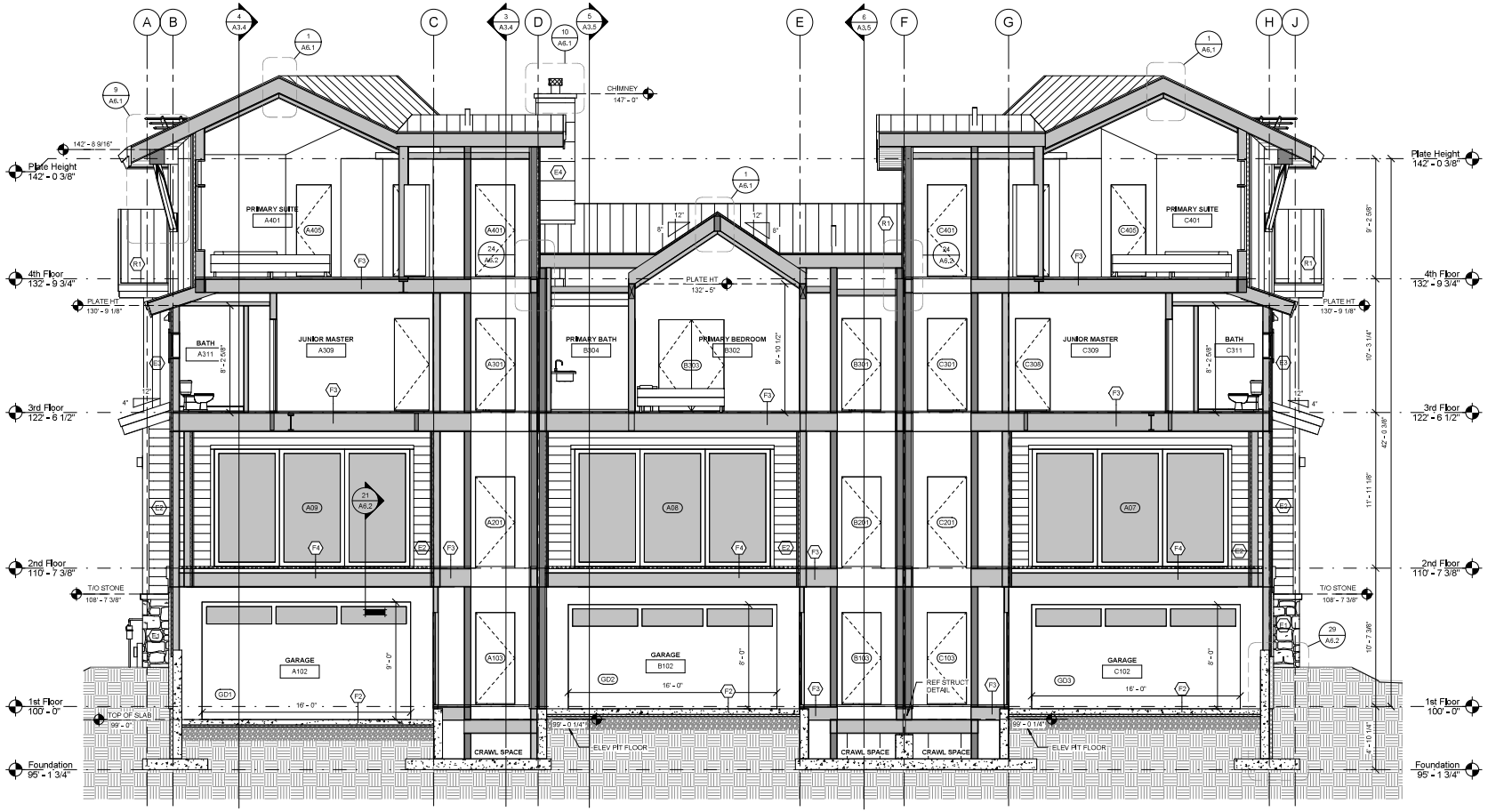

2 A3.2 **Long Axis - Elevators**
1/4" = 1'-0"

BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG		
A	12/12/23	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	3/01/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	9/27/24	DESIGN REVIEW 01
H	3/28/25	PRICING SET 02

SECTIONS

PROJECT NO: 221129

PROJECT DATE: 4/04/23

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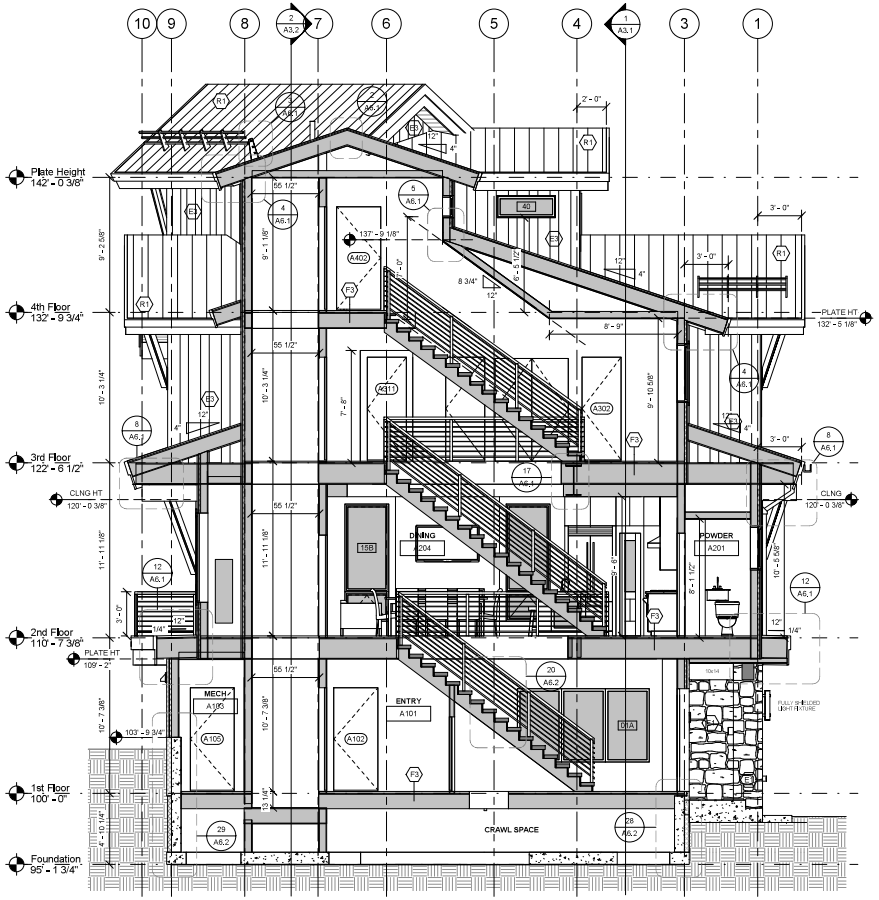
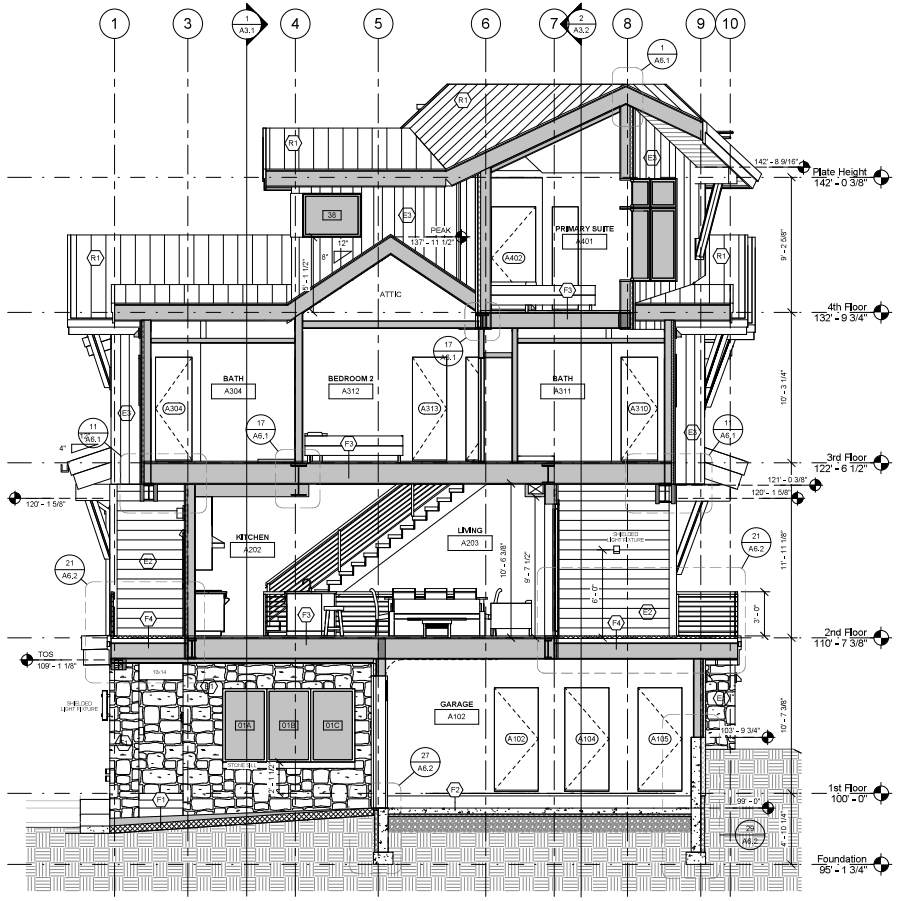


3 A3.4 **End - Section at Stairs**
1/4" = 1'-0"



4 A3.4 **End - Section at Garage**
1/4" = 1'-0"

BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG		
A	12/12/22	DECEMBER SD01
B	12/19/22	DECEMBER SD02
C	3/31/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/31/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	9/27/24	DESIGN REVIEW 01
H	3/28/25	PRICING SET 02

SECTIONS

PROJECT NO: 221129

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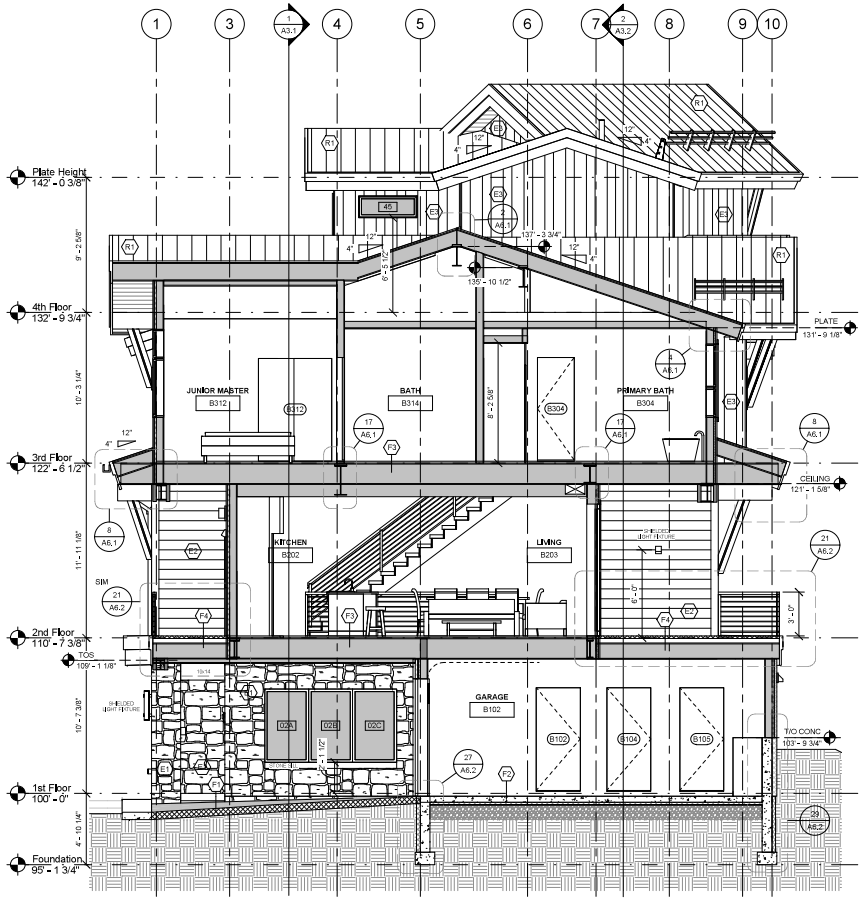
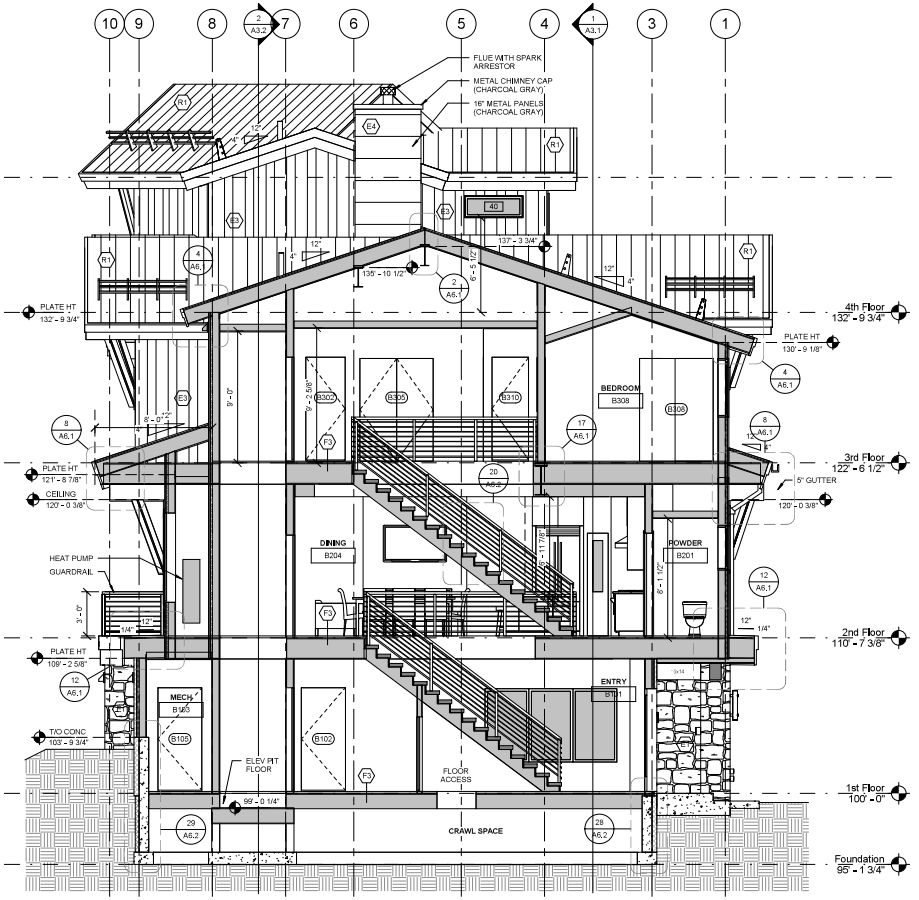


5 A3,5 **Middle - Section at Garage**
1/4" = 1'-0"



6 A3,5 **Middle - Section at Stairs**
1/4" = 1'-0"

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BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG	
A	12/12/22 DECEMBER SD01
B	12/19/22 DECEMBER SD02
C	3/31/24 STRUCT COORD 01
D	4/23/24 PRICING SET 01
E	5/31/24 STRUCT COORD 02
F	6/03/24 PERMIT REVIEW 01
G	6/27/24 DESIGN REVIEW 01
H	3/28/25 PRICING SET 02

SECTIONS

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A3.5

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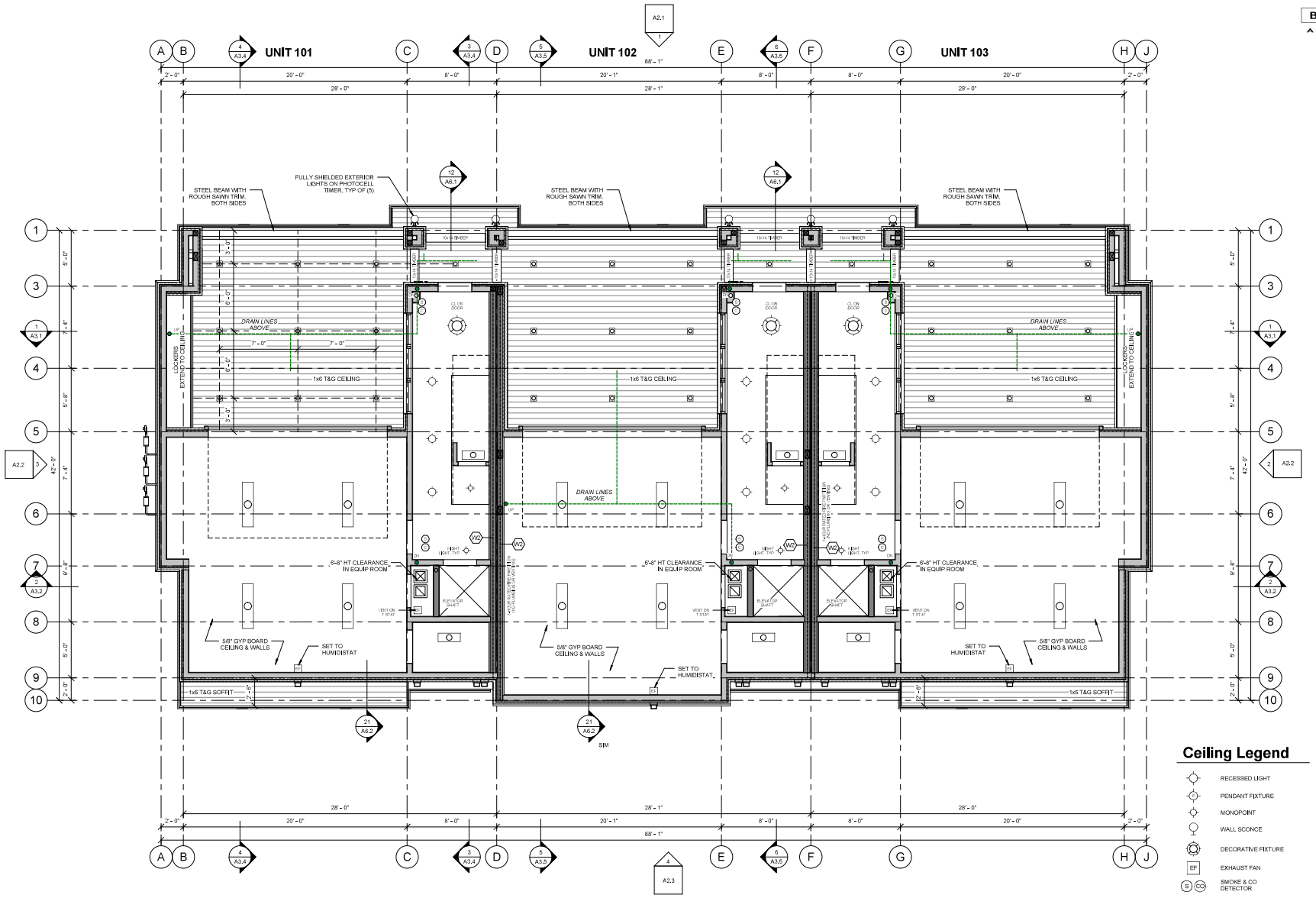

1 A4.1 1st Floor Ceiling Plan

1/4" = 1'-0"

Ceiling Legend

- RECESSED LIGHT
- PENDANT FIXTURE
- MONOPOINT
- WALL SCONCE
- DECORATIVE FIXTURE
- EF — EXHAUST FAN
- S CO — SMOKE & CO DETECTOR
- LED UTILITY LIGHT
- (+X'-XX") — CEILING HEIGHT

** DUCT LAYOUTS ARE DIAGRAMMATIC ONLY.

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BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG		
A	12/12/23	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	3/01/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	6/27/24	DESIGN REVIEW 01
H	3/23/25	PRICING SET 02

1ST FLOOR CEILING PLAN

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER: A4.1

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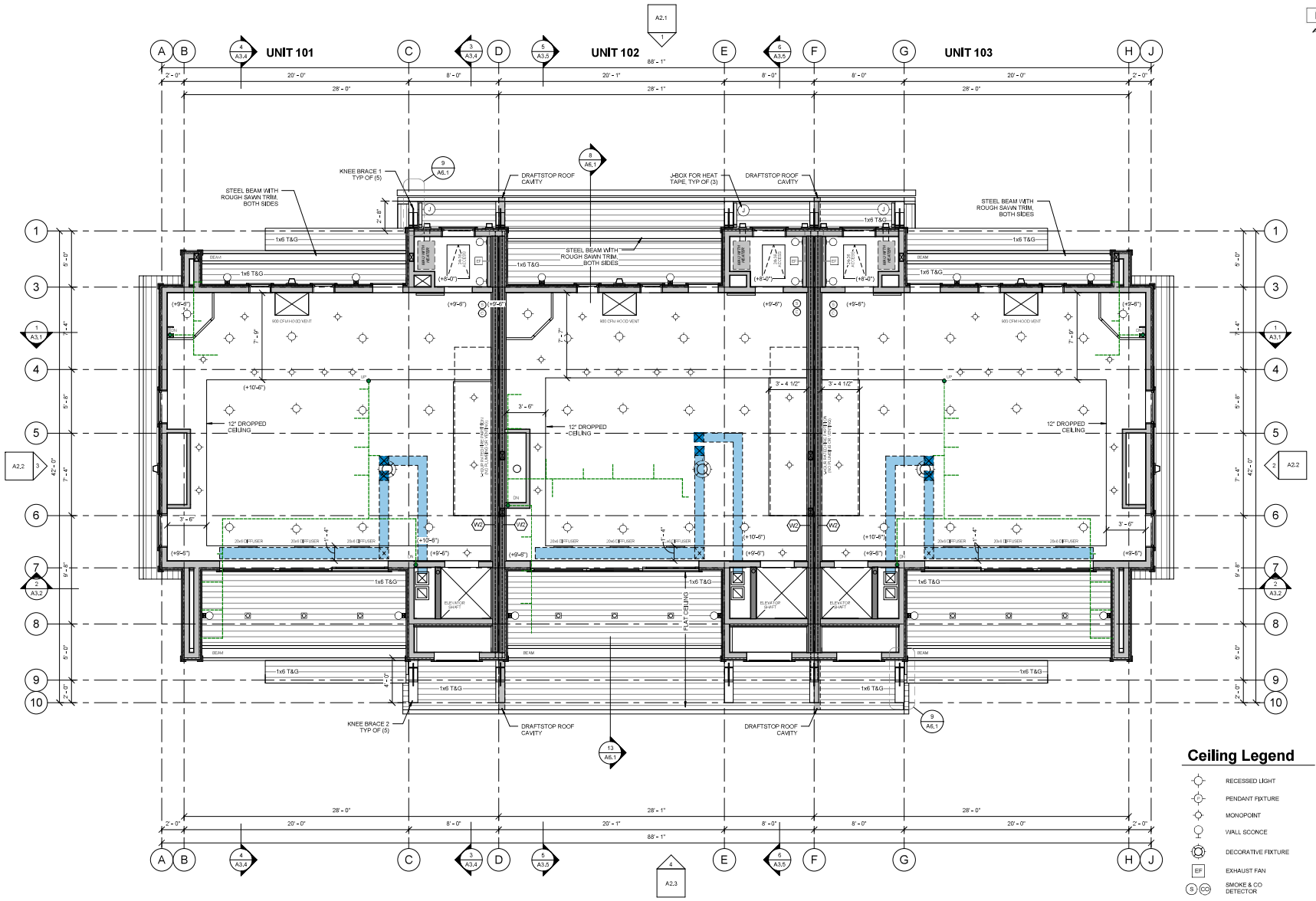

1 A4.2 2nd Floor Ceiling Plan

1/4" = 1'-0"

Ceiling Legend

- RECESSED LIGHT
- PENDANT FIXTURE
- MONOPOINT
- WALL SCONCE
- DECORATIVE FIXTURE
- EF — EXHAUST FAN
- S CO — SMOKE & CO DETECTOR
- LED UTILITY LIGHT
- (+X'-XX") — CEILING HEIGHT

** DUCT LAYOUTS ARE DIAGRAMMATIC ONLY.

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BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
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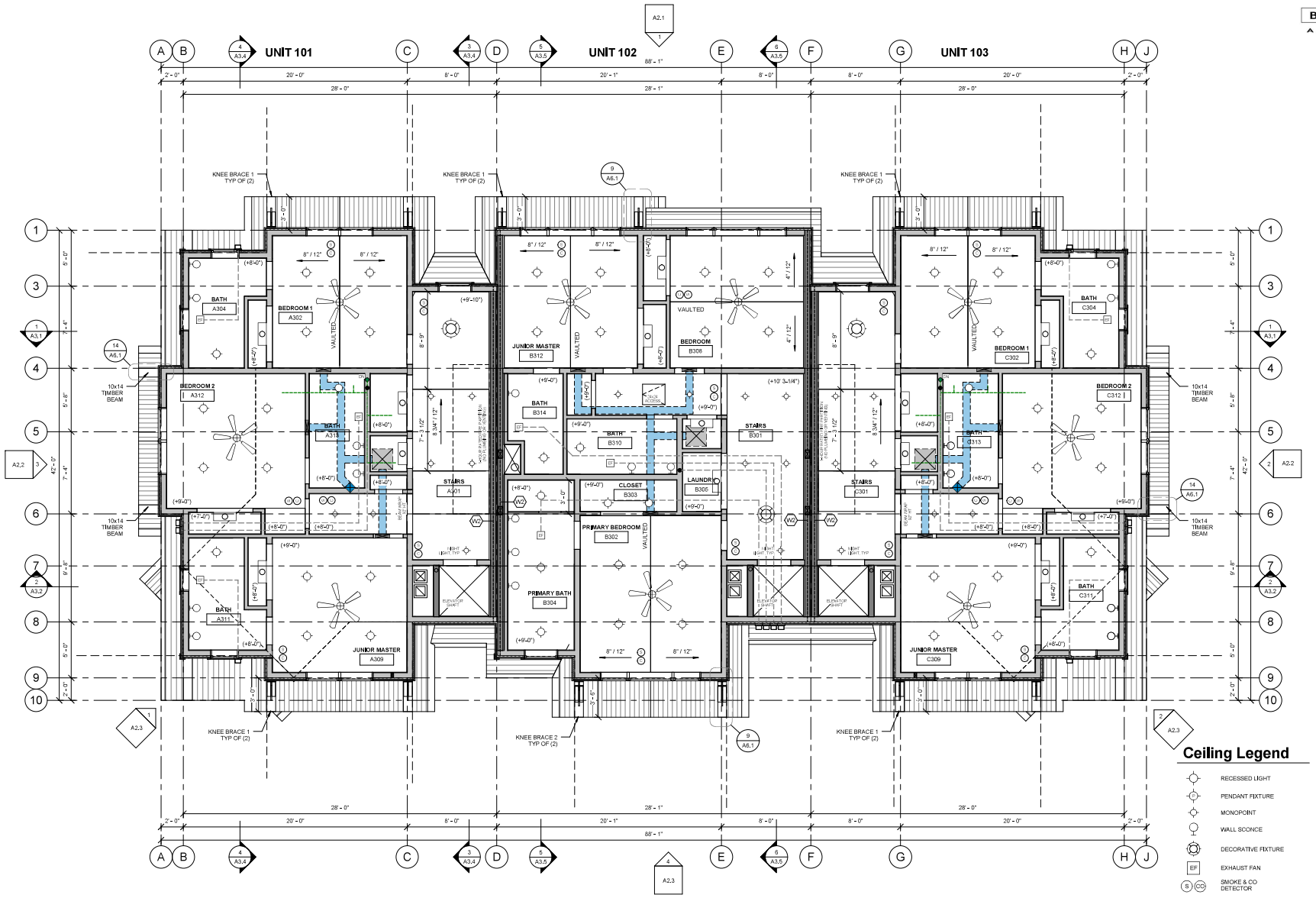
ISSUE LOG		
A	12/12/23	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	3/01/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	6/27/24	DESIGN REVIEW 01
H	3/23/25	PRICING SET 02

2ND FLOOR CEILING PLAN

PROJECT NO.: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER: A4.2

3/26/2025 12:04:49 AM



1 A4.3 **3rd Floor Ceiling Plan**
1/4" = 1'-0"

Ceiling Legend

- RECESSED LIGHT
- PENDANT FIXTURE
- MONOPOINT
- WALL SCONCE
- DECORATIVE FIXTURE
- EF EXHAUST FAN
- S CO SMOKE & CO DETECTOR
- LED UTILITY LIGHT
- (+X'-XX") CEILING HEIGHT

** DUCT LAYOUTS ARE DIAGRAMMATIC ONLY.

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BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
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ISSUE LOG	
A	12/12/23 DECEMBER SD01
B	12/19/23 DECEMBER SD02
C	3/01/24 STRUCT COORD 01
D	4/23/24 PRICING SET 01
E	5/01/24 STRUCT COORD 02
F	6/03/24 PERMIT REVIEW 01
G	6/27/24 DESIGN REVIEW 01
H	3/25/25 PRICING SET 02

3RD FLOOR CEILING PLAN

PROJECT NO.: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER: A4.3

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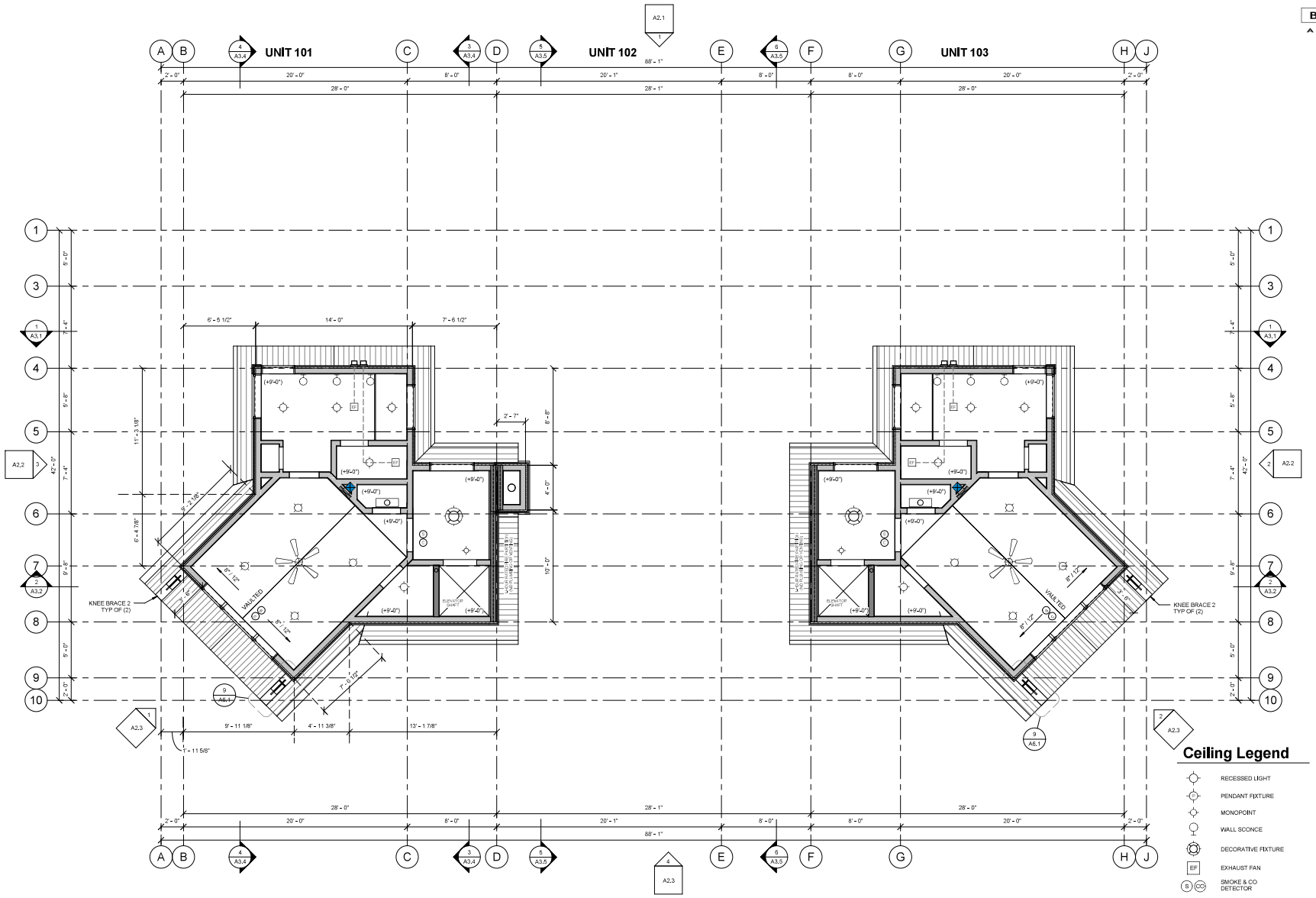

Ceiling Legend

- RECESSED LIGHT
- PENDANT FIXTURE
- MONOPOINT
- WALL SCONCE
- DECORATIVE FIXTURE
- EF — EXHAUST FAN
- S CO — SMOKE & CO DETECTOR
- LED UTILITY LIGHT
- (+X'-XX") — CEILING HEIGHT

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1 A4.4 **4th Floor Ceiling Plan**
1/4" = 1'-0"

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BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
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ISSUE LOG		
A	12/12/23	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	3/01/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	9/27/24	DESIGN REVIEW 01
H	3/28/25	PRICING SET 02

4TH FLOOR CEILING PLAN

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER: A4.4

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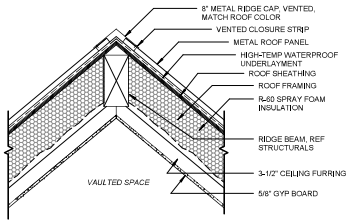
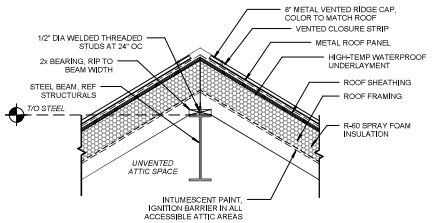
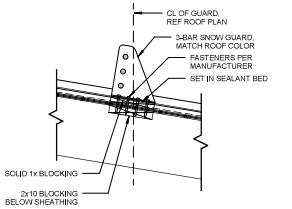


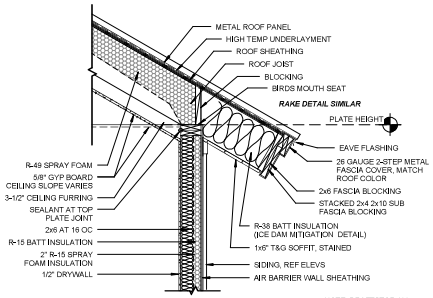
1 A6.1 **Ridge - Vaulted**
3/4" = 1'-0"



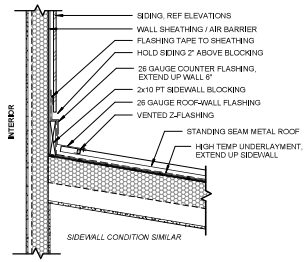
2 A6.1 **Ridge - Attic**
3/4" = 1'-0"



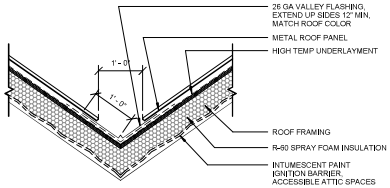
3 A6.1 **Snow Fence**
1" = 1'-0"



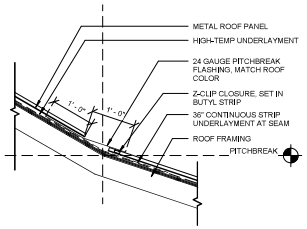
4 A6.1 **Eave Detail**
3/4" = 1'-0"



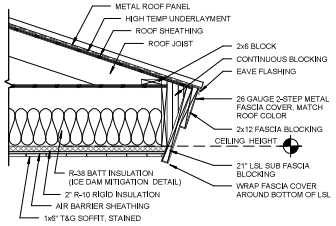
5 A6.1 **Roof Wall Detail**
3/4" = 1'-0"



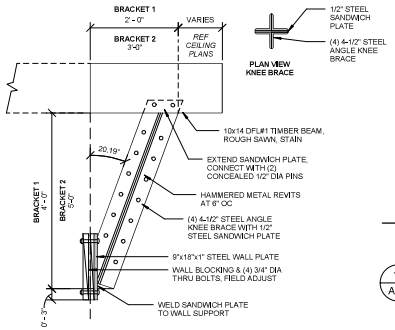
6 A6.1 **Valley Detail**
3/4" = 1'-0"



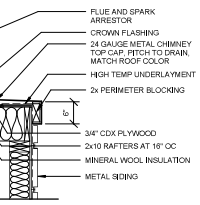
7 A6.1 **Pitchbreak Detail**
3/4" = 1'-0"



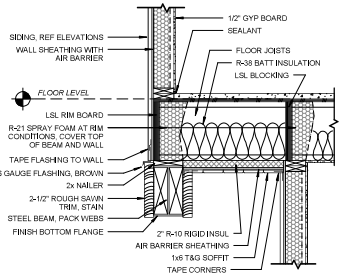
8 A6.1 **Porch Eave Detail**
3/4" = 1'-0"



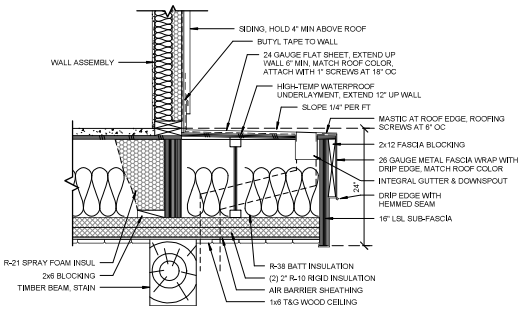
9 A6.1 **Knee Brace**
3/4" = 1'-0"



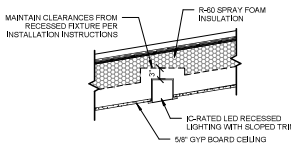
10 A6.1 **Chimney Detail**
3/4" = 1'-0"



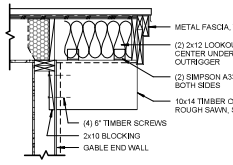
11 A6.1 **Floor Overhang**
3/4" = 1'-0"



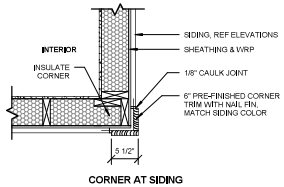
12 A6.1 **Low Slope Roof**
1" = 1'-0"



13 A6.1 **Recessed Light Fixture**
3/4" = 1'-0"

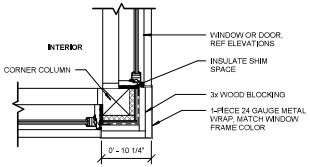


14 A6.1 **Outrigger Detail**
3/4" = 1'-0"

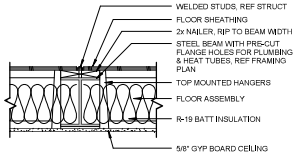


CORNER AT SIDING

15 A6.1 **Corner Trim**
1" = 1'-0"



16 A6.1 **Corner Window Trim**
1" = 1'-0"



17 A6.1 **Steel Beam**
1" = 1'-0"

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BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
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ISSUE LOG		
A	12/12/22	DECEMBER SD01
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C	9/1/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
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G	9/27/24	DESIGN REVIEW 01
H	3/23/25	PRICING SET 02

DETAILS

PROJECT NO: 221129

PROJECT DATE: 4/04/23

SHEET NUMBER:

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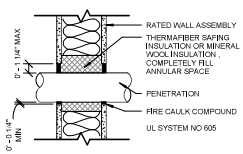
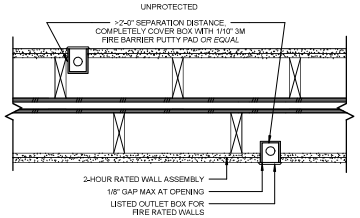
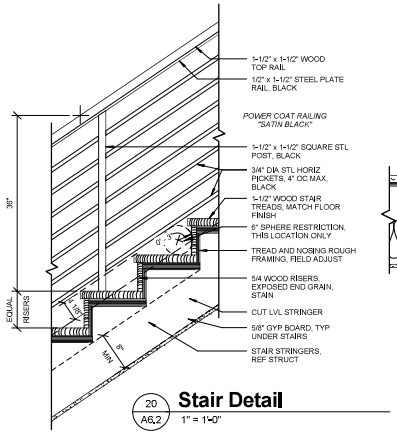


18 A6.2 **Pentration Detail**
1 1/2" = 1'-0"

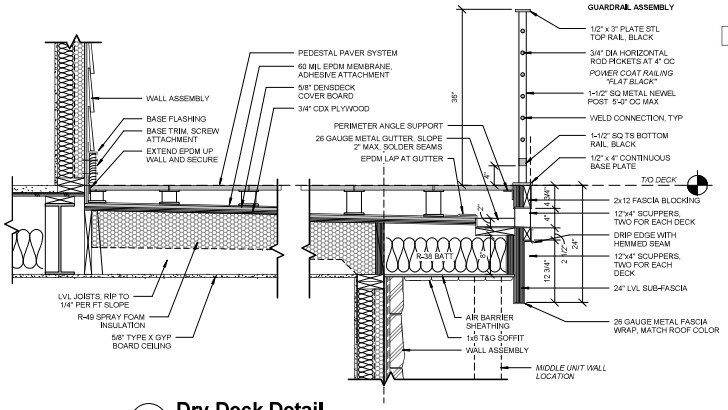


DETAIL OF MEMBRANE PENETRATION

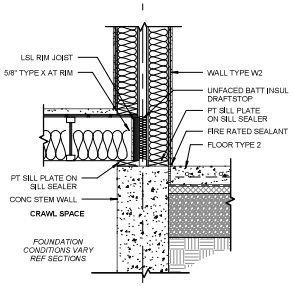
19 A6.2 **Party Wall - Outlet Boxes**
1 1/2" = 1'-0"



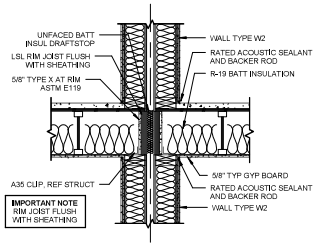
20 A6.2 **Stair Detail**
1" = 1'-0"



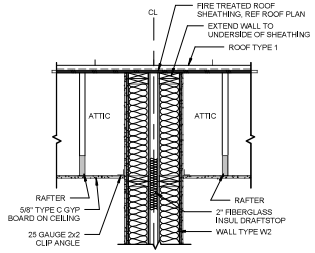
21 A6.2 **Dry Deck Detail**
1" = 1'-0"



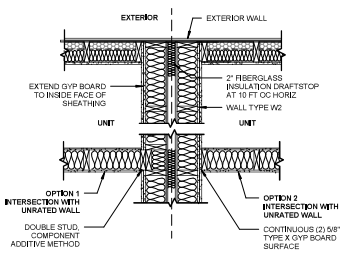
22 A6.2 **Party Wall - Foundation**
3/4" = 1'-0"



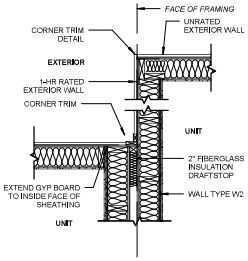
23 A6.2 **Party Wall - Floors**
3/4" = 1'-0"



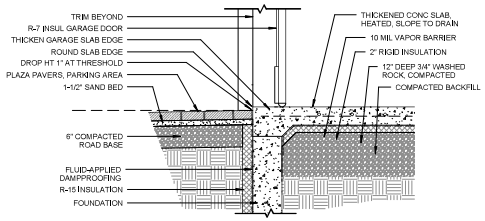
24 A6.2 **Party Wall - Roof**
3/4" = 1'-0"



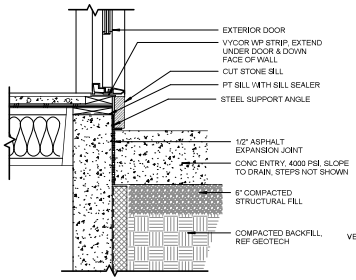
25 A6.2 **Wall Priority 1**
3/4" = 1'-0"



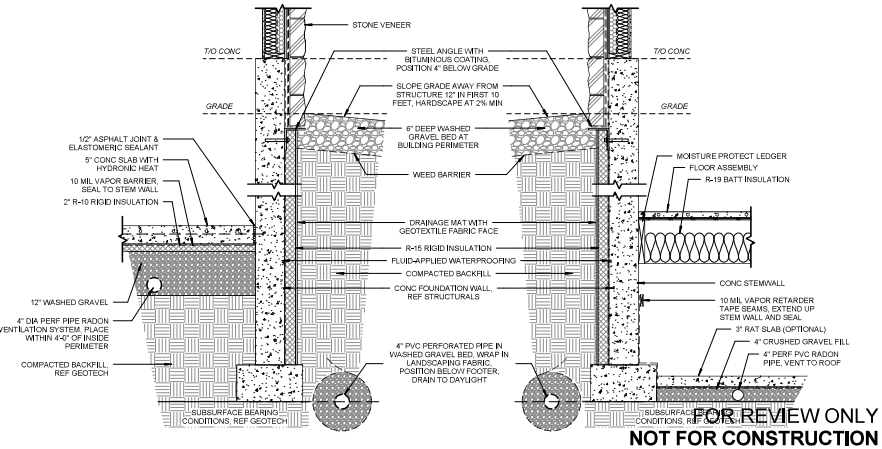
26 A6.2 **Wall Priority 2**
3/4" = 1'-0"



27 A6.2 **Garage Threshold**
3/4" = 1'-0"



28 A6.2 **Front Door Threshold**
1" = 1'-0"



29 A6.2 **Foundation Details**
3/4" = 1'-0"

BEN WHITE ARCHITECTURE
PO BOX 2921
CRESTED BUTTE
COLORADO, 81224
TEL 970.376.6605
ben@benwhitearchitecture.com

BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG		
A	12/12/23	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	3/01/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/01/24	STRUCT COORD 02
F	6/03/24	PERMIT REVIEW 01
G	9/27/24	DESIGN REVIEW 01
H	3/25/25	PRICING SET 02

DETAILS

PROJECT NO: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER: A6.2

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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1 A7.1 **Southeast View**

2 A7.1 **Northeast View**

3 A7.1 **Northwest View**

4 A7.1 **Southwest View**

R1 - STANDING SEAM METAL ROOF
24 GAUGE, 16" PANELS, 1-1/2" RIB
HEIGHT, COLOR "CHARCOAL GRAY"

E1 - NATURAL STONE VENEER,
THIN CUT LIMESTONE, ASHLAR
PATTERN, LIGHT GREY MORTAR

E2 - HORIZONTAL LAP SIDING, 8" LP
SMARTSIDE, DIAMOND KOTE, CEDAR
TEXTURE, COLOR "GLACIER FOG"

E3 - VERTICAL SHIPLAP WOOD
SIDING, 8" WIDE, VINTAGE WOODS,
"TOBACCO BROWN, RUSTIC"

HEAVY TIMBER
ROUGH SAWN
SEMI-TRANSPARENT
STAIN, SUPERDECK
"CANYON BROWN"

SOFFIT AND CEILINGS
1x6 TONGUE & GROOVE
SEMI-TRANSPARENT STAIN
SUPERDECK
"CEDAR NATURAL TONE"

ENTRY & PATIO
DOORS
FIBERGLASS CLAD
COLOR "EBONY"

WINDOWS
FIBERGLASS CLAD
COLOR "EBONY"

EXTERIOR SCONCE LIGHT
6" LED WALL PACK, FULLY
SHIELDED, "BLACK"

EXTERIOR
RECESSED LIGHT
3" LOTUS, SQUARE
TRIM, BLACK

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

BEAR CROSSING - BUILDING 1

14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

ISSUE LOG		
A	12/1/23	DECEMBER SD01
B	12/19/23	DECEMBER SD02
C	3/1/24	STRUCT COORD 01
D	4/23/24	PRICING SET 01
E	5/1/24	STRUCT COORD 02
F	6/3/24	PERMIT REVIEW 01
G	6/7/24	DESIGN REVIEW 01
H	3/23/25	PRICING SET 02

3D VIEWS

PROJECT NO.: 221129
PROJECT DATE: 4/04/23
SHEET NUMBER:
A7.1

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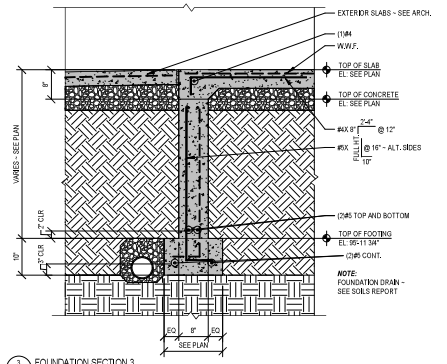
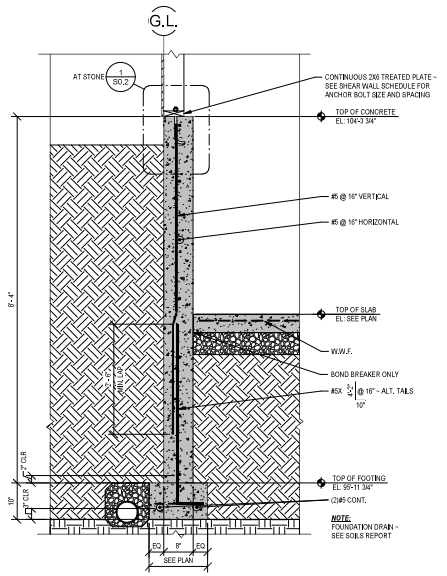
CONCRETE TAKEOFF

NAME	VOLUME	COUNT
Basic Wall: 8" CONC, WALL	50.73 CY	24
Basic Wall: 16" CONC, WALL	15.66 CY	6
Concrete-Square-Column: 16 x 16	1.16 CY	5
Footing-Rectangular: 1'-4"X 1'-4"X 10" THICK	0.65 CY	2
Footing-Rectangular: 2'-0"X 7'-0"X 10" THICK	0.79 CY	2
Footing-Rectangular: 4'-0"X 4'-0"X 10" THICK	2.47 CY	5
Footing-Rectangular: 5'-0"X 5'-0"X 1'-0" THICK	5.23 CY	6
Footing-Rectangular: 6'-0"X 6'-0"X 1'-0" THICK	2.67 CY	2
Footing-Rectangular: 6'-0"X 6'-0"X 10" THICK	3.33 CY	3
Footing-Rectangular: 8'-0"X 3'-0"X 10" THICK	1.48 CY	2
Foundation Slab: 5" Foundation Slab	20.28 CY	3
Wall Foundation: FOOTING - 1'-4" x 10" THICK	11.93 CY	17
Wall Foundation: FOOTING - 2'-0" x 10" THICK	4.46 CY	4
Grand total	120.25 CY	

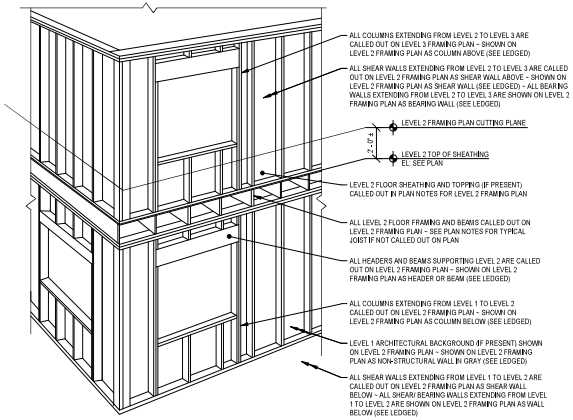
QUANTITIES ARE THEORETICAL AND DO NOT ACCOUNT FOR VARIANCES DUE TO ON SITE CONDITIONS. THE TAKEOFF SHOWN DOES NOT INCLUDE FLOOR TOPPING SLABS, PATIOS, DRIVEWAYS, SIDEWALKS, APRON SLABS, OR ANY OTHER EXTERIOR CONCRETE. QUANTITIES MUST BE VERIFIED PRIOR TO USE, NO MATERIAL LOSS IS ACCOUNTED FOR.



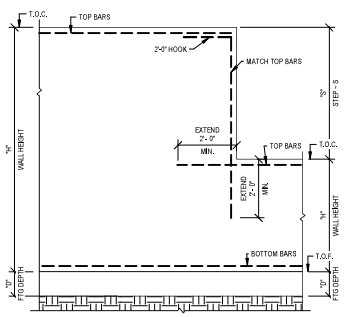
3 FOUNDATION SECTION 3
S0.1 3/4" = 1'-0"



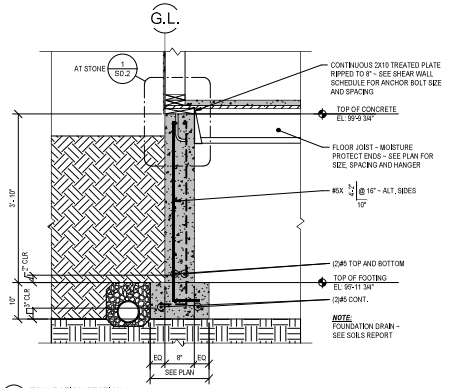
2 FOUNDATION SECTION 2
S0.1 3/4" = 1'-0"



STRUCTURAL PLAN VIEW STANDARDS



100 FOUNDATION WALL STEP DETAIL
S0.1 NOT TO SCALE



1 FOUNDATION SECTION 1
S0.1 3/4" = 1'-0"

ABBREVIATIONS

ABBREVIATION	MEANING
℄	CENTER LINE
ø	DIAMETER
>	GREATER THAN
≥	GREATER THAN OR EQUAL
<	LESS THAN
≤	LESS THAN OR EQUAL
±	PLUS OR MINUS
ADJ.	ADJACENT
ALT.	ALTERNATE
ARCH.	ARCHITECT
BCI	BOISE CASCADE I-JOIST
BET.	BETWEEN
BM.	BEAM
B.O.	BOTTOM OF
BOT.	BOTTOM
BRG.	BEARING
C	CHANNEL STEEL
C.J.	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
C.L	CENTER LINE
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DECO	DECORATIVE
DEFL.	DEFLECTION
DF/WX	DOUGLAS FIR (GRADE)
DIA.	DIAMETER
DIM.	DIMENSION
DTL.	DETAIL
EA.	EACH
E.E.	EACH END
EL.	ELEVATION
EQ.	EQUAL
E.W.	EACH WAY
EXIST.	EXISTING
FDN.	FOUNDATION
FTG.	FOOTING
G-L	GLUE LAMINATED MEMBER
G.L.	GRID LINE
HF	HEM FIR
HGR.	HANGER
HORIZ.	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL
HT.	HEIGHT
I.F.	INSIDE FACE
INSUL.	INSULATION
INT.	INTERIOR
ISO.	ISOLATION
L	ANGLE STEEL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
MFR.	MANUFACTURER
MIN.	MINIMUM
NO.	NUMBER
O.C.	ON CENTER
O.F.	OUTSIDE FACE
OH	OVERHANG
OPP.	OPPOSITE
PL	PLATE
PREFAB.	PREFABRICATED
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
RAD.	RADIUS
REINF.	REINFORCMENT
REQ'D	REQUIRED
RES.	RESIDENCE
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
SDWS	SIMPSON STRONG-DRIVE TIMBER SCREW
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SP.	SPACE(S)
STRUCT.	STRUCTURAL
T.F.	TIMBER FRAME
TJI	WEYERHAEUSER I-JOIST
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF SLAB
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WIDE FLANGE STEEL (I-BEAM)
W/	WITH
W.W.F.	WELDED WIRE FABRIC

STRUCT. SHEET LIST

SHEET	NAME
S0.1	FOUNDATION DETAILS/ GENERAL STRUCTURAL NOTES
S0.2	FOUNDATION DETAILS 2
S1.0	FOUNDATION
S1.1	1ST FLOOR
S1.2	2ND FLOOR/ MECH ROOF
S1.3	3RD FLOOR/ LOW ROOF
S1.4	4TH FLOOR/ MIDDLE ROOF
S1.5	UPPER ROOF
S2.1	FRAMING DETAILS 1
S2.2	FRAMING DETAILS 2
S2.3	FRAMING SECTIONS

NO. OF STRUCT. SHEETS: 11

GENERAL STRUCTURAL NOTES

1. LIVE LOADS USED IN DESIGN:
   A. FLAT ROOF SNOW LOAD ..... 120 PSF
   B. ROOF SOLAR PANEL LOAD (ALL ROOFS DESIGNED TO HOLD SOLAR PANELS) ..... 3 PSF (20 PSF TOTAL ROOF DEAD LOAD)
   C. WIND ..... I.B.C. 115 MPH - EXPOSURE B
   D. FLOORS ..... 40 PSF
   E. UNCOVERED DECKS ..... 120 PSF (ADDITIONAL 25 PSF DECK DEAD LOAD FOR TILE PAVER SYSTEM)
   F. COVERED DECKS ..... 40 PSF (ADDITIONAL 25 PSF DECK DEAD LOAD FOR TILE PAVER SYSTEM)
2. FOUNDATIONS:
   A. SOIL DATA WAS TAKEN FROM RECOMMENDATIONS SET FORTH IN THE REPORT ON PROJECT NO. 23,609I BY CMT TECHNICAL SERVICES, DATED NOVEMBER 27, 2023.
   B. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OUTLINED WITHIN THE SOILS REPORT. ALL FOOTINGS SHALL BEAR ON APPROPRIATE SUBGRADE (AS DEFINED IN THE SOILS REPORT) BELOW THE FROST DEPTH. A REPRESENTATIVE FROM THE GEOTECHNICAL ENGINEERING FIRM WHICH PROVIDED THE SOILS REPORT SHALL APPROVE SOIL BEARING CONDITIONS PRIOR TO PLACEMENT OF FOUNDATIONS.
   C. SOIL BEARING PRESSURE USED IN DESIGN ..... 3,000 PSF
   D. LATERAL "AT-REST" SOIL PRESSURE USED IN DESIGN (EQUIVALENT FLUID PRESSURE) ..... 55 PCF
   E. LATERAL "PASSIVE" SOIL PRESSURE USED IN DESIGN (EQUIVALENT FLUID PRESSURE) ..... 280 PCF
   F. COEFFICIENT OF SLIDING USED IN DESIGN 0.70
3. CONCRETE:
   A. ALL CONCRETE FOR SLABS SHALL BE MADE WITH MINIMUM OF 600 POUNDS OF CEMENTITIOUS MATERIAL PER CUBIC YARD, AND SHALL DEVELOP 4,500 PSI COMPRESSIVE STRENGTH IN 28 DAYS, UNLESS OTHERWISE NOTED. ALL CONCRETE FOR WALLS AND FOOTINGS SHALL DEVELOP 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS, UNLESS OTHERWISE NOTED. EXPOSED CONCRETE SHALL HAVE 5% ± ENTRAPPED AIR CONTENT, AND SHALL BE PLACED WITH 4" MAXIMUM SLUMP, MAXIMUM WATER TO CEMENTITIOUS MATERIAL RATIO SHALL BE 0.45 FOR SLABS.
   B. CONCRETE SHALL NOT BE PLACED ON FROZEN, MUDDY, OR SATURATED SOIL AND SHALL BE PROTECTED FROM FREEZING FOR 7 DAYS.
   C. SLABS AND WALLS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE, ANY STOP IN CONCRETE WORK SHALL BE MADE WITH VERTICAL BULKHEADS, KEYS AND DOWELS, UNLESS OTHERWISE SHOWN. CONSTRUCTION JOINTS SHALL BE AS DETAILED, OR AS APPROVED BY THE ENGINEER.
   D. ANCHOR BOLTS AND/OR EXPANSION ANCHORS FOR SILL PLATES AND LEDGERS SHALL EXTEND THE DISTANCE REQUIRED TO BOLT WOOD MEMBERS SHOWN WITHOUT COUNTERSINKING.
4. REINFORCING STEEL:
   A. ALL REINFORCING BARS SHALL BE ASTM A615-GRADE 60, EXCEPT COLUMN TIES, BEAM STIRRUPS AND EMBEDDED PLATE ANCHORS, WHICH MAY BE ASTM A615-GRADE 40, WELDED WIRE FABRIC (W.W.F.) SHALL BE ASTM A1064.
   B. CONCRETE PROTECTION FOR REINFORCEMENT (UNLESS OTHERWISE NOTED):
      a. CONCRETE POURED AGAINST EARTH ..... 3"
      b. CONCRETE POURED IN FORMS & EXPOSED TO WEATHER OR EARTH:
         - #6 BARS AND SMALLER ..... 1 1/2"
      c. INTERIOR SURFACES OF BEAMS AND COLUMNS ..... 1 1/2"
   C. LAP SPLICES SHALL BE A MINIMUM OF 36 BAR DIAMETERS, WIRE BARS SECURELY TOGETHER AT SPLICES AND INTERSECTIONS, NO WELDING TO REINFORCING BARS WILL BE PERMITTED. WELDED WIRE FABRIC SHALL LAP ONE FULL MESH, BUT NOT LESS THAN 6", AND SHALL BE WIRED TOGETHER.
   D. PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING AS HORIZONTAL BARS. CONTINUOUS BARS IN WALLS, BEAMS AND GRADE BEAMS SHALL BE SPLICED ONLY AT MIDSPAN FOR TOP BARS AND ONLY OVER SUPPORTS FOR BOTTOM BARS.
   E. PROVIDE ALL ADDITIONAL REINFORCING AND OTHER ACCESSORIES NECESSARY TO SUPPORT MAIN REINFORCING AT THE POSITIONS INDICATED.
   F. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST ADDITION OF THE ACI DETAILING MANUAL AND ACI BUILDING CODE REQUIREMENTS....
   G. PLACE (1)#5 BAR, EACH FACE, WITH 2'-0" PROJECTION, AROUND ALL OPENINGS.
5. TIMBER
   A. WOOD FOR STRUCTURAL FRAMING SHALL BE VISUALLY STRESS-GRADED AND DRIED, CONFORMING TO "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
      a. ALL 2X4 AND 2X6 MEMBERS SHALL BE HEM-FIR OR DOUGLAS FIR/LARCH. STRESS GRADED "NO. 2" OR BETTER.
      b. TREATED SILL PLATES SHALL BE DOUGLAS FIR/LARCH OR SOUTHERN YELLOW PINE, STRESS GRADED "NO. 2" OR BETTER.
      c. 2X8, 2X10 AND 2X12 MEMBERS SHALL BE DOUGLAS FIR/LARCH, STRESS GRADED "NO. 2" OR BETTER.
      d. SOLID WOOD BEAMS AND COLUMNS SHALL BE THE SPECIES AND GRADE NOTED ON THE PLAN.
   B. ALL GLUE LAMINATED MEMBERS, DENOTED "G-L" ON THE DRAWINGS, SHALL BE FABRICATED USING WEST COAST DOUGLAS FIR OR SOUTHERN PINE USING WATERPROOF GLUE AND 2" NOMINAL LUMBER IN A "24F-V4" STRESS COMBINATION, COLUMNS SHALL BE STRESS COMBINATION "S", OR BETTER.
      a. DETAIL AND FABRICATE MEMBERS ACCORDING TO AITC SPECIFICATIONS.
      b. LAMINATED MEMBER SIZES ARE THE FINISHED MEMBER SIZE. SEE THE SPECIFICATIONS FOR FINISH, APPEARANCE GRADE, AND WRAPPING.
   C. ALL LAMINATED VENEER LUMBER MEMBERS, DENOTED "LVL" ON THE DRAWINGS. SHALL BE STANDARD 1.3M" WIDE 1.9E MICROLLAM LVL SIZES AS FABRICATED BY THE TRUS-JOIST CORPORATION, MEMBERS OF EQUAL SIZE AND STRENGTH BY OTHER MANUFACTURER'S MAY BE SUBSTITUTED, PROVIDED THAT THE PROPOSED SUBSTITUTION HAS EQUAL LOAD CAPACITY AND ICC APPROVAL.
   D. ALL LAMINATED STRAND LUMBER MEMBERS, DENOTED "LSL" ON THE DRAWINGS, SHALL CONFORM TO STANDARD SIZE 1.3E TIMBERSTRAND LSL AS FABRICATED BY THE TRUS-JOIST CORPORATION, MEMBERS OF EQUAL SIZE AND STRENGTH BY OTHER MANUFACTURER'S MAY BE SUBSTITUTED, PROVIDED THAT THE PROPOSED SUBSTITUTION HAS EQUAL LOAD CAPACITY AND ICC APPROVAL.
   E. MANUFACTURED FLOOR JOISTS:
      a. FABRICATED MEMBERS CALLED FOR ON THE DRAWINGS SHALL BE USED TO SET THE SIZE AND CAPACITY DESIRED. SIMILAR MEMBERS BY OTHER MANUFACTURER'S MAY BE SUBSTITUTED, PROVIDED THAT THE PROPOSED SUBSTITUTION HAS EQUAL LOAD CAPACITY AND ICC APPROVAL.
      b. SHOP FABRICATED JOISTS SHALL BE "I" TYPE MEMBERS FABRICATED FROM SOLID WOOD OR LAMINATED CHORDS AND PLYWOOD WEBS. BLOCKING AND BRIDGING SHALL BE IDENTICAL TO REQUIREMENTS FOR CONVENTIONAL FRAMING, ACCORDING TO THE IBC.
   F. ROOF, FLOOR AND WALL SHEATHING SHALL BE DFPA GRADE-TRADEMARKED "C-D EXTERIOR" AND SHALL CONFORM TO A.P.A. STANDARDS.
      a. ROOF AND FLOOR PANELS SHALL BE PLACED WITH THE 8-0" DIMENSION PERPENDICULAR TO FRAMING, WITH END JOINTS STAGGERED. FLOOR PANELS SHALL BE TONGUE AND GROOVED, AND SHALL BE GLUED AND NAILED TO SUPPORTS.
      b. WALL PANELS MAY BE PLACED EITHER VERTICALLY OR HORIZONTALLY, WITH ALL HORIZONTAL JOINTS BLOCKED AND "EDGE" NAILED.
      c. EXPLANATION OF NAILING NOTE: 15/6" PLYWOOD WITH 8d @ 6" AND 12") MEANS 5/8" SHEATHING SHALL BE NAILED WITH 8 PENNY NAILS SPACED AT 6" ALONG EDGES AND SHEAR WALLS AND 12" ALONG INTERMEDIATE MEMBERS.
      d. SPACING CALLED OUT IS FOR COMMON GALVANIZED BOX NAIL SIZE.
      e. SHEATHING SIZE AND NAILING:
         - ROOFS: 5/8" PLYWOOD WITH 10d @ 6" & 12".
         - FLOORS: 3/4" PLYWOOD WITH 10d RING SHANK @ 6" & 10".
         - WALLS: 1/2" PLYWOOD, SEE SHEAR WALL SCHEDULE.
   G. FASTEN ALL FRAMING WITH COMMON NAILS ACCORDING TO THE IBC NAILING SCHEDULE, UNLESS OTHERWISE NOTED OR DETAILED.
   H. TIMBER CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY THE SIMPSON COMPANY. OTHER CONNECTORS MAY BE USED IF THE IBC APPROVED LOAD CAPACITY IS EQUAL TO THE CONNECTOR SPECIFIED.
   I. PROVIDE MINIMUM SEISMIC ANCHOR AT ALL BEARING LOCATIONS OF RAFTERS AND ROOF TRUSSES. SIMPSON H1 OR H3 ACCEPTABLE UNLESS NOTED OTHERWISE. SEE TRUSS SHOP DRAWINGS FOR REQUIRED CAPACITY AT ROOF TRUSSES.
   J. PROVIDE SOLID BLOCKING BETWEEN JOISTS AT SUPPORTS AND BLOCKING OR CROSS-BRIDGING NOT OVER 8'-0" ON CENTER FOR ALL NON-ENGINEERED JOISTS AND RAFTERS. PROVIDE SOLID BLOCKING AT 16" ON CENTER UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS, AND SOLID BLOCKING AT CENTERLINE OF WALLS RUNNING PERPENDICULAR TO JOISTS.
   K. PROVIDE DOUBLE RIM JOISTS OR SOLID BLOCKING AT 16" ON CENTER AT ALL EXTERIOR AND LOAD BEARING WALLS PARALLEL TO FLOOR JOISTS.
   L. ALL SOLID WOOD COLUMNS CALLED FOR ON THE DRAWINGS SHALL BE CONTINUOUS THROUGH FRAMING AND SHALL BEAR DIRECTLY ON ANOTHER COLUMN OR BEAM OR FOUNDATION. SEE STEEL CONNECTORS CALLED FOR ON THE DRAWINGS, BRACE COLUMN IN FLOOR SYSTEM WITH SOLID WOOD BLOCKING TO FRAMING ON ALL FOUR SIDES OF COLUMN.
   M. MULTIPLE STUDS CALLED FOR ON THE DRAWINGS MAY BEAR ON THE WALL PLATE IF FULL WIDTH SOLID BLOCKING IS PROVIDED THROUGH FRAMING TO BEAM. HEADERS AND/OR BEAMS SHALL BEAR FULLY ON ALL STUDS CALLED FOR. CRIPPLE KING STUDS ARE ADDITIONAL.
   N. FRAMING AT STAIR, ALL DETAILS ON PLAN SHALL BE FOLLOWED AT STAIRS. WHERE STRUCTURAL DETAILS ARE NOT PROVIDED AT STAIRS ALL OF THE FOLLOWING RECOMMENDATIONS SHALL BE FOLLOWED:
      a. UNLESS NOTED OTHERWISE ALL INTERIOR STAIR OPENINGS SHALL BE PROVIDED WITH (1)LVL WITH A DEPTH TO MATCH THE FLOOR SYSTEM, AROUND THE FULL PERIMETER OF THE OPENING WHERE STRUCTURAL BEARING WALLS ARE NOT PRESENT. THE LVL AROUND THE STAIR OPENING SHALL EXTEND INTO THE ADJACENT BEARING WALLS WITH (1)2X6 BEARING STUD OR BE HUNG TO AN ADJACENT LVL WITH AN ITS S/HUX HANGER.
      b. UNLESS NOTED OTHERWISE STAIR STRINGER DESIGN IS BY OTHERS. INTERIOR STAIR STRINGERS SHALL BE MADE OUT OF LVL STAIR STRINGER DEPTH, CONNECTIONS, AND CUTS SHALL BE MADE IN CONFORMANCE WITH THE LATEST EDITION OF THE LP SOLIDSTART LSL & LVL STAIR STRINGER TECHNICAL GUIDE, U.S. TECHNICAL GUIDE, MECHANICAL CONNECTORS SHALL BE USED AT THE TOP OF ALL STRINGERS..
6. METALS:
   A. W/D5-FLANGED SHAPES SHALL CONFORM TO ASTM A992 (50 KSI)., CHANNELS, ANGLES AND PLATES SHALL CONFORM TO ASTM A36. TUBE SHAPES SHALL CONFORM TO ASTM A500, GRADE B. STANDARD BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A307. ALL WELDING SHALL BE DONE USING E70 ELECTRODES.
   B. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED ACCORDING TO THE LATEST PROVISIONS OF THE AISC MANUAL OF STEEL CONSTRUCTION.
   C. SEE ARCHITECTURAL DRAWINGS FOR NAILER HOLES, AND OTHER REQUIREMENTS.
   D. PROVIDE ALL NECESSARY TEMPORARY BRACING TO HOLD STEEL FRAMING IN POSITION UNTIL PROPERLY CONNECTED TO ADJACENT FRAMING OR UNTIL THE FRAME IS OTHERWISE SELF SUPPORTING.
   E. NO SPECIAL FIELD INSPECTIONS FOR WELDING IS REQUIRED, AS LONG AS WELDING INS DONE IN A STEEL FABRICATORS' SHOP BY CERTIFIED WELDERS.
   F. NON-SHRINK GROUT UNDER COLUMN AND BEAM BEARING PLATES SHALL DEVELOP 4,500 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
   G. ALL STEEL COLUMNS CALLED FOR ON THE DRAWINGS SHALL BE CONTINUOUS THROUGH FRAMING AND SHALL BE BRACED IN FLOOR SYSTEM WITH SOLID WOOD BLOCKING TO FRAMING ON ALL FOUR SIDES AROUND COLUMN.
7. ARCHITECT/ENGINEER'S APPROVAL MUST BE SECURED FOR ALL SUBSTITUTIONS.
8. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED WITH ARCHITECTS.
9. DO NOT PLACE BACKFILL AGAINST 1ST FLOOR WALLS, ABOVE ELEVATION 100'-0", UNTIL GARAGE SLABS ARE IN PLACE AND CURED.
10. ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. THESE ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ENGINEER SHALL NOT BE RESPONSIBLE FOR WILDLAND URBAN INTERFACE (WUI) DESIGN. WUI DESIGN IS THE RESPONSIBILITY OF THE ARCHITECT. CONTACT THE ENGINEER FOR ADJUSTMENT IF THE MEMBERS SHOWN ON PLAN DO NOT FULFILL WUI DESIGN REQUIREMENTS.
12. THESE DRAWINGS DO NOT INCLUDE PROVISIONS FOR JOBSITE SAFETY. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

○ SHEAR WALL SCHEDULE

MARK	DESCRIPTION
1	INCLUDES EXTERIOR WALL NOT OTHERWISE NOTED. IF STANDARD SHEATHING IS USED (RESTS DIRECTLY ON STUDS OR BLOCKING): 1/2" SHEATHING NAILED WITH 8d @ 6" AND 12". IF INSULATED SHEATHING IS USED (ZIP SYSTEM R-SHEATHING R-3, R-4, OR R-9): 1/2" SHEATHING NAILED WITH 0.131-INCH SHANK NAILS @ 3" AND 12" (MAY BE REDUCED TO 4" & 12" FOR R-3 ONLY). MINIMUM NAIL PENETRATION INTO FRAMING IS 1 1/2". FOR BOTH STANDARD AND INSULATED SHEATHING: SOLE PLATE NAILED WITH 16d BOX @ 6" TO FLOOR FRAMING. 5/8"Ø X 10" ANCHOR BOLTS @ 4'-0" OR 1/2"Ø X 10" ANCHOR BOLTS @ 3'-0".
2	1/2" SHEATHING NAILED WITH 8d @ 4" AND 12". SOLE PLATE NAILED WITH 16d BOX @ 4" TO FLOOR FRAMING. 5/8"Ø X 10" ANCHOR BOLTS @ 3'-0" OR 1/2"Ø X 10" ANCHOR BOLTS @ 2'-0". INSULATED SHEATHING IS NOT PERMITTED FOR STRUCTURE. IF INSULATED SHEATHING IS REQUIRED USE STRUCTURAL SHEATHING ON INSIDE OF WALL OR ATTACH INSULATED SHEATHING TO OUTSIDE OF STRUCTURAL SHEATHING.

SHEAR WALL NOTES:
1. SEE GENERAL NOTE 5.F ON THIS SHEET FOR OTHER REQUIREMENTS.

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT #:	23-08
DESIGN BY:	DNB
DRAWN BY:	DNB

ISSUE LOG

MARK	DATE	PURPOSE
1/A	08/05/24	PLANNING DEVELOPMENT #2
2/A	09/23/24	PLANNING DEVELOPMENT #3

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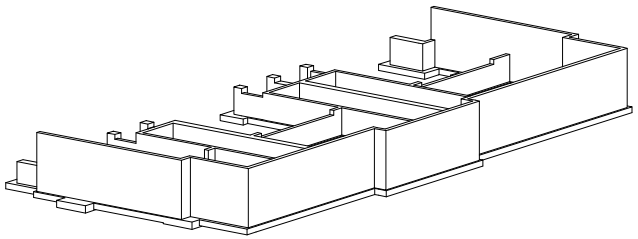
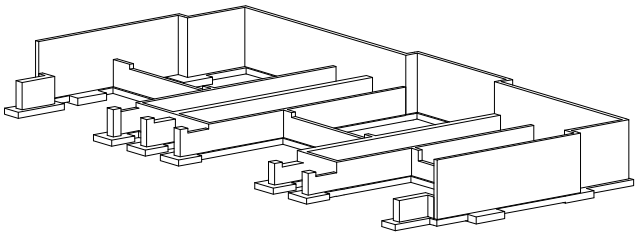
PROJECT:
BEAR CROSSING TOWNHOUSES 01
14 CASTLE ROAD
MT. CRESTED BUTTE, CO

SHEET:
FOUNDATION DETAILS/ GENERAL STRUCTURAL NOTES

S0.1



NW FOUNDATION ISOMETRIC



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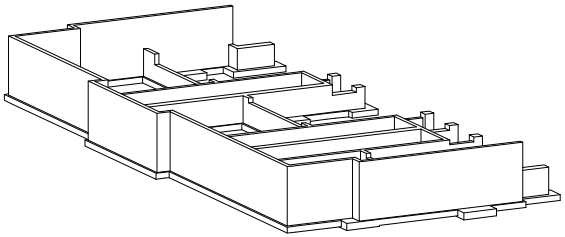

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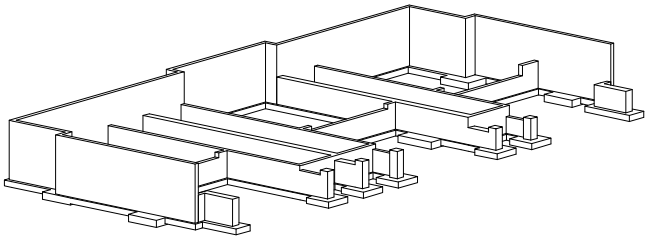

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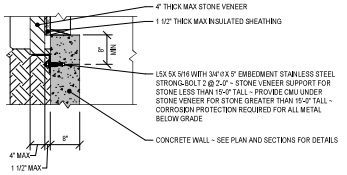
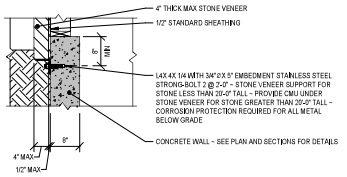
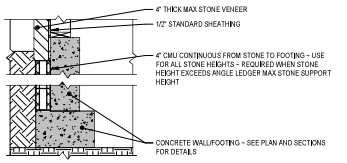


INSULATED SHEATHING (1 1/2" MAX THICKNESS)

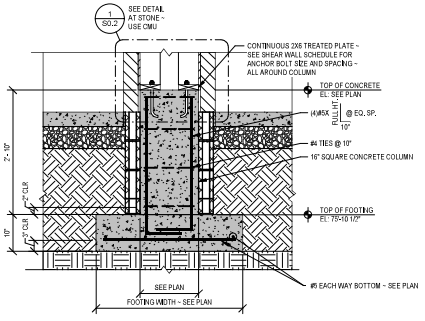


STANDARD SHEATHING

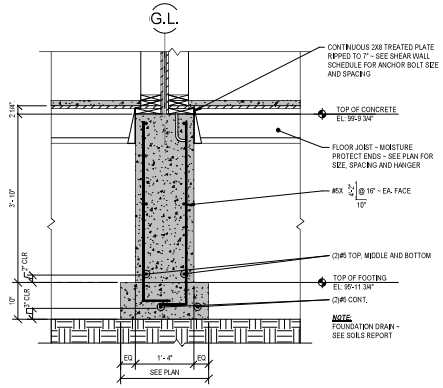


CMU SUPPORT

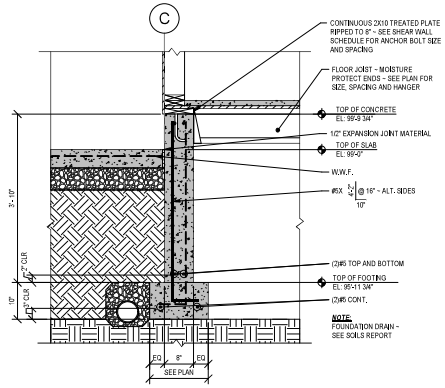
1 S0.2 STONE SUPPORT DETAIL
3/4" = 1'-0"



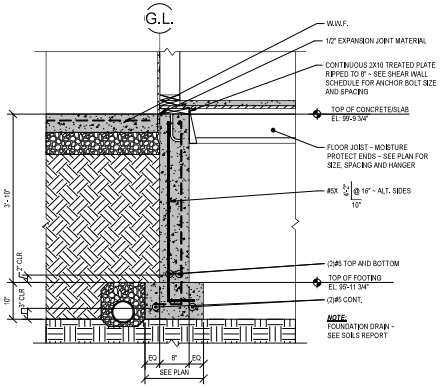
7 S0.2 FOUNDATION SECTION 7
3/4" = 1'-0"



6 S0.2 FOUNDATION SECTION 6
3/4" = 1'-0"



5 S0.2 FOUNDATION SECTION 5
3/4" = 1'-0"



4 S0.2 FOUNDATION SECTION 4
3/4" = 1'-0"

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PROJECT #:	23-08
DESIGN BY:	DNB
DRAWN BY:	DNB

ISSUE LOG

MARK	DATE	PURPOSE
SA	08/25/23	PERMIT DEVELOPMENT #1
SA	08/25/23	PERMIT DEVELOPMENT #1

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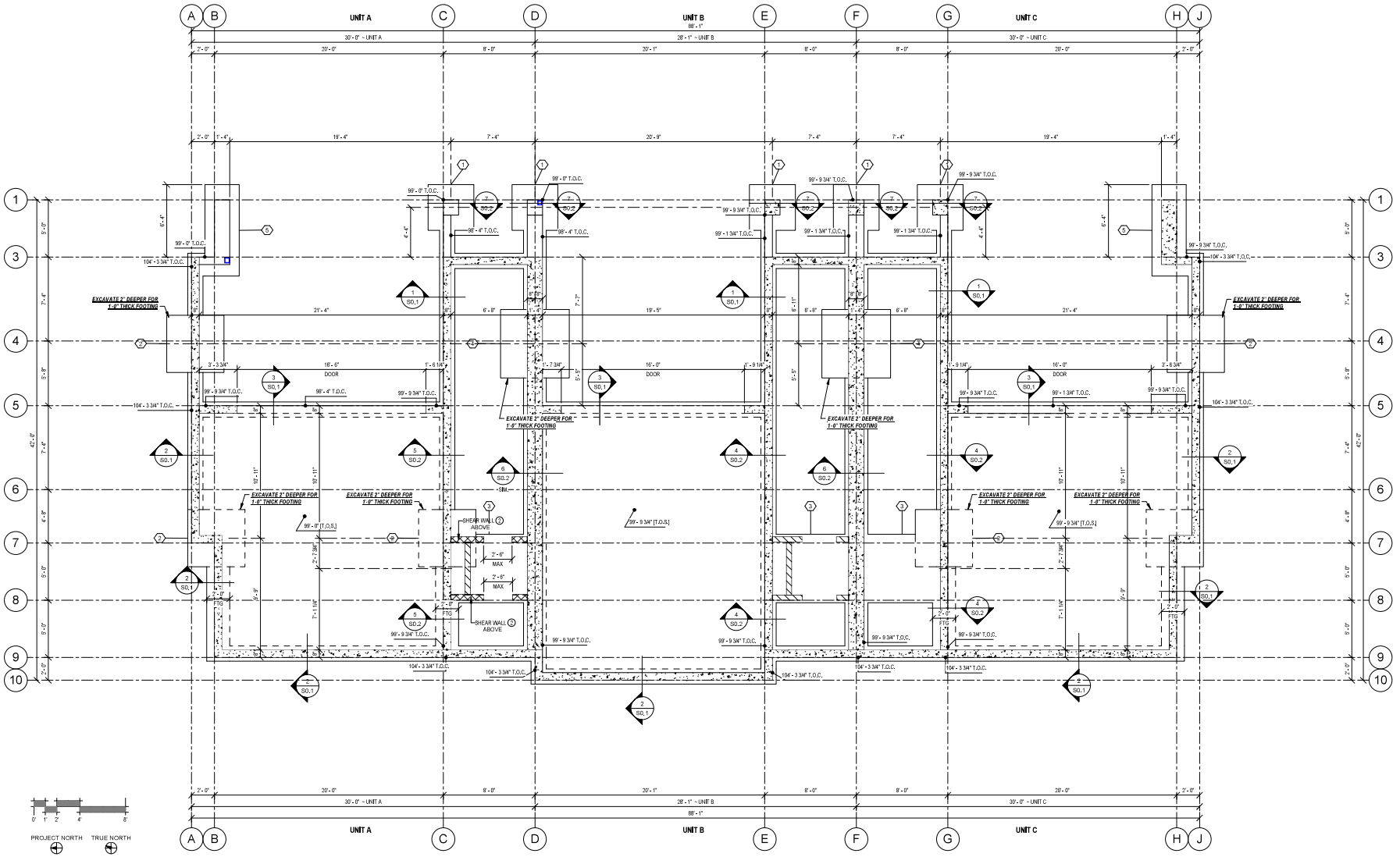
PROJECT:

BEAR CROSSING TOWNHOUSES 01
14 CASTLE ROAD
MT. CRESTED BUTTE, CO

SHEET:

FOUNDATION DETAILS 2

S0.2



FOUNDATION PLAN

1/4" = 1'-0"

1. GARAGE FLOORS SHALL BE 5" CONCRETE SLAB REINFORCED WITH 6X6-W14XW14 W.W.F. TOP OVER SUBGRADE AS DEFINED IN THE SOILS REPORT. TOP OF SLAB ELEVATION = 99'-0" (UNIT A) AND 99'-9 3/4" (UNITS B & C). PROVIDE 1" DEEP CONTROL JOINTS (C.J.) AS SPECIFIED BY THE ARCHITECT OR AT 8'-0" MAX O.C., TOOLED INTO CONCRETE OR SAW-CUT INTO FINISHED SLAB WITHIN 8 HOURS.
2. TOP OF CONCRETE ELEVATION = 99'-9 3/4", EXCEPT AS NOTED THUS: XX-X" T.O.C.
3. TOP OF FOOTING ELEVATION = 95'-11 3/4", EXCEPT AS NOTED THUS: XX-X" (T.O.F.)
4. TOP OF SLAB ELEVATION NOTED THUS: XX-X" [T.O.S.]
5. ALL CONTINUOUS FOOTINGS SHALL BE 1'-4" WIDE X 10" THICK, UNLESS OTHERWISE SHOWN ON PLAN.

PAD FOUNDATION SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCMENT	COUNT
1	4' - 0"	4' - 0"	10"	(5)#5 E.W. BOT.	5
2	5' - 0"	5' - 0"	1' - 0"	(6)#5 E.W. BOT.	6
3	6' - 0"	6' - 0"	10"	(7)#5 E.W. BOT.	3
4	6' - 0"	6' - 0"	1' - 0"	(7)#5 E.W. BOT.	2
5	8' - 0"	3' - 0"	10"	#5 @ 12" E.W. BOT.	2

ALL PADS SHALL BE CENTERED ON WALLS AND/OR COLUMNS ABOVE, UNLESS NOTED OTHERWISE. REINFORCEMENT SHALL BE PLACED IN ONE MAT AT BOTTOM OF PAD WITH 3" CLEAR TO EARTH, UNLESS NOTED OTHERWISE.

LEGEND

BEARING WALL
SHEAR WALL
CONCRETE WALL
CONCRETE WALL - BELOW
LEDGER
BEAM
COLUMN ABOVE

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PROJECT #:	23-08
DESIGN BY:	DNB
DRAWN BY:	DNB

ISSUE LOG

MARK	DATE	PURPOSE
SA	08/24/23	PERMIT DEVELOPMENT #2
SA	08/24/23	PERMIT DEVELOPMENT #1

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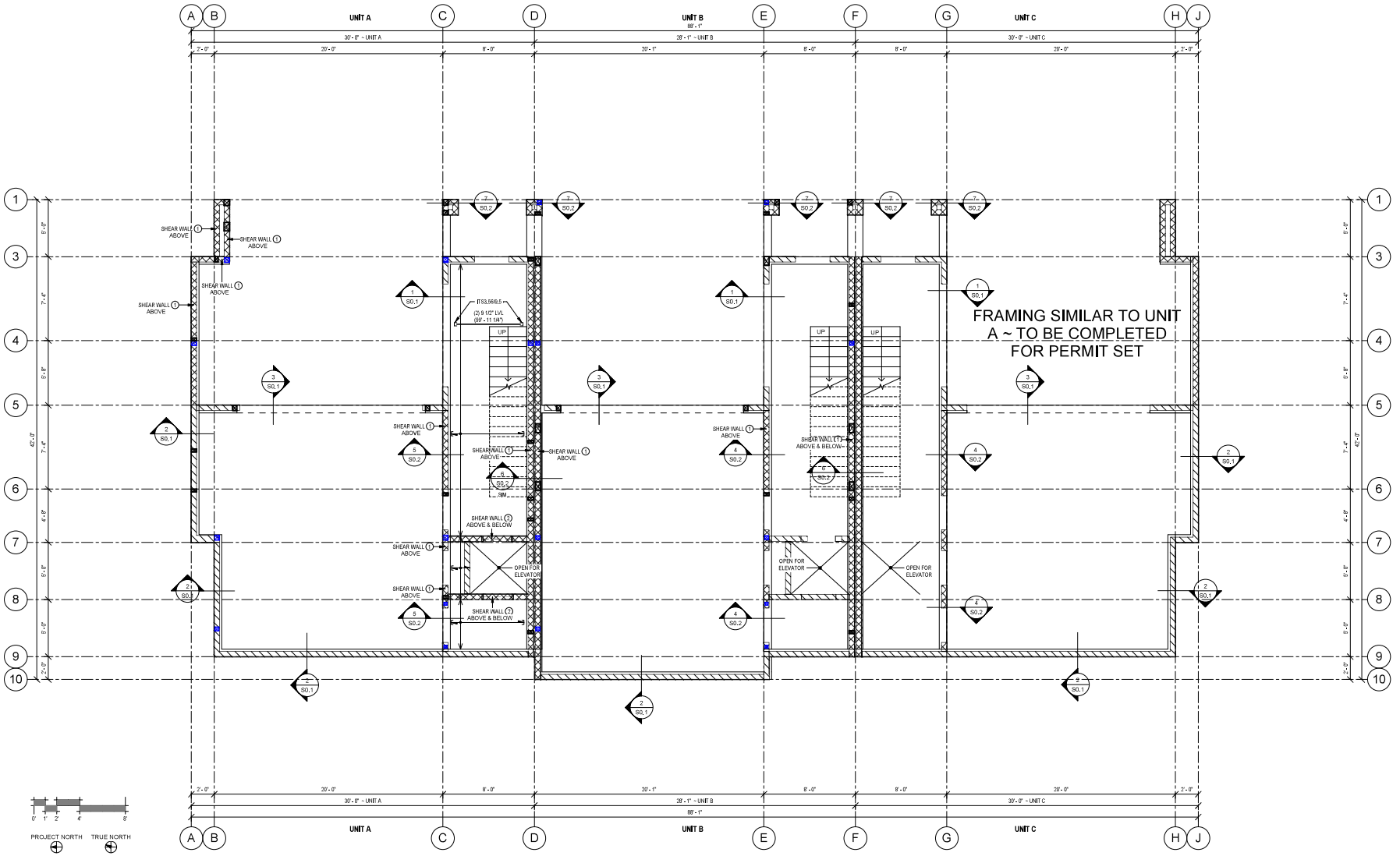
PROJECT:

BEAR CROSSING TOWNHOUSES 01
14 CASTLE ROAD
MT. CRESTED BUTTE, CO

SHEET:

FOUNDATION

S1.0



1ST FLOOR FRAMING PLAN

1/4" = 1'-0"

1. FLOOR SHALL BE 1 1/2" GYPCRETE ON 3/4" SHEATHING ON 9 1/2" TJI210 @ 16", UNLESS NOTED OTHERWISE. TOP OF SHEATHING EL. = 100'-0". TYPICAL HANGERS SHALL BE IT52.06/9.5 FOR 9 1/2" TJI210.
2. GARAGE FLOORS SHALL BE 5" CONCRETE SLAB REINFORCED WITH 6X6-W4.0XW4.0 WWF. TOP OVER SUBGRADE AS DEFINED IN THE SOILS REPORT. TOP OF SLAB ELEVATION = 99'-0" (UNIT A) AND 99'-9 3/4" (UNITS B & C).
   PROVIDE 1" DEEP CONTROL JOINTS (C.J.) AS SPECIFIED BY THE ARCHITECT OR AT 8'-0" MAX O.C., TOOLED INTO CONCRETE OR SAW-CUT INTO FINISHED SLAB WITHIN 8 HOURS.
3. TOP OF BEAM ELEVATIONS NOTED ON PLAN THUS: (___ ").
4. TYPICAL WALL SHALL BE 2X6 OR 1 1/2"X 5 1/2" LSL STUDS @ 16" O.C. FOR WALLS UNDER 13'-0" AND (1) 5 1/2" LVL @ 16" FOR WALLS OVER 13'-0".

LEGEND

EXTENTS		LEDGER	COLUMN ABOVE
HGR. RAFTER OR JOIST		HEADER	CONTINUOUS COLUMN
BEARING WALL		BEAM	COLUMN BELOW
SHEAR WALL		STEEL BEAM	STEEL COLUMN
WALL BELOW			
NON-STRUCTURAL WALL			

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PROJECT #:	23-08
DESIGN BY:	DNB
DRAWN BY:	DNB

ISSUE LOG

MARK	DATE	PURPOSE
SA	08/24/23	FINISH DEVELOPMENT PLAN
SA	08/24/23	FINISH DEVELOPMENT PLAN

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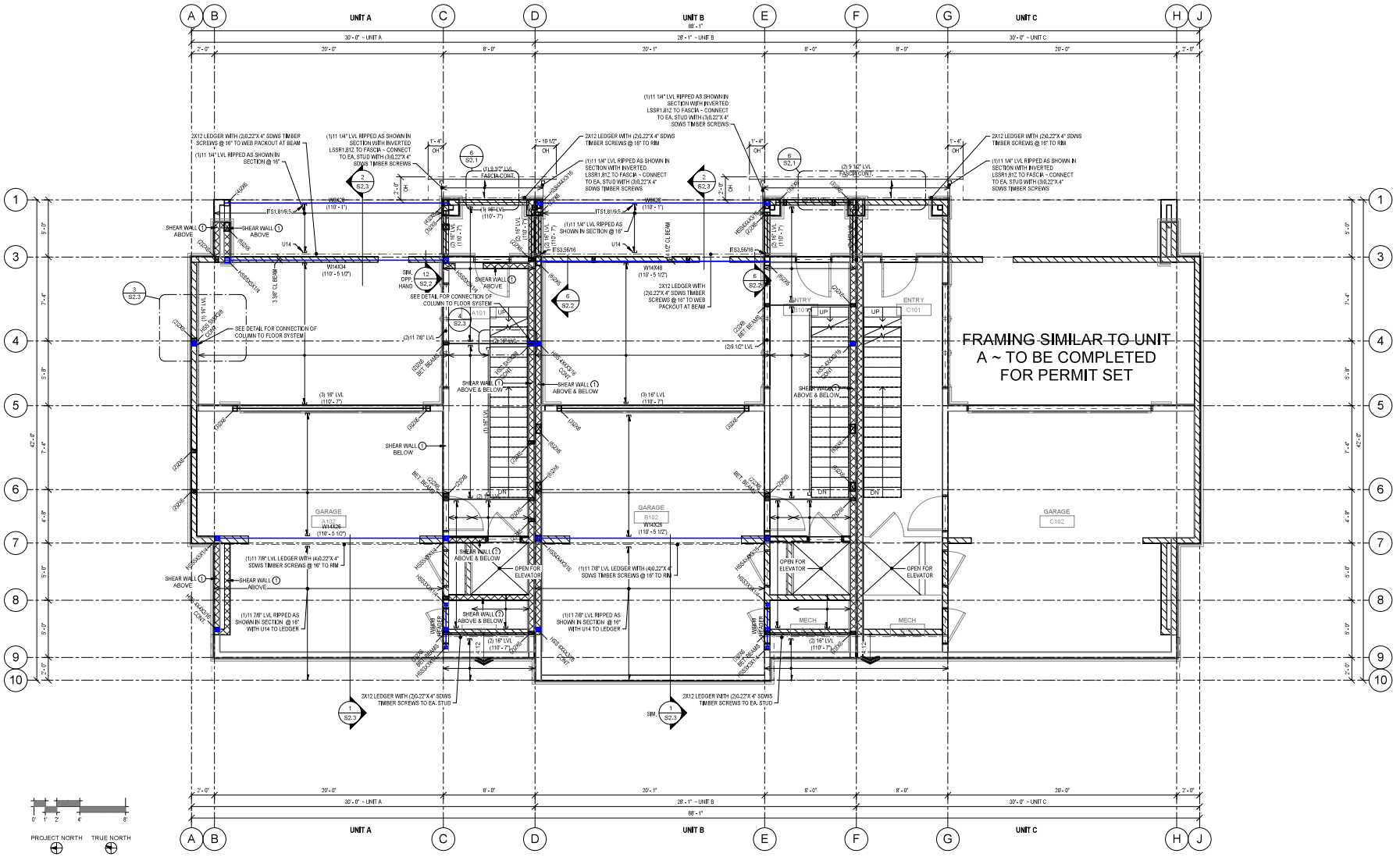
PROJECT:

BEAR CROSSING TOWNHOUSES 01
14 CASTLE ROAD
MT. CRESTED BUTTE, CO

SHEET:

1ST FLOOR

S1.1



2ND FLOOR/ MECH ROOF FRAMING PLAN

1/4" = 1'-0"

1. FLOOR SHALL BE 1 1/2" GYPCRETE ON 3/4" SHEATHING ON 16" TJI/210 @ 16", UNLESS NOTED OTHERWISE. TOP OF SHEATHING EL. = 110-7 3/4". TYPICAL HANGERS SHALL BE IHS2.66/16 FOR 16" TJI/210.
2. ROOF SHALL BE 5/8" SHEATHING ON 2X12 @ 24", UNLESS NOTED OTHERWISE. TYPICAL HANGERS SHALL BE LRU212Z FOR 2X12, UNLESS NOTED OTHERWISE.
3. TOP OF BEAM ELEVATIONS NOTED ON PLAN THUS: (. . . ").
4. TYPICAL HEADER SHALL BE (3) 5 1/2" LVL WITH (12)16 BEARING STUD EACH END, UNLESS NOTED OTHERWISE.
5. TYPICAL WALL SHALL BE 2X6 OR 1 1/2"X 5 1/2" LSL STUDS @ 16" O.C. FOR WALLS UNDER 13'-0" AND (1) 5 1/2" LVL @ 16" FOR WALLS OVER 13'-0".

LEGEND

- RAFTER OR JOIST
- BEARING WALL
- SHEAR WALL
- WALL BELOW
- NON-STRUCTURAL WALL
- EXTENTS
- HGR.
- LEDGER
- HEADER
- BEAM
- STEEL BEAM
- COLUMN ABOVE
- CONTINUOUS COLUMN
- COLUMN BELOW
- STEEL COLUMN

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT #:	23-08
DESIGN BY:	DNB
DRAWN BY:	DNB

ISSUE LOG

MARK	DATE	PURPOSE
SA	08/04/25	PLANNING DEVELOPMENT #2
SA	06/20/25	PLANNING DEVELOPMENT #1

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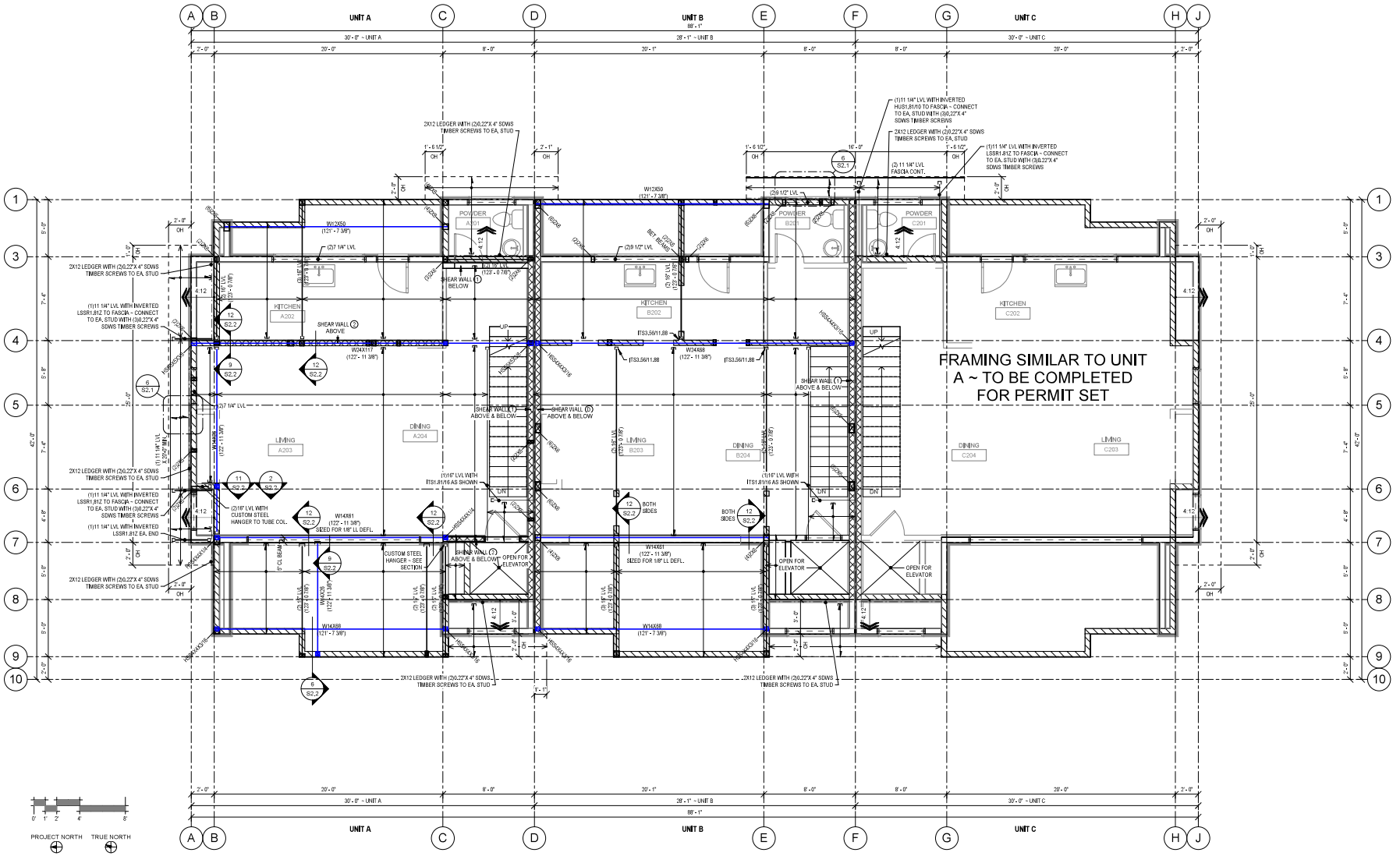
BEAR CROSSING TOWNHOUSES 01
14 CASTLE ROAD
MT. CRESTED BUTTE, CO

SHEET:

2ND FLOOR/ MECH ROOF

S1.2



3RD FLOOR/ LOW ROOF FRAMING PLAN

1/4" = 1'-0"

1. FLOOR SHALL BE 1 1/2" GYPCRETE ON 3/4" SHEATHING ON 16" TJI/210 @ 16", UNLESS NOTED OTHERWISE. TOP OF SHEATHING EL. = 123-1 5/8". TYPICAL HANGERS SHALL BE ITS2.06/16 FOR 16" TJI/210.
2. ROOF SHALL BE 5/8" SHEATHING ON 2X12 @ 24", UNLESS NOTED OTHERWISE. TYPICAL HANGERS SHALL BE LRI/212Z FOR 2X12, UNLESS NOTED OTHERWISE.
3. TOP OF BEAM ELEVATIONS NOTED ON PLAN THUS: (____-____).
4. TYPICAL HEADER SHALL BE (2) 5 1/2" LVL WITH (1)2X6 BEARING STUD EACH END, UNLESS NOTED OTHERWISE.
5. TYPICAL WALL SHALL BE 2X6 OR 1 1/2"X 5 1/2" LSL STUDS @ 16" O.C. FOR WALLS UNDER 13'-0" AND (1) 5 1/2" LVL @ 16" FOR WALLS OVER 13'-0".

LEGEND

- RAFTER OR JOIST
- BEARING WALL
- SHEAR WALL
- WALL BELOW
- NON-STRUCTURAL WALL
- LEDGER
- HEADER
- BEAM
- STEEL BEAM
- COLUMN ABOVE
- CONTINUOUS COLUMN
- COLUMN BELOW
- STEEL COLUMN

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT #:	23-08
DESIGN BY:	DNB
DRAWN BY:	DNB

ISSUE LOG

MARK	DATE	PURPOSE
SA	08/04/23	PLANNING DEVELOPMENT #1
SA	08/25/23	PLANNING DEVELOPMENT #2

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PROJECT:

BEAR CROSSING TOWNHOUSES 01
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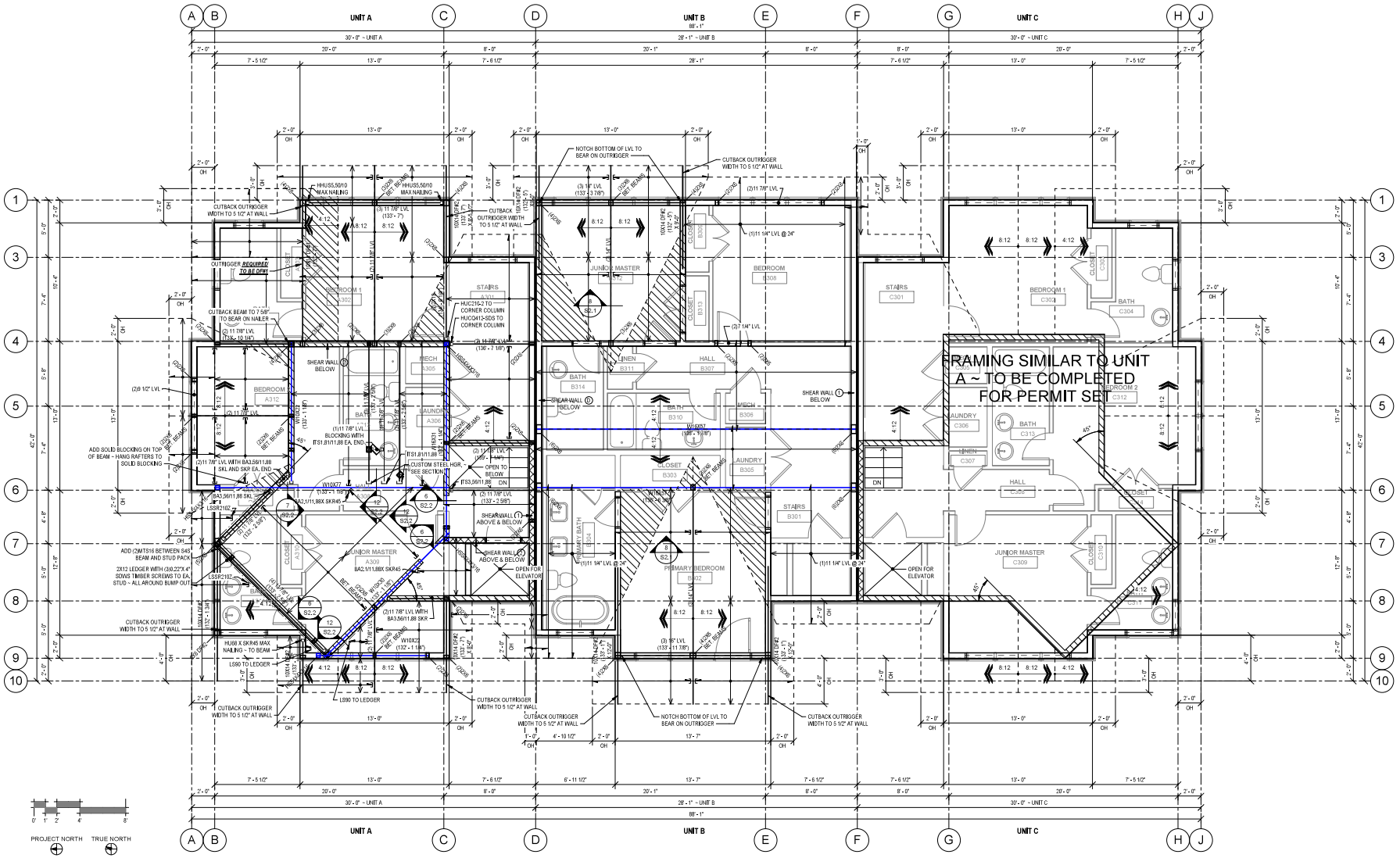
MT. CRESTED BUTTE, CO

SHEET:

3RD FLOOR/ LOW ROOF

S1.3



4TH FLOOR/ MIDDLE ROOF FRAMING PLAN

1/4" = 1'-0"

1. FLOOR SHALL BE 1 1/2" GYPCRETE ON 3/4" SHEATHING ON 11 7/8" TJI/210 @ 16". UNLESS NOTED OTHERWISE. TOP OF SHEATHING EL. = 133-3 3/8". TYPICAL HANGERS SHALL BE ITS2.06/11.88 FOR 11 7/8" TJI/210.
2. ROOF SHALL BE 5/8" SHEATHING ON 2X12 @ 24". UNLESS NOTED OTHERWISE. TYPICAL HANGERS SHALL BE LRU/12ZZ FOR 2X12, UNLESS NOTED C THERWISE.
3. TOP OF BEAM ELEVATIONS NOTED ON PLAN THUS: (- - ").
4. TYPICAL HEADER SHALL BE (2) 5 1/2" LVL WITH (1)2X6 BEARING STUD EACH END, UNLESS NOTED OTHERWISE.
5. TYPICAL WALL SHALL BE 2X6 OR 1 1/2"X 5 1/2" LSL STUDS @ 16" O.C. FOR WALLS UNDER 13-0" AND (1) 5 1/2" LVL @ 16" FOR WALLS OVER 13'-0".

LEGEND

- RAFTER OR JOIST
- BEARING WALL
- SHEAR WALL
- WALL BELOW
- NON-STRUCTURAL WALL
- EXTENTS
- HGR.
- LEDGER
- HEADER
- BEAM
- STEEL BEAM
- COLUMN ABOVE
- CONTINUOUS COLUMN
- COLUMN BELOW
- STEEL COLUMN

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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT #:	23-08
DESIGN BY:	DNB
DRAWN BY:	DNB

ISSUE LOG

MARK	DATE	PURPOSE
SA	08/24/23	PERMIT DEVELOPMENT #2
SA	08/24/23	PERMIT DEVELOPMENT #1

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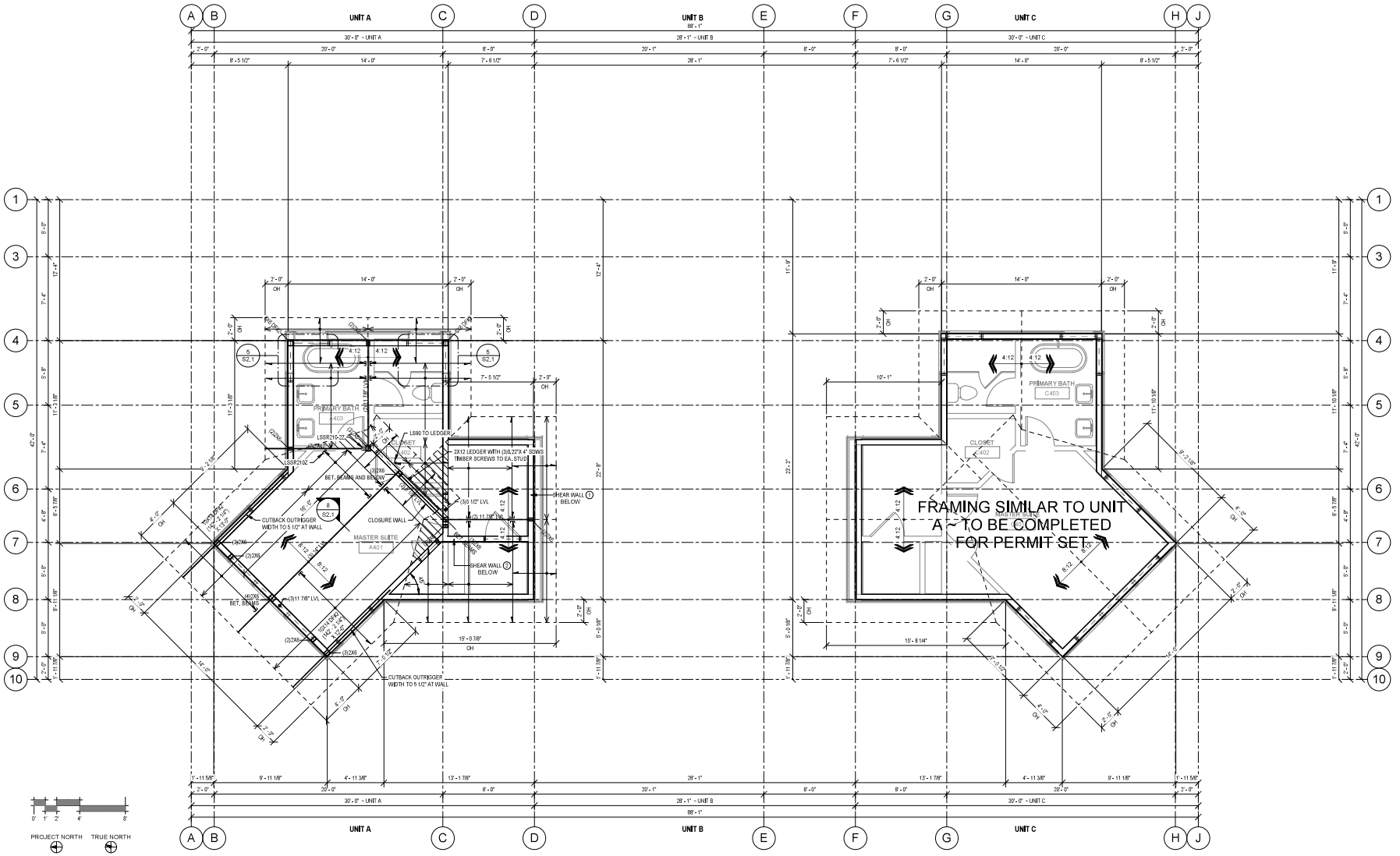
PROJECT:

BEAR CROSSING TOWNHOUSES 01
14 CASTLE ROAD
MT. CRESTED BUTTE, CO

SHEET:

4TH FLOOR/ MIDDLE ROOF

S1.4



UPPER ROOF FRAMING PLAN

1/4" = 1'-0"

1. ROOF SHALL BE 5/8" SHEATHING ON 2X12 @ 24", UNLESS NOTED OTHERWISE, TYPICAL HANGERS SHALL BE LRU212Z FOR 2X12, UNLESS NOTED C THERWISE.
2. TOP OF BEAM ELEVATIONS NOTED ON PLAN THUS: (___-___")
3. TYPICAL HEADER SHALL BE (2) 5 1/2" LVL WITH (1)2X6 BEARING STUD EACH END, UNLESS NOTED OTHERWISE.
4. SEE TYPICAL CORNER FRAME DETAIL ON SHEET S2.1 FOR CORNER FRAMING, UNLESS NOTED OTHERWISE.

LEGEND

- RAFTER OR TRUSS
- LEDGER
- HEADER
- COLUMN BELOW
- STEEL COLUMN BELOW
- EXTENTS
- STRUCTURAL WALL BELOW
- NON-STRUCTURAL WALL BELOW
- OVER-BUILT (SEE DETAIL ON S2.1)
- BEAM
- STEEL BEAM

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PROJECT #:	23-08
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DRAWN BY:	DNB

ISSUE LOG

MARK	DATE	PURPOSE
SA	8/8/24	PLANNING DEVELOPMENT #1
SA	8/22/24	PLANNING DEVELOPMENT #2

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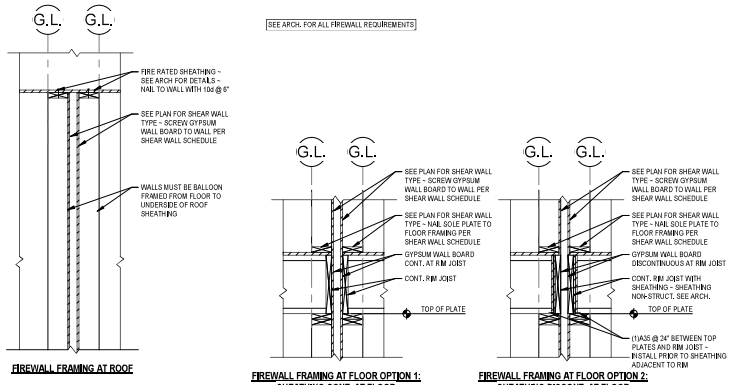
SHEET:

UPPER ROOF

S1.5

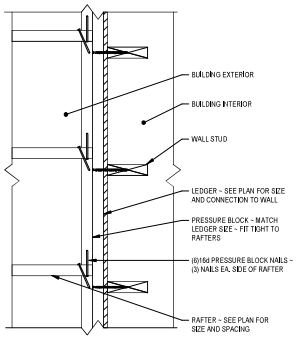


FIREWALL FRAMING AT ROOF

FIREWALL FRAMING AT FLOOR OPTION 1: SHEATHING CONT. AT FLOOR

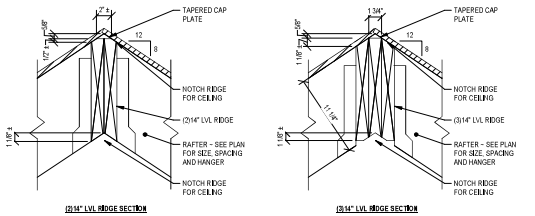
FIREWALL FRAMING AT FLOOR OPTION 2: SHEATHING DISCONT. AT FLOOR

7 / S2.1 FRAMING AT FIREWALL
3/4" = 1'-0"



PLAN

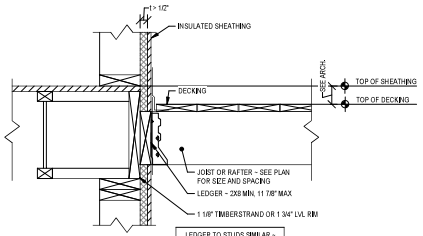
6 / S2.1 PRESSURE BLOCK DETAIL
1 1/2" = 1'-0"



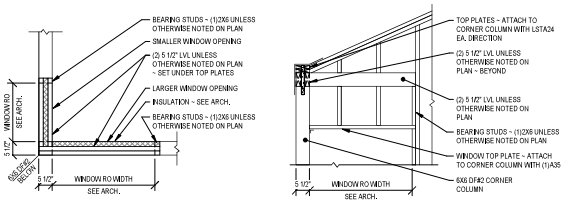
(2)14" LVL RIDGE SECTION

(3)14" LVL RIDGE SECTION

8 / S2.1 14" LVL RIDGE SECTION (8/12)
1 1/2" = 1'-0"



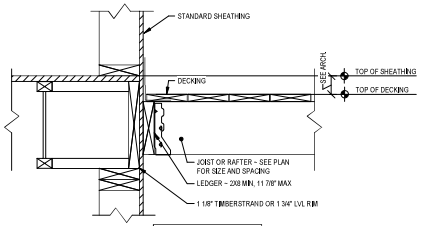
INSULATED SHEATHING (>1/2" INSULATION)



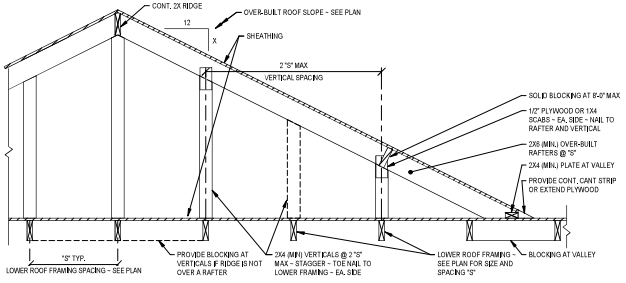
PLAN

ELEVATION

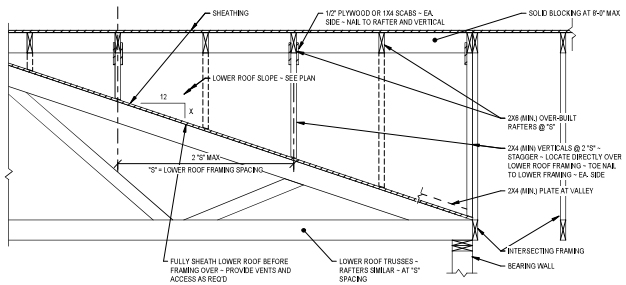
5 / S2.1 CORNER WINDOW FRAME DETAIL
1/2" = 1'-0"



STANDARD SHEATHING (<1/2" INSULATION)



CROSS-SECTION AT LOWER FRAMING



CROSS SECTION AT OVER-BUILT FRAMING

3 / S2.1 OVER-BUILT ROOF - FRAMING PERPENDICULAR TO LOWER FRAMING
3/4" = 1'-0"

TOP LOADED

PLY WIDTH	NUMBER OF PLIES	FASTENER TYPE	# ROWS	SPACING	LOCATION
1 3/4"	2-PLY	10d NAIL	3 MIN.	12" O.C.	ONE SIDE
		16d NAIL	2 MIN.	12" O.C.	ONE SIDE
		SDS25312	2 MIN.	24" O.C.	ONE SIDE
		SDW22338	2 MIN.	24" O.C.	ONE SIDE
	3-PLY	10d NAIL	3 MIN.	12" O.C.	BOTH SIDES
		16d NAIL	2 MIN.	12" O.C.	BOTH SIDES
		SDS25412	2 MIN.	24" O.C.	BOTH SIDES
		SDW22500	2 MIN.	24" O.C.	ONE SIDE
	4-PLY	10d NAIL	3 MIN.	12" O.C.	ONE SIDE PER PLY*
		16d NAIL	2 MIN.	12" O.C.	ONE SIDE PER PLY*
		SDS25600	2 MIN.	24" O.C.	BOTH SIDES
		SDW22634	2 MIN.	24" O.C.	ONE SIDE

DIAGRAM: 2" MIN. | # ROWS | 6" MAX - 6" MAX | 2" MIN. | SPACING

*WHEN CONNECTING 4-PLY MEMBERS, NAIL EACH PLY TO THE OTHER AND OFFSET NAIL ROWS BY 2" FROM ROWS IN THE PLY BELOW.

**ALL TOP LOADED MULTIPLE-PLY BEAMS SHALL BE CONNECTED BY ONE OF THE FASTENER OPTIONS LISTED ABOVE, UNLESS OTHERWISE NOTED.

SIDE LOADED - UNIFORM

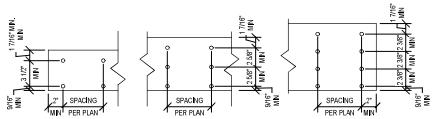
PLY WIDTH	NUMBER OF PLIES	FASTENER TYPE	# ROWS	SPACING	LOCATION	MAX LOAD*
1 3/4"	2-PLY	10d NAIL	3 MIN.	12" O.C.	ONE SIDE	555 PLF
		16d NAIL	2 MIN.	12" O.C.	ONE SIDE	370 PLF
		SDS25312	2 MIN.	24" O.C.	ONE SIDE	680 PLF
		SDW22338	2 MIN.	24" O.C.	ONE SIDE	680 PLF
	3-PLY	10d NAIL	3 MIN.	12" O.C.	BOTH SIDES	415 PLF
		16d NAIL	2 MIN.	12" O.C.	BOTH SIDES	280 PLF
		SDS25412	2 MIN.	24" O.C.	BOTH SIDES	510 PLF
		SDW22500	2 MIN.	24" O.C.	ONE SIDE	450 PLF
	4-PLY	SDS25600	2 MIN.	24" O.C.	BOTH SIDES	555 PLF
		SDW22634	2 MIN.	24" O.C.	ONE SIDE	400 PLF

DIAGRAM: 2" | # ROWS | 6" MAX - 6" MAX | 2" | SPACING

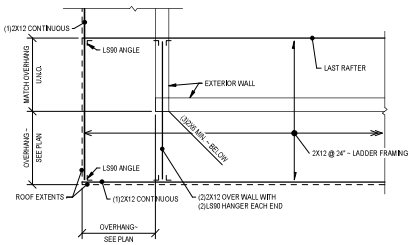
*MAX LOAD APPLIED TO EITHER OUTSIDE MEMBER.

**ALL UNIFORMLY SIDE LOADED MULTIPLE-PLY BEAMS SHALL BE CONNECTED BY ONE OF THE FASTENER OPTIONS LISTED ABOVE, UNLESS OTHERWISE NOTED.

2 / S2.1 MULTIPLE-MEMBER LVL CONNECTION
1 1/2" = 1'-0"



4 / S2.1 LEDGER DETAIL
1 1/2" = 1'-0"



1 / S2.1 TYPICAL CORNER FRAME DETAIL (2X12)
1/2" = 1'-0"

KRAMER and BROWN
CONSULTING STRUCTURAL ENGINEERS, LLC
60 Gillaspey Ave., Unit 2
Crested Butte, Colorado
81224 Cell: 406-396-2295

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT #:	23-08
DESIGN BY:	DNB
DRAWN BY:	DNB

ISSUE LOG

MARK	DATE	PURPOSE
SA	08/04/23	FINISH DEVELOPMENT SET
SA	08/03/23	FINISH DEVELOPMENT SET

ARCHITECTURE BY:
BEN WHITE ARCHITECTURE
PO BOX 7071
CRESTED BUTTE
COLORADO, 81224
TEL/FAX 970.349.5378
ben@benwhitearchitecture.com

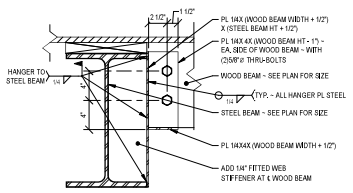
PROJECT:

BEAR CROSSING TOWNHOUSES 01
14 CASTLE ROAD
MT. CRESTED BUTTE, CO

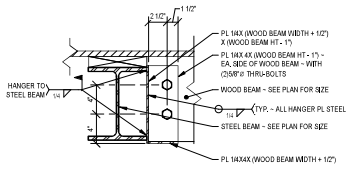
SHEET:

FRAMING DETAILS 1

S2.1

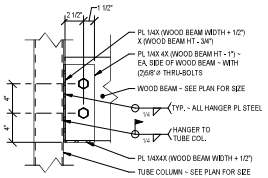


WOOD BEAM DEPTH < STEEL BEAM + PLATE DEPTH

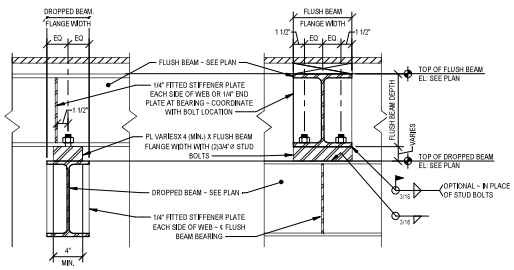


WOOD BEAM DEPTH ≥ STEEL BEAM + PLATE DEPTH

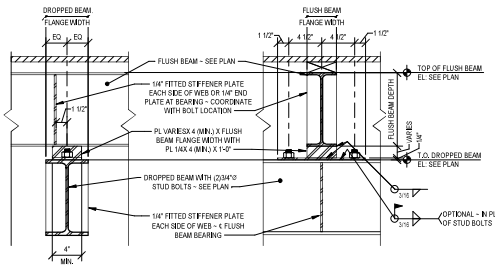
10 S2.2 STEEL HANGER TO BEAM DETAIL
1 1/2" = 1'-0"



11 S2.2 STEEL HANGER TO TUBE COLUMN DETAIL
1 1/2" = 1'-0"

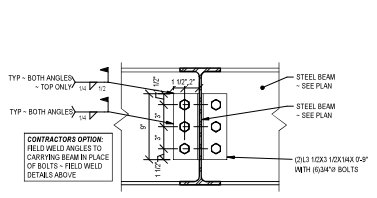


FLUSH BEAM FLANGE ≥ 6"

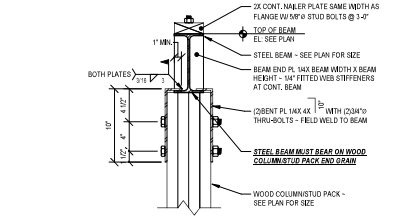


FLUSH BEAM FLANGE < 6"

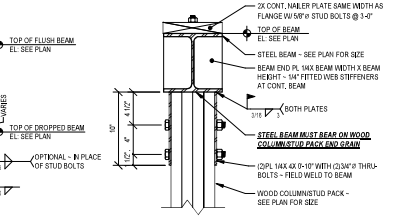
9 S2.2 STEEL BEAM-BEAM CONNECTION DROPPED
1 1/2" = 1'-0"



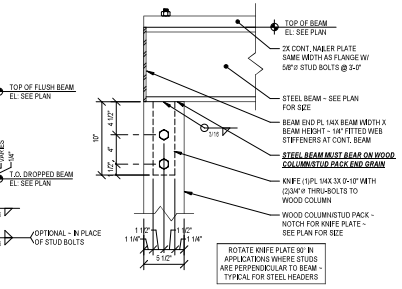
10 S2.2 STEEL BEAM-BEAM CONNECTION SECTION 3-BOLT
1 1/2" = 1'-0"



OPTION 3 (BEAM FLANGE WIDTH < COLUMN WIDTH)

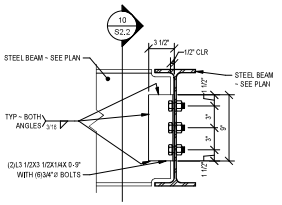


OPTION 2 (BEAM FLANGE WIDTH > COLUMN WIDTH)

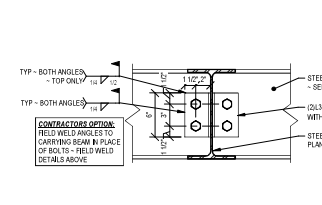


OPTION 1

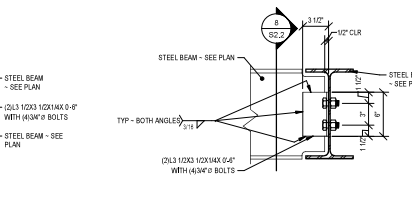
8 S2.2 STEEL BEAM-WOOD COLUMN CONNECTION
1 1/2" = 1'-0"



3 S2.2 STEEL BEAM-BEAM CONNECTION 3-BOLT
1 1/2" = 1'-0"

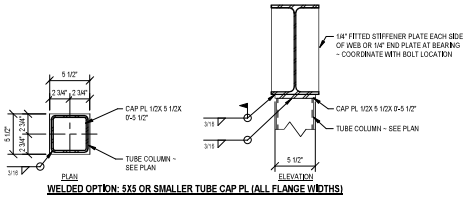


5 S2.2 STEEL BEAM-BEAM CONNECTION SECTION 2-BOLT
1 1/2" = 1'-0"



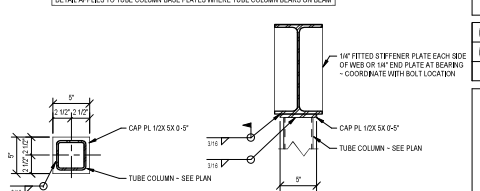
7 S2.2 STEEL BEAM-BEAM CONNECTION 2-BOLT
1 1/2" = 1'-0"

DETAIL APPLIES TO TUBE COLUMN BASE PLATES WHERE TUBE COLUMN BEARS ON BEAM

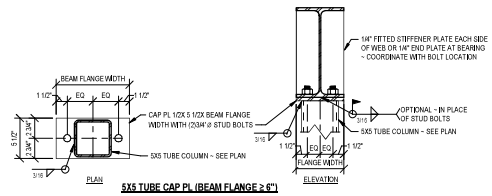


WELDED OPTION: 5X5 OR SMALLER TUBE CAP PL (ALL FLANGE WIDTHS)

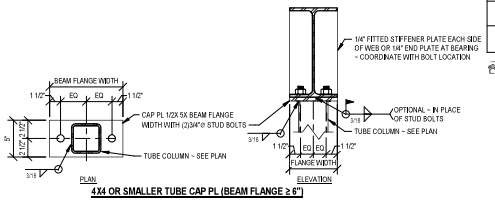
DETAIL APPLIES TO TUBE COLUMN BASE PLATES WHERE TUBE COLUMN BEARS ON BEAM



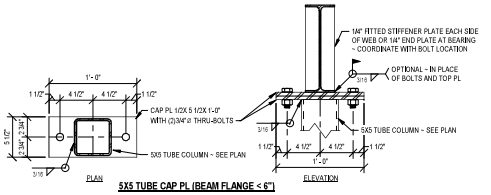
WELDED OPTION: 4X4 OR SMALLER TUBE CAP PL (ALL FLANGE WIDTHS)



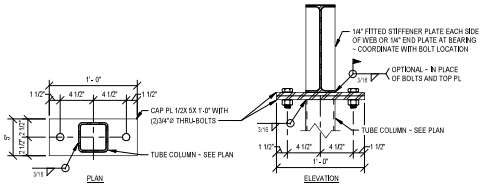
5X5 TUBE CAP PL (BEAM FLANGE ≥ 6")



4X4 OR SMALLER TUBE CAP PL (BEAM FLANGE ≥ 6")



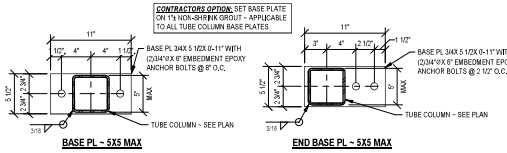
5X5 TUBE CAP PL (BEAM FLANGE < 6")

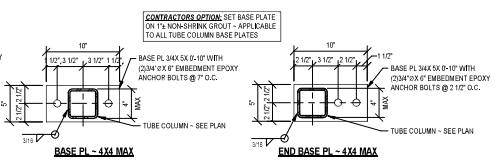


4X4 OR SMALLER TUBE CAP PL (BEAM FLANGE < 6")

4 S2.2 TUBE COLUMN (5X5) CAP PLATES
1 1/2" = 1'-0"

3 S2.2 TUBE COLUMN (4X4 OR SMALLER) CAP PLATES
1 1/2" = 1'-0"





6 S2.2 STEEL BEAM-BEAM CONNECTION CONNECTION
1 1/2" = 1'-0"

3 S2.2 TUBE COLUMN (5X5) BASE PLATES
1 1/2" = 1'-0"

1 S2.2 TUBE COLUMN (4X4 OR SMALLER) BASE PLATES
1 1/2" = 1'-0"

KRAMER and BROWN
CONSULTING STRUCTURAL ENGINEERS, LLC
60 Gillaspey Ave., Unit 2
Crested Butte, Colorado
81224 Cell: 406-396-2295

PRELIMINARY ~ NOT FOR CONSTRUCTION

PROJECT #:	23-08
DESIGN BY:	DNB
DRAWN BY:	DNB

ISSUE LOG

MARK	DATE	PURPOSE
SA	08/02/24	FINAL DEVELOPMENT #2
SA	05/03/24	FINAL DEVELOPMENT #1

ARCHITECTURE BY:
BEN WHITE ARCHITECTURE
PO BOX 7071
CRESTED BUTTE
COLORADO, 81224
TEL/FAX 970.349.5378
ben@benwhitearchitecture.com

PROJECT:
BEAR CROSSING TOWNHOUSES 01
14 CASTLE ROAD
MT. CRESTED BUTTE, CO

SHEET:
FRAMING DETAILS 2
S2.2

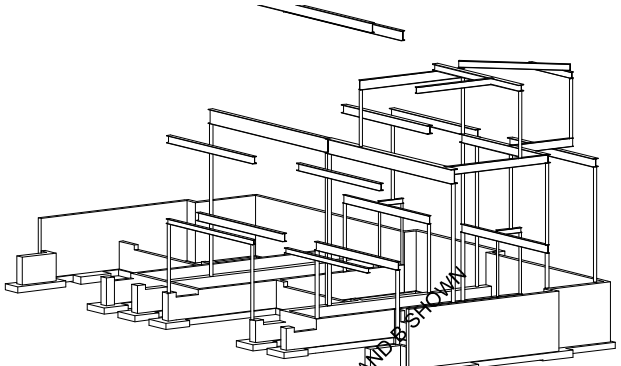
STEEL BEAM SCHEDULE

COUNT	TYPE	CUT LENGTH	WEIGHT/ LENGTH	WEIGHT PER MEMBER	WEIGHT TOTAL
2	W8X18	4' - 0"	18	72 lbf	144 lbf
1	W8X28	19' - 7"	28	548 lbf	548 lbf
1	W8X28	20' - 5 1/2"	28	573 lbf	573 lbf
1	W10X22	9' - 10"	22	216 lbf	216 lbf
1	W10X22	12' - 9"	22	281 lbf	281 lbf
1	W10X30	15' - 5"	30	463 lbf	463 lbf
1	W10X77	20' - 5 1/2"	77	1575 lbf	1575 lbf
1	W12X50	19' - 7"	50	979 lbf	979 lbf
1	W12X50	20' - 5 1/2"	50	1023 lbf	1023 lbf
1	W14X26	10' - 5"	26	271 lbf	271 lbf
1	W14X26	17' - 0 1/4"	26	443 lbf	443 lbf
1	W14X26	20' - 4"	26	529 lbf	529 lbf
1	W14X26	20' - 5"	26	531 lbf	531 lbf
1	W14X34	19' - 6 1/2"	34	664 lbf	664 lbf
1	W14X48	20' - 5 1/2"	48	982 lbf	982 lbf
1	W14X61	20' - 5"	61	1245 lbf	1245 lbf
1	W14X61	20' - 5 1/2"	61	1248 lbf	1248 lbf
1	W14X68	20' - 4 3/4"	68	1387 lbf	1387 lbf
1	W14X68	20' - 5 1/2"	68	1391 lbf	1391 lbf
1	W16X31	17' - 4 1/4"	31	538 lbf	538 lbf
2	W16X57	27' - 11"	57	1591 lbf	3183 lbf
1	W24X68	27' - 11"	68	1898 lbf	1898 lbf
1	W24X117	29' - 10 3/4"	117	3498 lbf	3498 lbf
Grand total: 25					23609 lbf

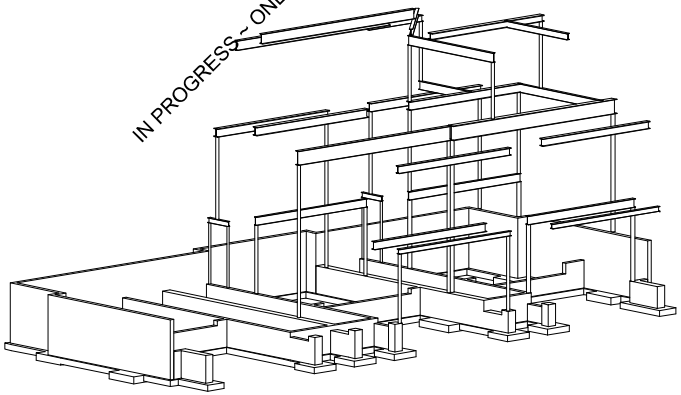
STEEL COLUMN SCHEDULE

COUNT	TYPE	LENGTH	WEIGHT/ LENGTH	ELEMENT WEIGHT	TOTAL WEIGHT
4	HSS8X8X1/4	8' - 6 1/4"	8,78	75 lbf	299 lbf
2	HSS8X8X1/4	11' - 4 1/8"	12,2	138 lbf	277 lbf
2	HSS4X4X3/16	7' - 10"	9,4	74 lbf	147 lbf
1	HSS4X4X3/16	8' - 3 1/2"	9,4	78 lbf	78 lbf
1	HSS4X4X3/16	9' - 3"	9,4	87 lbf	87 lbf
2	HSS4X4X3/16	9' - 6"	9,4	89 lbf	179 lbf
1	HSS4X4X3/16	9' - 7 1/4"	9,4	90 lbf	90 lbf
1	HSS4X4X3/16	10' - 5"	9,4	98 lbf	98 lbf
2	HSS4X4X3/16	11' - 5 5/8"	9,4	108 lbf	216 lbf
1	HSS4X4X3/16	15' - 11 5/8"	9,4	150 lbf	150 lbf
1	HSS4X4X3/16	20' - 7 7/8"	9,4	194 lbf	194 lbf
2	HSS4X4X3/16	21' - 1 7/8"	9,4	199 lbf	398 lbf
1	HSS5X5X1/4	4' - 9 3/4"	15,6	75 lbf	75 lbf
2	HSS5X5X1/4	9' - 6"	15,6	148 lbf	296 lbf
1	HSS5X5X1/4	10' - 3 3/4"	15,6	161 lbf	161 lbf
1	HSS5X5X3/8	16' - 5 5/8"	22,3	367 lbf	367 lbf
1	HSS5X5X3/8	21' - 1 7/8"	22,3	472 lbf	472 lbf
Grand total: 26					3584 lbf

QUANTITIES ARE THEORETICAL AND DO NOT ACCOUNT FOR VARIANCES DUE TO ON SITE CONDITIONS. THE LENGTHS SHOWN ARE APPROXIMATE AND SHALL NOT BE USED FOR FABRICATION. QUANTITIES MUST BE VERIFIED PRIOR TO USE. NO MATERIAL LOSS IS ACCOUNTED FOR. PLATES, ANGLES, AND ALL OTHER STEEL ACCESSORIES AND CONNECTIONS ARE NOT SCHEDULED. ONLY STRUCTURAL PRIMARY FRAMING MEMBERS ARE SCHEDULED. SEE ARCHITECT FOR ALL NON-STRUCTURAL STEEL.

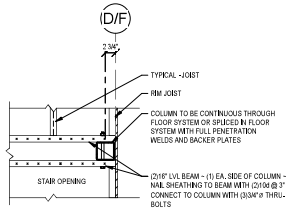


NE STEEL ISOMETRIC

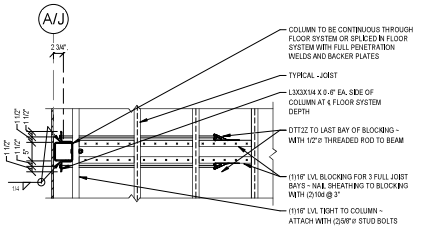


SE STEEL ISOMETRIC

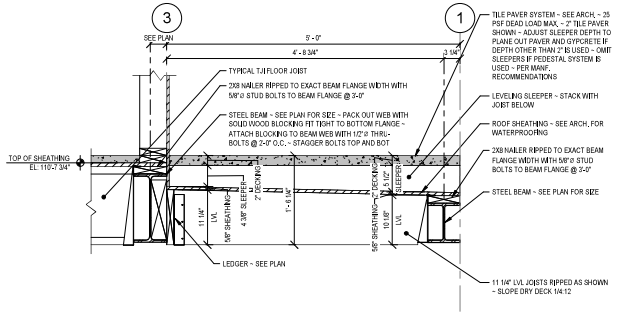
IN PROGRESS ~ ONLY UNITS A AND B SHOWN



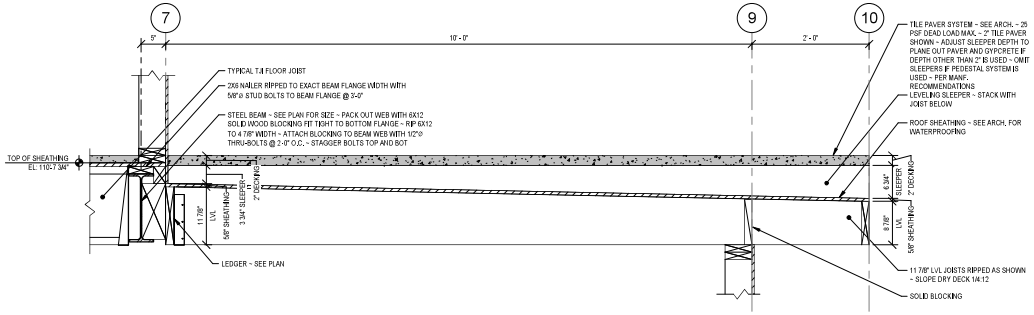
4 / 82.3 2ND FLOOR GRID D/F COLUMN CONNECTION TO FLOOR SYSTEM
3/4" = 1'-0"



3 / 82.3 2ND FLOOR GRID A/J COLUMN CONNECTION TO FLOOR SYSTEM
3/4" = 1'-0"



2 / 82.3 EAST DRY DECK SECTION
1" = 1'-0"



1 / 82.3 WEST DRY DECK SECTION
1" = 1'-0"

KRAMER and BROWN
CONSULTING STRUCTURAL ENGINEERS, LLC
60 Gillaspey Ave., Unit 2
Crested Butte, Colorado
81224 Cell: 406-396-2295

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT #:	23-08
DESIGN BY:	DNB
DRAWN BY:	DNB

MARK	DATE	PURPOSE
SA	08/04/23	PLANNING DEVELOPMENT #1
SA	08/25/23	PLANNING DEVELOPMENT #2

ISSUE LOG

ARCHITECTURE BY:
BEN WHITE ARCHITECTURE
PO BOX 7071
CRESTED BUTTE
COLORADO, 81224
TEL/FAX 970.349.5378
ben@benwhitearchitecture.com

PROJECT:

BEAR CROSSING TOWNHOUSES 01
14 CASTLE ROAD
MT. CRESTED BUTTE, CO

SHEET:

FRAMING SECTIONS

S2.3

Appendix C
Supporting Calculations

SCJ ALLIANCE
CONSULTING SERVICES

Supporting Calculations

Fire Flow Calculations

$$Fire\ Flow = Fire\ Flow \times Minimum\ Flow \times Duration$$
$$= 3{,}500\ \frac{gal}{min} \times \frac{1}{2} \times 60\ min$$
$$= \mathbf{105{,}000\ gal\ or\ 1{,}750\ GPM}$$

TABLE B105.1(1)

REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

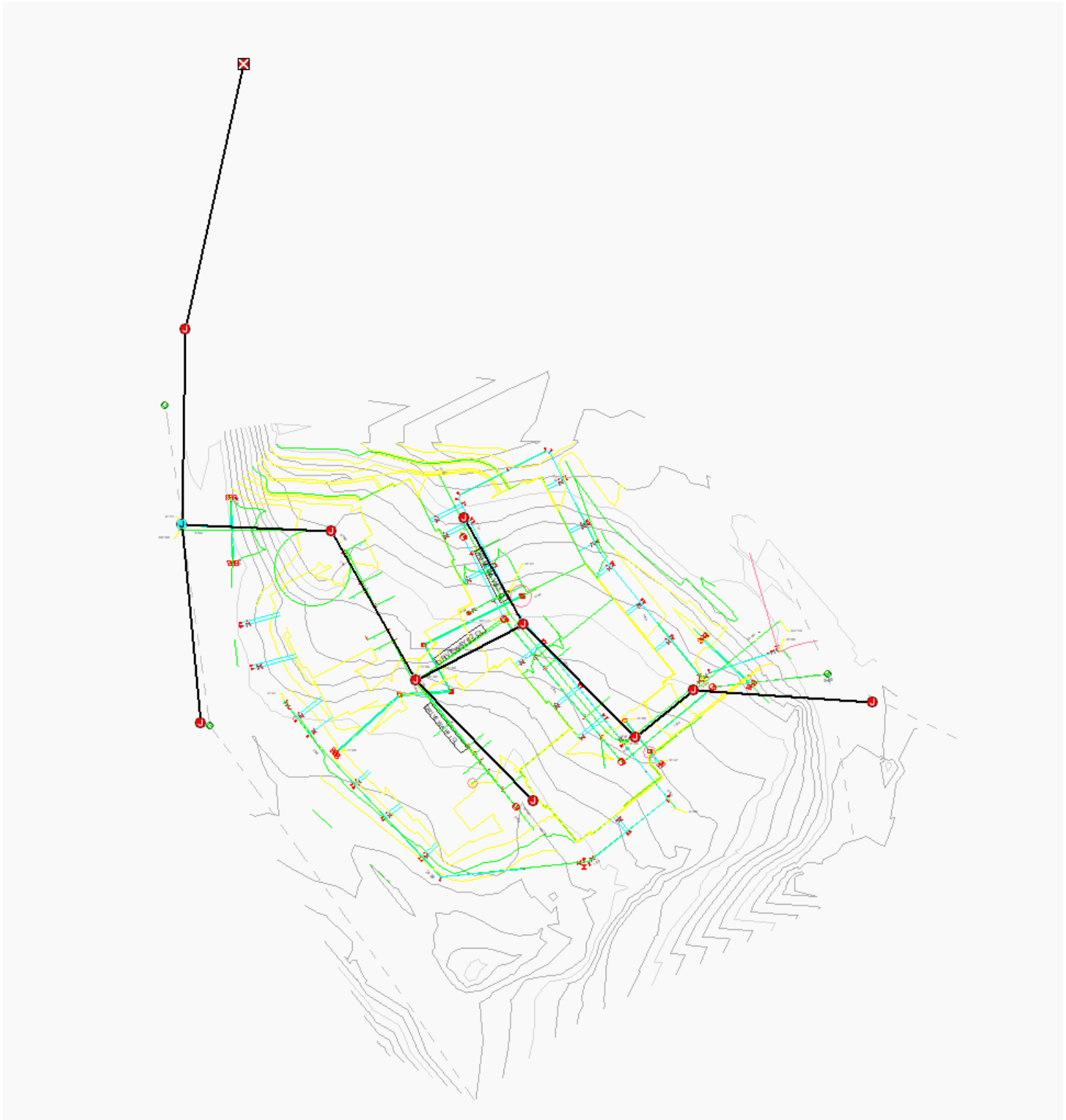
FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
0–3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0–3,600	Section 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*	500	1/2
3,601 and greater	Section 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*	1/2 value in Table B105.1(2)	1

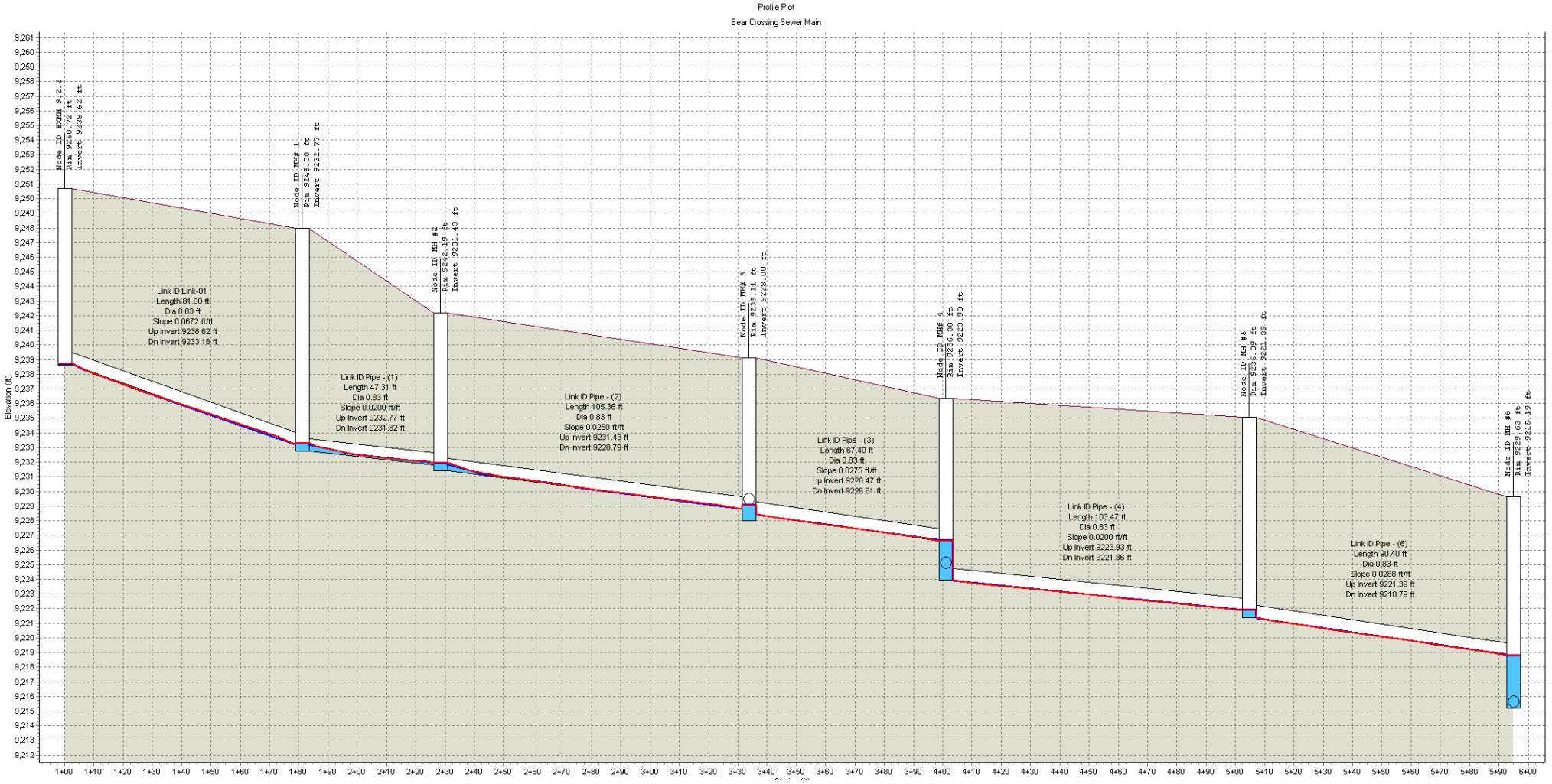
For SI: 1 square foot = 0.0929 m^2, 1 gallon per minute = 3.785 L/m.

TABLE B105.1(2)REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW	FLOW DURATION
Type IA and IB[a]	Type IIA and IIIA[a]	Type IV and V-A[a]	Type IIB and IIIB[a]	Type V-B[a]	(gallons per minute)[b]	(hours)
0–22,700	0–12,700	0–8,200	0–5,900	0–3,600	1,500	2
22,701–30,200	12,701–17,000	8,201–10,900	5,901–7,900	3,601–4,800	1,750	
30,201–38,700	17,001–21,800	10,901–12,900	7,901–9,800	4,801–6,200	2,000	
38,701–48,300	21,801–24,200	12,901–17,400	9,801–12,600	6,201–7,700	2,250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7,701–9,400	2,500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9,401–11,300	2,750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3,000	3
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3,250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3,500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3,750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4,000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4,250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4,500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4,750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5,000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5,250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5,500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5,750	
295,901–Greater	166,501–Greater	106,501–115,800	77,001–83,700	47,401–51,500	6,000	
—	—	115,801–125,500	83,701–90,600	51,501–55,700	6,250	
—	—	125,501–135,500	90,601–97,900	55,701–60,200	6,500	
—	—	135,501–145,800	97,901–106,800	60,201–64,800	6,750	
—	—	145,801–156,700	106,801–113,200	64,801–69,600	7,000	
—	—	156,701–167,900	113,201–121,300	69,601–74,600	7,250	
—	—	167,901–179,400	121,301–129,600	74,601–79,800	7,500	
—	—	179,401–191,400	129,601–138,300	79,801–85,100	7,750	
—	—	191,401–Greater	138,301–Greater	85,101–Greater	8,000	

Appendix D
Sanitary Sewer Analysis




Profile Plot
Bear Crossing Sewer Main
Elevation (ft)
Node ID EXMH 9.2.2
Rim 9250.72 ft
Invert 9238.62 ft
Node ID MH# 1
Rim 9248.00 ft
Invert 9232.77 ft
Node ID MH #2
Rim 9246.39 ft
Invert 9231.43 ft
Node ID MH# 3
Rim 9239.11 ft
Invert 9228.00 ft
Node ID MH# 4
Rim 9236.38 ft
Invert 9223.93 ft
Node ID MH #5
Rim 9236.09 ft
Invert 9221.39 ft
Node ID MH #6
Rim 9229.63 ft
Invert 9218.19 ft
Link ID Link-01
Length 81.00 ft
Dia 0.83 ft
Slope 0.0672 ft/ft
Up Invert 9238.62 ft
Dn Invert 9233.18 ft
Link ID Pipe - (1)
Length 47.31 ft
Dia 0.83 ft
Slope 0.0200 ft/ft
Up Invert 9232.77 ft
Dn Invert 9231.82 ft
Link ID Pipe - (2)
Length 105.36 ft
Dia 0.83 ft
Slope 0.0250 ft/ft
Up Invert 9231.43 ft
Dn Invert 9228.79 ft
Link ID Pipe - (3)
Length 67.40 ft
Dia 0.83 ft
Slope 0.0275 ft/ft
Up Invert 9228.47 ft
Dn Invert 9226.61 ft
Link ID Pipe - (4)
Length 103.47 ft
Dia 0.83 ft
Slope 0.0200 ft/ft
Up Invert 9223.93 ft
Dn Invert 9221.86 ft
Link ID Pipe - (6)
Length 90.40 ft
Dia 0.83 ft
Slope 0.0288 ft/ft
Up Invert 9221.39 ft
Dn Invert 9218.79 ft

SN	Element ID	From (Inlet) Node	To (Outlet) Node	Length	Inlet Invert Elevation	Outlet Invert Elevation	Total Drop	Average Slope	Pipe Diameter or Height	Pipe Width	Manning's Roughness	Peak Flow	Time of Peak Flow Occurrence	Max Flow Velocity	Travel Time	Design Flow Capacity	Max Flow / Design Flow Ratio	Max Depth / Total Depth Ratio	Max Flow Depth	Reported Condition	Available Capacity
				(ft)	(ft)	(ft)	(ft)	(%)	(inches)	(inches)		(cfs)	(days hh:mm)	(ft/sec)	(min)	(cfs)			(ft)		(cfs)
1	Link-01	EXMH 9.2.2	MH# 1	81.00	9238.62	9233.18	5.44	6.7200	9.960	9.96	0.0130	0.15	0 00:01	4.38	0.31	5.68	0.03	0.11	0.09	Calculated	5.53
2	Link-02	MH #6	EXMH 9.1	53.37	9215.19	9215.00	0.19	0.3600	9.960	9.96	0.0130	0.20	0 00:05	1.72	0.52	1.31	0.15	0.26	0.22	Calculated	1.11
3	Link-03	MH# 8	MH# 4	101.51	9226.17	9224.68	1.49	1.4700	9.960	9.96	0.0130	0.00	0 00:00	0.00		2.65	0.00	0.00	0.00	Calculated	2.65
4	Link-04	MH#7	MH# 3	73.83	9232.00	9229.04	2.96	4.0100	9.960	9.96	0.0130	0.00	0 00:00	0.00		4.39	0.00	0.00	0.00	Calculated	4.39
5	Link-06	EXMH 9.2	MH #6	154.42	9216.57	9215.19	1.38	0.8900	9.960	9.96	0.0130	0.20	0 00:05	2.39	1.08	2.07	0.09	0.21	0.17	Calculated	1.87
6	Link-08	EXMH 9.1	Out-02	146.55	9214.40	9213.00	1.40	0.9600	9.960	9.96	0.0130	0.48	0 00:05	3.16	0.77	2.14	0.22	0.32	0.27	Calculated	1.66
7	Pipe - (1)	MH# 1	MH #2	47.31	9232.77	9231.82	0.95	2.0000	9.960	9.96	0.0130	0.15	0 00:01	3.05	0.26	3.10	0.05	0.15	0.12	Calculated	2.95
8	Pipe - (2)	MH #2	MH# 3	105.36	9231.43	9228.79	2.63	2.5000	9.960	9.96	0.0130	0.14	0 00:03	3.14	0.56	3.47	0.04	0.14	0.11	Calculated	3.33
9	Pipe - (3)	MH# 3	MH# 4	67.40	9228.47	9226.61	1.85	2.7500	9.960	9.96	0.0130	0.00	0 00:00	0.00		3.63	0.00	0.00	0.00	Calculated	3.63
10	Pipe - (4)	MH# 4	MH #5	103.47	9223.93	9221.86	2.07	2.0000	9.960	9.96	0.0130	0.00	0 00:00	0.00		3.10	0.00	0.00	0.00	Calculated	3.10
11	Pipe - (6)	MH #5	MH #6	90.40	9221.39	9218.79	2.60	2.8800	9.960	9.96	0.0130	0.00	0 00:00	0.00		3.72	0.00	0.00	0.00	Calculated	3.72

Appendix E
Water Hydraulic Model

FlexTable: Junction Table

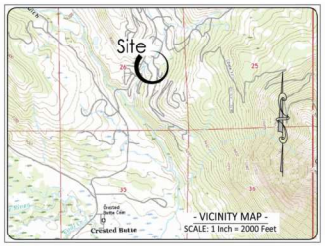
ID	Label	Elevation (ft)	Zone	Demand Collection	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
31	Hunter Hill	9,243.70	<None>	<Collection: 1 items>	0	9,373.15	56
34	6 GPM	9,221.06	<None>	<Collection: 3 items>	6	9,373.15	66
35	2 GPM	9,223.46	<None>	<Collection: 1 items>	2	9,373.15	65
36	Castle (4 GPM)	9,223.20	<None>	<Collection: 1 items>	4	9,373.15	65
52	2 GPM	9,232.51	<None>	<Collection: 1 items>	2	9,373.15	61
54	2 GPM	9,243.91	<None>	<Collection: 1 items>	2	9,373.15	56
74	2 GPM	9,223.46	<None>	<Collection: 1 items>	2	9,373.15	65

SCJ ALLIANCE

CONSULTING SERVICES

Existing Conditions Map

Lots 27, 28, 44, and 45, REPLAT OF CHALET VILLAGE ADDITION NO. 3
Situated within Section 26, Township 13 South, Range 86 West of the 6th Principal Meridian
Gunnison County, Colorado



PROPERTY DESCRIPTION:

Lots 27, 28, 44, and 45, REPLAT OF CHALET VILLAGE ADDITION NO. 3, according to the plat thereof, recorded at Reception No. 280619 in the office of the Gunnison County Clerk and Recorder.

NOTES:

1. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of S13°51'13"E between the Northeast corner of said Lot 45, being monumented by a 5/8" Rebar and 1.5" Aluminum Cap, and the Southwest corner of said Lot 44, being monumented by a 3/4" Rebar, both corners monumented as shown hereon.
2. This map has been prepared pursuant to client request for an Existing Conditions Map.
3. Date of field survey: September 8, 2021
4. Units of linear measurements are displayed in US Survey Feet.
5. Vertical Information:

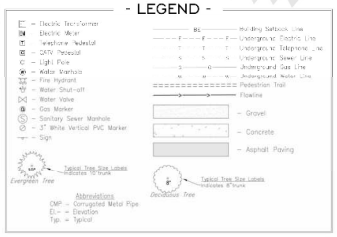
   Datum: Elevation information shown hereon is based upon GPS observations utilizing CPUS and Geoid 18 to derive the NAVD88 elevation of 9254.5' at the top of a 5/8" Rebar and 1.5" Aluminum Cap, located in the Northeast corner of said Lot 45, as shown hereon.

   Contour Interval: Minor Contours = 1 Foot, Major Contours = 5 Feet
6. SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
7. Subsurface utilities not shown, were not marked by appropriate utility companies at the time of this survey. Only visible ground surface utility features were surveyed by SGM as part of this survey. Client/contractor must contact specific utility companies to verify both the location and depth of respective utilities. Additional surveying work may be required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities.
8. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to property lines, boundaries, building envelopes, rights-of-way, easements and other encumbrances of record has been taken from the REPLAT OF CHALET VILLAGE ADDITION NO. 3, recorded at Reception No. 280619 in the Gunnison County Clerk and Recorder's office.

- CURVE TABLE -

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	188.35'	250.00'	43°10'00"	S41°56'14"E	183.93'
C2	88.72'	78.00'	65°10'00"	N30°56'14"W	84.01'
C3	63.53'	157.00'	23°11'10"	N48°56'28"W	63.10'
C4	221.83'	155.00'	82°00'00"	S19°30'52"E	203.38'
C5	45.03'	86.00'	30°00'00"	N06°27'58"E	44.52'
C6	0.98'	78.00'	0°43'01"	S63°09'43"E	0.98'
C7	87.74'	78.00'	64°26'59"	S30°34'43"E	83.19'
C8	103.73'	155.00'	38°20'33"	N41°21'46"W	101.80'
C9	118.10'	155.00'	43°39'27"	N00°21'46"W	115.27'

- LEGEND -



SURVEYOR'S CERTIFICATE:

I, Erik E. Bjornstad, being a Registered Professional Land Surveyor, licensed in the State of Colorado, do hereby certify that this map of existing conditions was prepared _____, from a survey performed on September 8, 2021 under my direct supervision and checking, and that both the survey and map are true and correct to the best of my knowledge and belief.

Erik F. Bjornstad
Colorado PLS # 38697
For, and on behalf of SGM

DRAFT COPY ONLY

Graphic Scale
In U.S. Feet, 1" = 20'

SGM
103 W. Tomichi Ave., Suite A
Gunnison, CO 81230
970.641.5355 www.sgminc.com

Bear Crossing
Mt. Crested Butte, Colorado

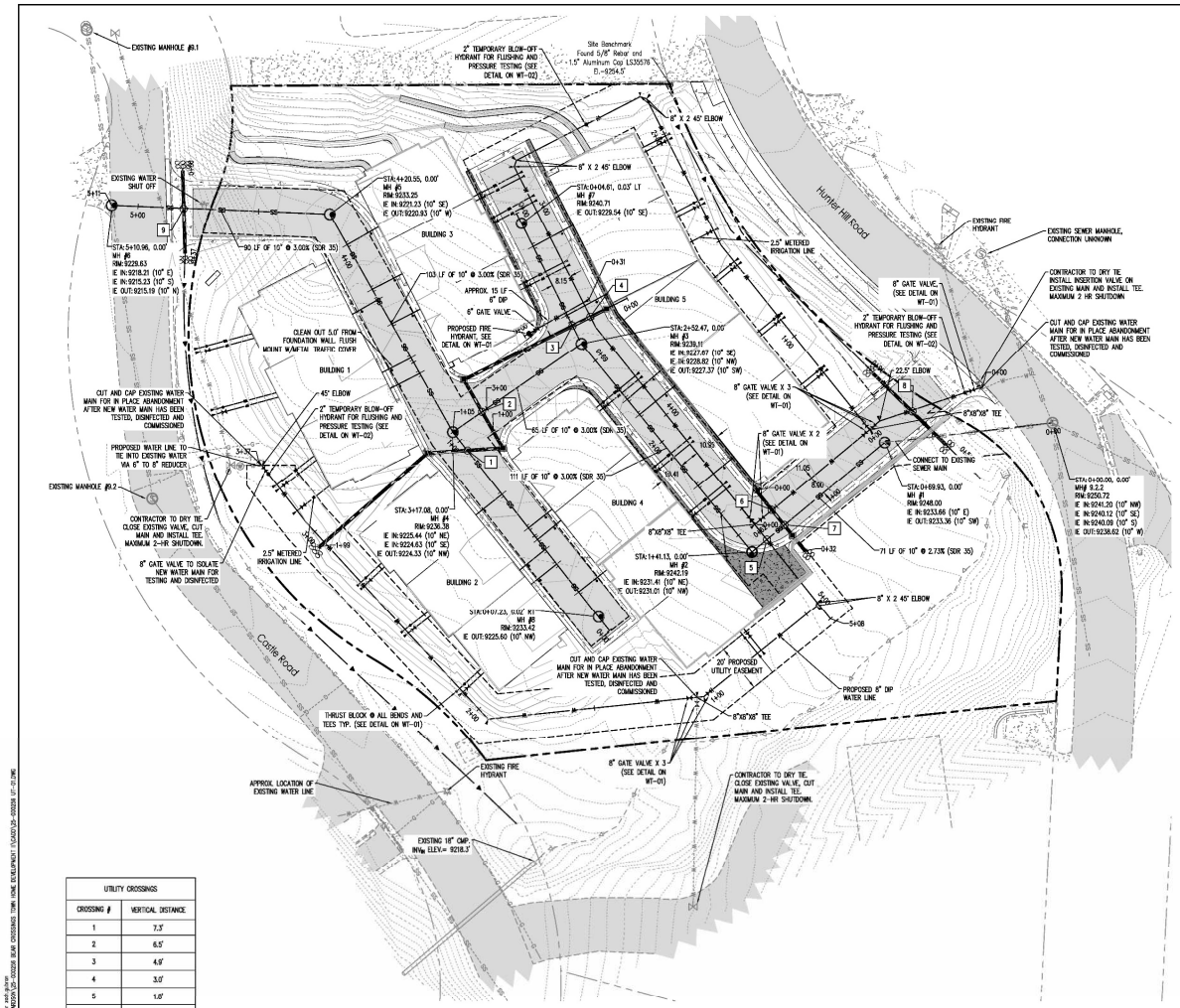
Revisions

#	Date	By	Description

Job No. 2021.043.01
Drawn by: KH
Date: 10/20/2021
Approved: PLS
File: BearCrossEx.dwg

Title: Existing Conditions Map

Sheet No. 1
Of: 1



UTILITY CROSSINGS	
CROSSING #	VERTICAL DISTANCE
1	7.3'
2	6.5'
3	4.9'
4	3.0'
5	1.8'
6	2.3'
7	4.9'
8	3.4'
9	7.4'

GENERAL NOTES:

1. SURVEY OF EXISTING SEWER MAIN INVERT WAS NOT PROVIDED AT TIME OF DESIGN. CONTRACTOR TO CONFIRM ELEVATIONS TO ENSURE THAT GRAVITY SEWER IS PROPERLY SLOPED AT 1/4"/FT.
2. SEWER CLEANOUTS TO BE INSTALLED EVERY 100 FT ON SERVICE LATERALS.
3. MINIMUM 7 FT. BURY ON WATER SERVICES AND WATER MAINS. INSULATE AS REQUIRED (SEE DETAIL ON SS-01).
4. MINIMUM 7 FT. BURY ON GRAVITY SEWER LATERALS. MINIMUM 7FT. BURY ON ALL SEWER MAINS AND/OR FOR MAINS. INSULATE AS REQUIRED (SEE DETAIL ON SS-01).
5. THE CONTRACTOR SHALL PROVIDE THRUST BLOCKING AS REQUIRED (SEE DETAIL ON SHEET WT-01).
6. TRACER WIRE AND TEST STATIONS SHALL BE INSTALLED ON ALL BURIED PIPE (SEE DETAIL ON SHEET WT-01).
7. CONTRACTOR SHALL COMPLY WITH CURRENT AWWA STANDARDS FOR WATER MAIN FLUSHING, DISINFECTION, & PRESSURE TESTING.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES DURING WATER & SEWER TIE-INS.
9. ALL JOINTS ON WATER MAIN SHALL BE RESTRAINED WITH EBBA IRON MEGA-LUG OR APPROVED EQUAL.
10. ALL WATER AND SEWER LINES SHALL MAINTAIN A HORIZONTAL SEPARATION DISTANCE OF 10' AND A MINIMUM 1.5' VERTICAL SEPARATION. IN INSTANCES WHERE SEPARATION DISTANCE CANNOT BE MAINTAINED, CONTRACTOR WHILE PROVIDE SECONDARY CONTAINMENT OF SEWER LINES ADJACENT TO OTHER UTILITES IN CONFORMITY WITH MCDWSD GUIDELINES.
    10.1. IN INSTANCES WHERE HORIZONTAL SEPARATION DISTANCE OF 10' CANNOT BE MAINTAINED, POTABLE PIPES SHALL BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON THE UPHILL SIDE OF THE NON-POTABLE PIPE AT SUCH AN ELEVATION THAT THE BOTTOM OF THE PIPE IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE NON-POTABLE PIPE. THE NON-POTABLE PIPE MATERIALS MUST BE WATER WORKS GRADE 150 PSI (1.0 MPA) PRESSURE RATED PIPE MEETING AWWA STANDARDS AND MUST BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
11. FOR ANY PROPOSED BYPASS PUMPING OR PIPING, CONTRACTOR SHALL SUBMIT BYPASS PLAN TO THE DISTRICT FOR REVIEW.
12. WATER METERS TO BE FURNISHED BY MCDWSD AND INSTALLED BY CONTRACTOR, SEE DETAIL ON SHEET WT-01.
13. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING IN-LINE GATE VALVES AND DOWNSTREAM SERVICE CONNECTIONS TO DETERMINE IF A DRY-TIE CAN BE COMPLETED WITHOUT DISRUPTING SERVICE TO UPPER COSTUMERS. IF A DRY TIE-CANNOT BE COMPLETED WITHOUT DISRUPTION, AN INSERTION VALVE WILL BE REQUIRED.
14. ALL WATER MAINS SHALL BE DUCTILE IRON (DIP) IN ACCORDANCE WITH WATER STANDARDS AND SPECIFICATIONS SECTION 02815.
15. ALL WATER SERVICE CONNECTIONS SHALL BE 2" SDR 9 HDPE W/ CURB VALVE.
16. ALL IRRIGATION AND FIRE SUPPRESSION LINES SHALL BE 2.5" SDR 9 HDPE WITH 2.5" GATE VALVE AND BACK FLOW PREVENTION ASSEMBLY.
17. ALL IRRIGATION SUPPLY LINES WILL BE METERED AND MANAGED BY HOA. IRRIGATION DISTRIBUTION LINES TO BE DESIGNED BY OTHERS.
18. ALL SEWER LINES SHALL BE 10" SDR 35.
19. THE NEW WATER LINE INSTALLATION MUST INCLUDE DISINFECTING, FLUSHING, AND TESTING FOR PRESSURE AND BACTERIA PRIOR TO BEING CONNECTED TO THE WATER SYSTEM.
20. IF CONSTRUCTION IS NOT COMPLETED BEFORE WINTER:
    20.1. MANHOLES SHALL BE MARKED WITH T-POST AND 2-INCH DIAMETER PVC PIPE, 6 FEET TALL, WRAPPED IN GRIFFIN REFLECTIVE TAPE, TO ENSURE MANHOLES CAN BE LOCATED DURING WINTER.
    20.2. WATER VALVES SHALL BE CLEARLY MARKED WITH T-POST AND 2-INCH DIAMETER PVC PIPE, 6 FEET TALL WRAPPED IN BLUE REFLECTIVE TAPE, TO ENSURE VALVES CAN BE LOCATED DURING WINTER.
21. WATER PRE-TAPS WILL BE CUT AND CAPPED, SEE DETAIL ON SHEET WT-02.
22. THE EXISTING WATER MAIN IS CAST IRON. WHEN CONNECTING TO PIPES OF DESSIMILAR MATERIAL, CONTRACTOR TO USE TRANSITION COUPLINGS SUCH AS DRESSER STYLE 162, OR EQUAL.
23. CONTRACTOR TO INSTALL MH #2 WITH CONE ROTATED SO THAT MANHOLE OPENING IS OUTSIDE OF V-PAN FLOW LINE.

SCJ ALLIANCE
CONSULTING SERVICES
8720 TALLON LANE NE, SUITE 200 LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

SHEET TITLE: WATER & SEWER PLAN

PROJECT NAME: BEAR CROSSING TOWNHOMES
4 LOT SUBDIVISION
MT. CRESTED BUTTE, CO 81225

SEAL:

DESIGNED:	ZNG
DRAWN BY:	ZNG
APPROVED BY:	MM
DATE:	MAY 1, 2026
JOB NO:	25-030256
DRAWING FILE NO:	25-030256 UT-01
DRAWING NO:	UT-01
SHEET NO:	13 OF 19

NO.	REVISIONS	DATE	BY
1			

May 01, 2026 - 1:13:48pm - User: zack.gray
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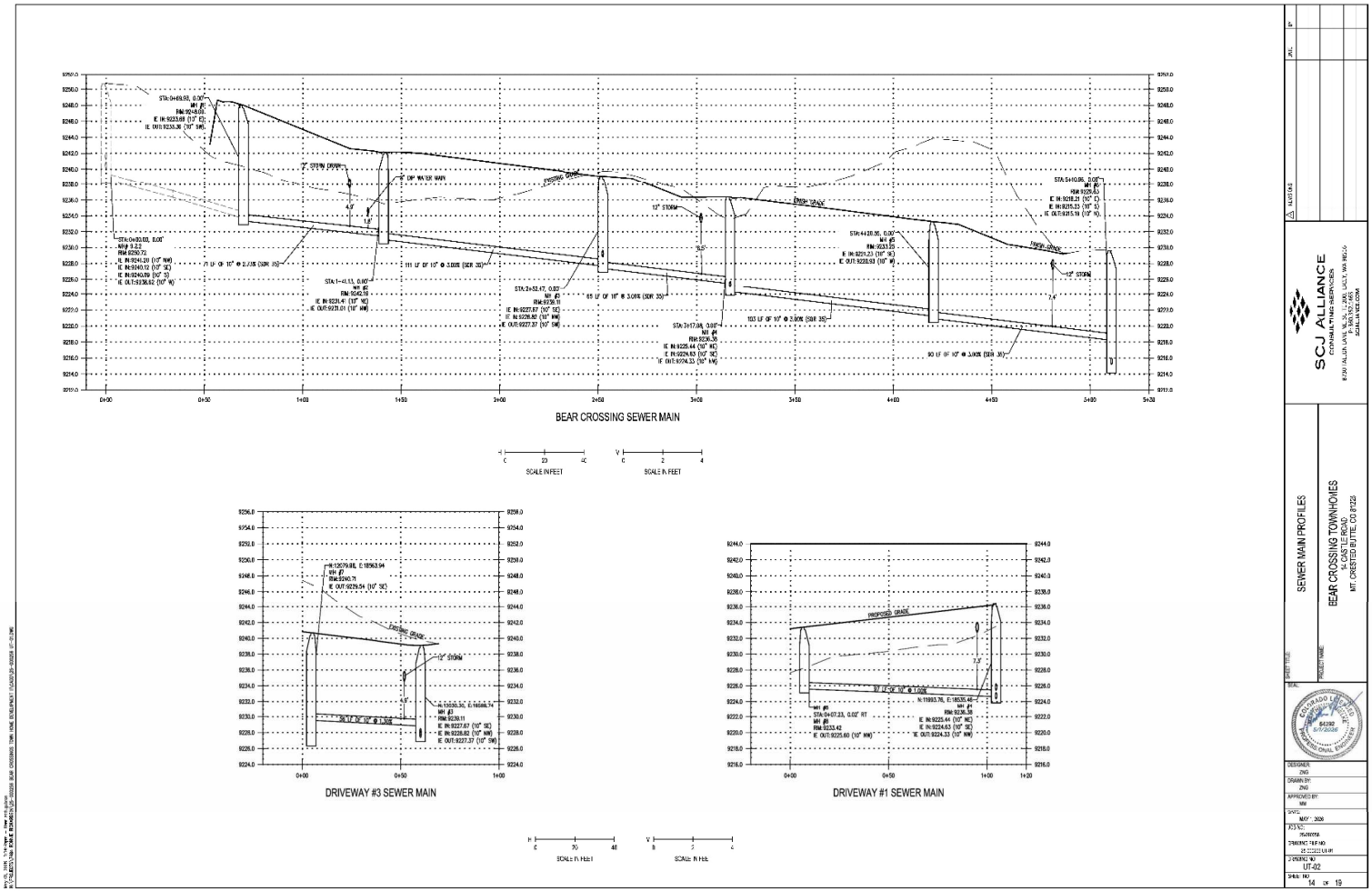
BEAR CROSSING SEWER MAIN
SCALE IN FEET
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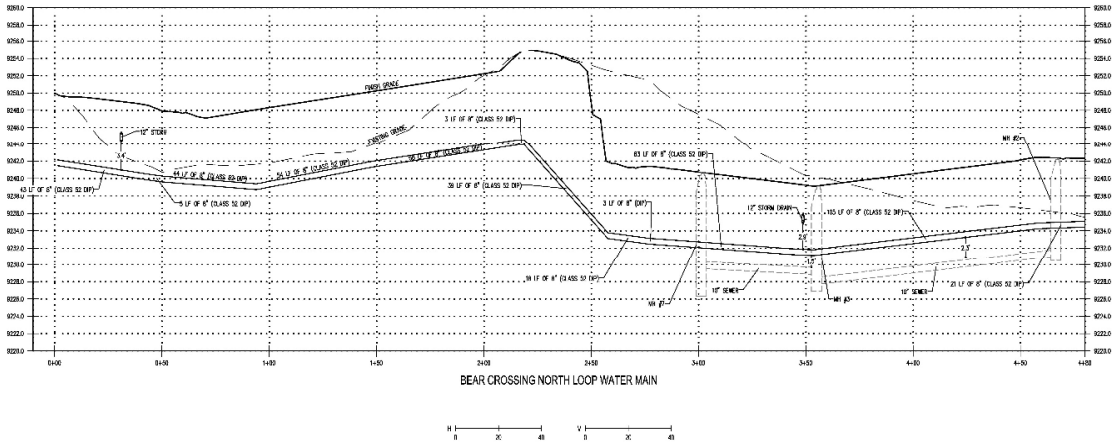
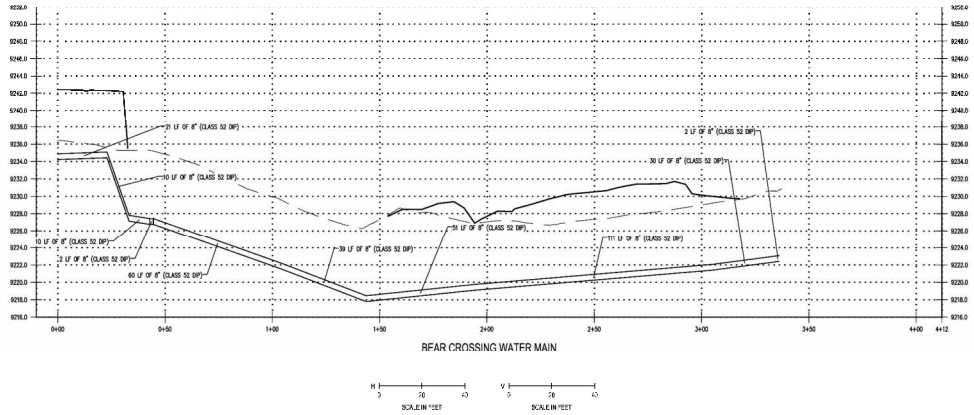
DRIVEWAY #3 SEWER MAIN
DRIVEWAY #1 SEWER MAIN
SCALE IN FEET
SCALE IN FEET
SCJ ALLIANCE
SEWER MAIN PROFILES
BEAR CROSSING TOWNHOMES
UT-02





SCJ ALLIANCE
CIVIL/LAND PLANNING CONSULTANTS

WATER MAIN PROFILES

BEAR CROSSING TOWNHOMES
14 CASTLE ROAD
MT. CRESTED BUTTE, CO 81225

DESIGNED: ZNG
DRAWN BY: ZNG
APPROVED BY: MM
DATE: MAY ' 2026
JOB NO: 25-019705
DRAWING REF NO: 25-019705-UM.dwg
DRAWING NO: UT-03
SHEET NO: 15 OF 19

Capacity

Analysis

Water Demand Forecast:

- Max Month Average Day – 9,600 GPD
- Peak Hour – 11.7 GPM

Sewer Wasteloading Forecast:

- Max Month Average Day – 8,900 GPD
- Peak Hour – 9.3 GPM
- BOD5/TSS = 33.5 lb/d (each)

Requested Variances

- Minimum spacing of potable and non-potable pipe of 8 feet.
- Waterlines to be laid parallel to or under retaining wall.
- Proposed Manhole 1 to be at a depth of 15’4” below finish grade.

Questions?

MEMORANDUM

To:	Mt. Crested Butte Water & Sanitation District Board of Directors
From:	Nicole Bogenschuetz, Interim District Manager
Date:	July 6, 2026
Subject:	**Interim District Manager Report – June 2026**

Employee Spotlight

1. Evan Sandstrom celebrated 6 years with the Wastewater Department, serving our team since 2020.
2. Kyle Koelliker passed his Wastewater Treatment Class C Exam and Blake King passed his Water Treatment D Exam.

Wastewater Department

Spill No: 2026-682, 23 Whetstone Drive

On 6/25/2026, a contractor connecting a sewer service line broke a vitrified clay pipe sewer main line. The Wastewater Department unwatered the trench using the tanker truck's portable pump (water was discharged at the Wastewater Treatment Plant for necessary treatment), installed a temporary bypass flow plug to maintain service overnight, disinfected the impacted area, and aided in the repair/restoration of service of the main line. All necessary Spill Reporting Forms were submitted to CDPHE.

Water Department

Meridian Lake Park Dam No. 1

1. Meridian Lake Park Dam No. 1 inspection by the State of Colorado's Division of Water Resources, Dam Safety Program was completed. The 2024 Engineer's Inspection Report (EIR) concluded the overall condition of the dam was "Conditionally Satisfactory" and the recommended safe storage level was "Conditional Full Storage". The 2026 EIR states "The dam appears to be performing Satisfactorily under current reservoir loading and operation. The Owner has completed many of the action items identified during the 2024 inspection and has considerably stepped-up monitoring efforts in recent years. Ongoing periodic monitoring is being performed and well documented." The 2026 EIR concluded the overall condition of the dam as "Satisfactory" and the recommended safe storage level is now "Full Storage", removing the previous conditions.
2. The 2026 EIR identified the 8-inch diameter toe drain and 6-inch diameter french drain collapsed. The District completed an emergency repair in coordination with State of Colorado's Division of Water Resources, Dam Safety Program.

Finance Department

1. The 2025 Financial Audit Report was completed.
2. Work continued on the District Handbook and General Policies Manual.

Engineering Department

1. The Colorado Statewide Internet Portal Authority (SIPA) awarded the District a Micro-Grant to digitize historical drawings, implement a searchable file structure, and improve both employee and public access to these records.

General Operations

Water Operations June 2026

MCB WTP Production for June	12.99 MG
MCB WTP Production for May	6.66 MG
Peak day of Month: 6/22/2026	0.642 MG
Average Daily Plant Run Times	8.0 hours/day
Average Daily Flow Total	0.422 MG/day
MLP WTP Production for June	1.05 MG
MLP WTP Production for May	0.460 MG
Peak Day for Month: 6/24/2026	0.052 MG
Average Daily Plant Run Times	7.0 hours/day
Average Daily Flow Total	0.035 MG/day

Significant / Unusual Activities:

- Meridian Lake Park No. 1 Dam Safety Inspection was performed by the State Engineer; an action item to repair the toe drain outfall was completed shortly after the inspection (see Photo 1). The Engineer's Inspection Report concluded the overall condition of the dam as "Satisfactory" and recommended the safe storage level at "Full Storage". All stoplogs were installed in the spillway.
- Coordinated with the Town of Mt. Crested Butte's Babbling Brook Project to realign an 8" ductile iron pipe water main. Installation and testing were completed.
- New pipe supports were installed on the Mt. CB WTP MEMCOR filter skids to prevent any future damage to the influent piping (see Photo 2).
- Water Operators performed fire flow testing throughout the distribution system to calibrate the HDR hydraulic model.
- All District fire extinguishers were inspected and serviced.
- New construction water service line inspections were completed in coordination with the contractors.
- Operators provided enforcement of current irrigation restrictions.
- Collected water samples for compliance testing.
- Completed all Colorado 811 locates.

Major Problem(s):

- No major problems to report

Next Month's Major activities:

- Continue review of future developments within the District boundaries
- Will be sampling Mt CB disinfection byproducts
- Will be sampling for lead and copper under reduced monitoring requirements at Mt. CB and MLP water plants.
- Q3 All Hands Staff Meeting
- Fulfill 811 Locate requests, take monthly meter readings, and perform routine water sampling

Kyle Koelliker will be attending this meeting to answer any questions.

Photo 1

Photo 2

Wastewater Operations June 2026

Gallons Wastewater Treated June	8.6 MG
Gallons Wastewater Treated May	9.4 MG
Average Treated Wastewater Flow	0.287 MGD
Peak Treated Wastewater Flow	0.343 MGD
Peak Treated Wastewater Date	6/27/2026
Gallons Sludge Hauled to Town of CB	39,000 gal.

Significant / Unusual Activities:

- All monthly sampling events were successfully completed.
- Monthly safety meeting was completed.
- Locates were conducted.
- The mobile generator was exercised at Saddle Ridge lift station, and monthly lift station checks and calibrations were completed.
- The jetting total for June was 1636 feet and YTD total is 5,680 feet.
- CCTV total for June was 0 feet and YTD total is 0 feet.
- Continued implementation of the CUES WebOffice program.
- TENORM sampling results are considered exempt and no further action is required.
- Service line inspections were conducted.
- Sewer Service Line Inspection Program forms were reviewed, and responses were provided.
- Completed tire rotations and interior detailing of the WW vehicle fleet.
- Annual maintenance was performed on the sludge truck.
- Spectrashield was onsite and lined 21 manholes.
- Emptied out Equalization Basin (EQ) 1 to allow for a concrete inspection and roof evaluation (see Photo 1).
- Blake King successfully passed his Water Treatment Level D Exam.

Major Problem(s):

- Sewer main break at 23 Whetstone Drive.

Next Month's Major Activities:

- Jet and CCTV collection system.
- CUES WebOffice training.

Adam Bembenek will be attending this meeting to answer any questions.

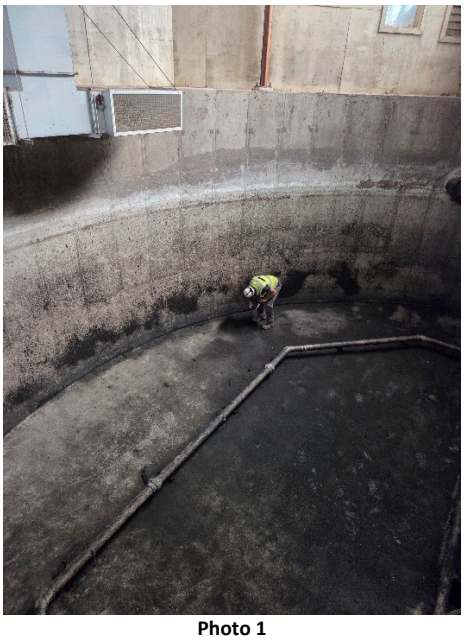


Photo 1

General Fund Operations June 2026

Tap Fee Applications Received/Processed/Collected YTD	16/13/11
# Customers Billed: Utility Fees/Availability of Service	949/233
Property Title Transfers Processed	4
Intent to Lien Notices Mailed/Liens Filed/Liens Released last Month	4/0/0

Significant / Unusual Activities:

- Worked on transitioning functions and tasks between administrative personnel
- Staff attended the SDA workshop in Salida
- Auditors sent items for clarification and review questions
- Attended handbook and policies project meetings with People and Culture Consultant
- Received 6 tap fee requests
- Issued 5 tap fee permits
- Uploaded revised capacity expansion fees from Resolution 2026-4 to the website
- Prepared space for the incoming District Manager
- Updated the website for meeting changes and content

Major Problem(s):

- No major problems to report

Next Month's Major activities:

- Continue to review revisions of the handbook and specific policies of the District.
- Working on updated capacity expansion sewer tap fees and associated tables.
- Continue with field work for the auditors.
- Prepare for the incoming District Manager.
- Evaluating potential changes to servers and backup systems for District data.
- Reviewing current phone system for potential upgrades.
- Purchasing tablets and an on-call cell phone for the Water Department.

Kent Fulton will be attending the meeting to answer any questions.

Stream Flow Information, Snowpack, & Weather

Gunnison County's drought conditions persisted over the last month. On June 4th, Governor Polis activated Phase 3 of Colorado's Drought Response Plan. The District's watersheds are still classified as "extreme drought" and "exceptional drought" category, as shown in Figure 1. Table 2 outlines the two NRCS SNOTEL sites that are within the District's watershed where source water is located. The SNOTEL sites displayed that snow water equivalent peaked approximately one month earlier than average (March vs. April) and reached zero approximately one month earlier than average (May vs. June). Additionally, the median year-to-date precipitation for the Gunnison Basin index has slightly decreased from 79% last month to the currently reported 77%. The total precipitation accumulation in Gunnison is tracking similar to 2021; where 2021 had a strong monsoon system that improved drought conditions. Multiple forecasts are displaying a probability for a monsoon system later this year.

Meridian Lake Park Reservoir No. 1 is currently 100% of full pool as of June 2, 2026 and is releasing water though the spillway. Currently, all six stoplogs are in place increasing the pool elevation to 9,398 feet. The District has been informed that it may be directed by the Water Commissioner to begin removing stoplogs in the next week to help meet instream water rights. Typically, these annual calls begin roughly one month later in the water year; however, the early call reflects the low water levels currently in the Slate River, East River, and Gunnison River being below the mean and median flows, as shown in Table 1. Removing the stoplogs will decrease the pool elevation in Merdian Lake Park Reservoir No. 1. Blue Mesa Reservoir is 33% of full pool and the remaining reservoirs in the Gunnison River Basin ranges from 33% to 98% of full pool. For additional information, see Figure 2.

The East River Pump Station (ERPS) is critical to the function of the Mt. Crested Butte Water Treatment Plant. Within the wet well, there is a level sensor that monitors the water level. Over the last two years, there has not been much fluctuation in the water level (ranging from 9-11 feet). Starting in April 2026, the water level height began deviating from the typical trend due to the decrease in discharge in the East River, see Figure 3. The Water Department is closely monitoring the availability of its physical water supply. If the water level drops within one foot of the low-level alarm, emergency drought restrictions will increase immediately to no outdoor/irrigation use. The Mt. Crested Butte Water Treatment Plant has seen a reduction in the demand for finished water and appreciates the community's cooperation in conserving water.

The National Oceanic and Atmospheric Administration (NOAA) one-month outlook for Colorado indicates leaning above-normal temperatures and has equal changes of below-normal and above-normal precipitation, see Figure 4.

Table 1: USGS Stream Flow Data (July 8, 2026)

Stream and Location	Discharge (cfs)	Mean (cfs)	Median (cfs)
SLATE RIVER ABOVE BAXTER GULCH @HWY 135 NEAR CRESTED BUTTE, CO	**38.8**	**230.5**	**140.0**
EAST RIVER BELOW CEMENT CREEK NEAR CRESTED BUTTE, CO	**74.1**	**604.2**	**542.0**
GUNNISON RIVER NEAR GUNNISON, CO	**339.0**	**1413.9**	**1200.0**

Table 2: Colorado NRCS SNOTEL Snow/Precipitation Update Report (July 8, 2026)

Basin Site Name	Elevation (feet)	Snow Depth (in)	Snow Water Equivalent			Water Year-to-Date Precipitation		
			Current (in)	Median (in)	% of Median Peak	Current (in)	Median (in)	% of Median
Butte	10,190	-	-	-	-	14.5	20.1	72
Schofield Pass	10,653	-	-	-	-	30.4	38.6	79
Gunnison Basin Index (%)			**-**			**77**		

Gunnison River Basin consists of 16 SNOTEL sites. Top 2 SNOTEL sites directly connected to MCBWSD source water listed above.

Source:
https://wcc.sc.egov.usda.gov/reports/UpdateReport.html;jsessionid=uOktDT2M5Ngpl2NY5-EXpss4Xbe03zarRC2B8u-K.nrcsprd0383?report=Colorado&format=SNOTEL+Snowpack+Update+Report
https://wcc.sc.egov.usda.gov/reports/UpdateReport.html?report=Colorado&format=SNOTEL+Precipitation+Update+Report

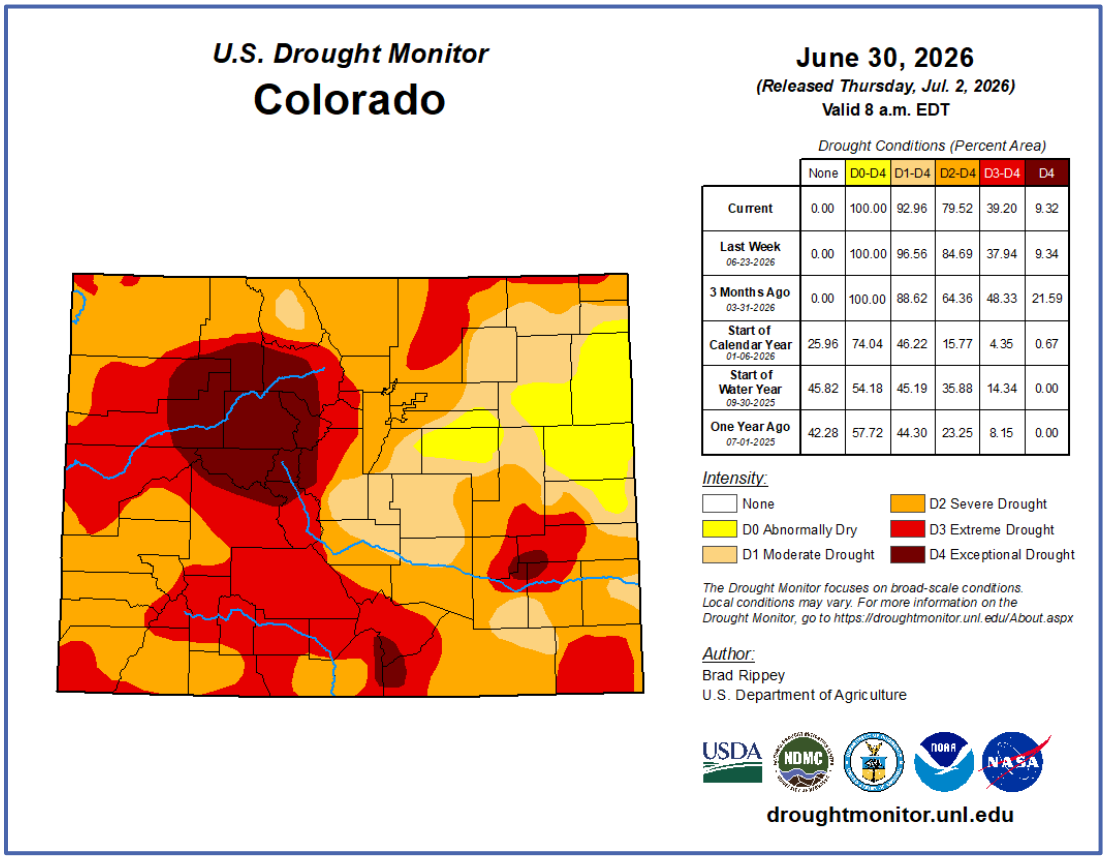


Figure 1. – Colorado Drought Monitor

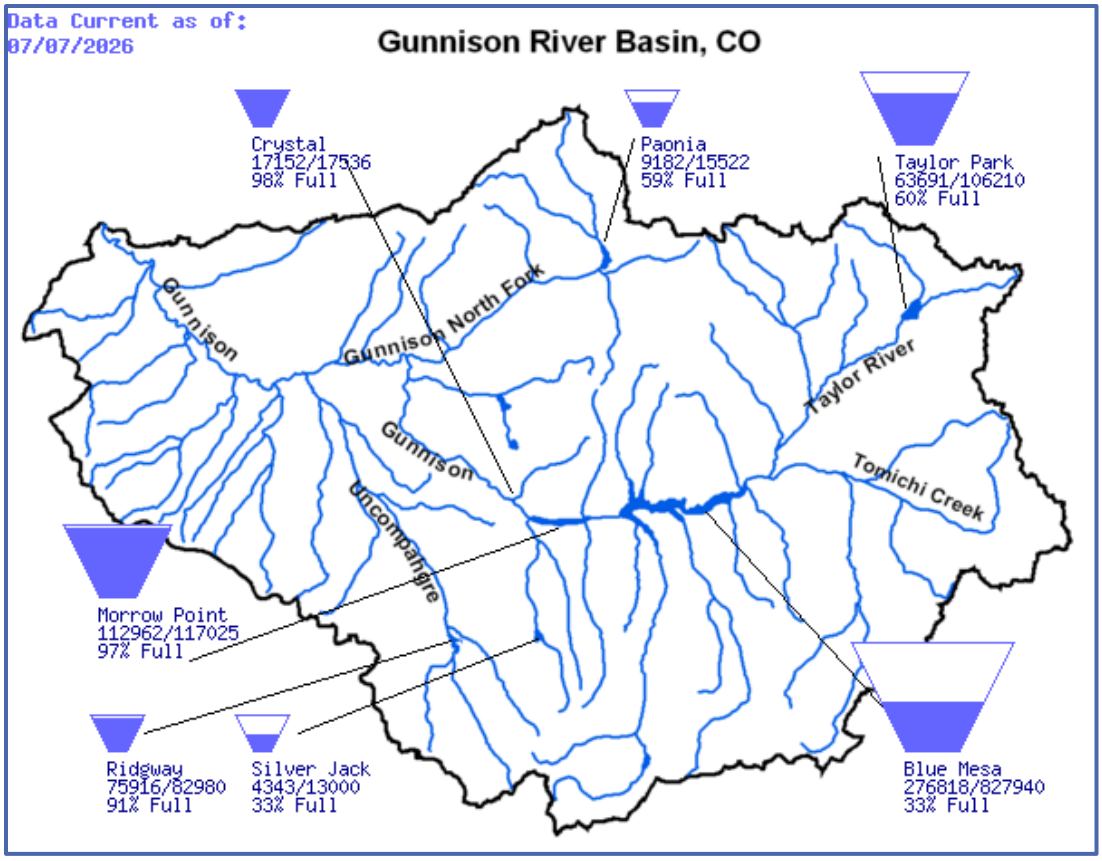


Figure 2. – Gunnison River Basin Tea-Cup Diagram

(Source: https://www.usbr.gov/uc/water/basin/)

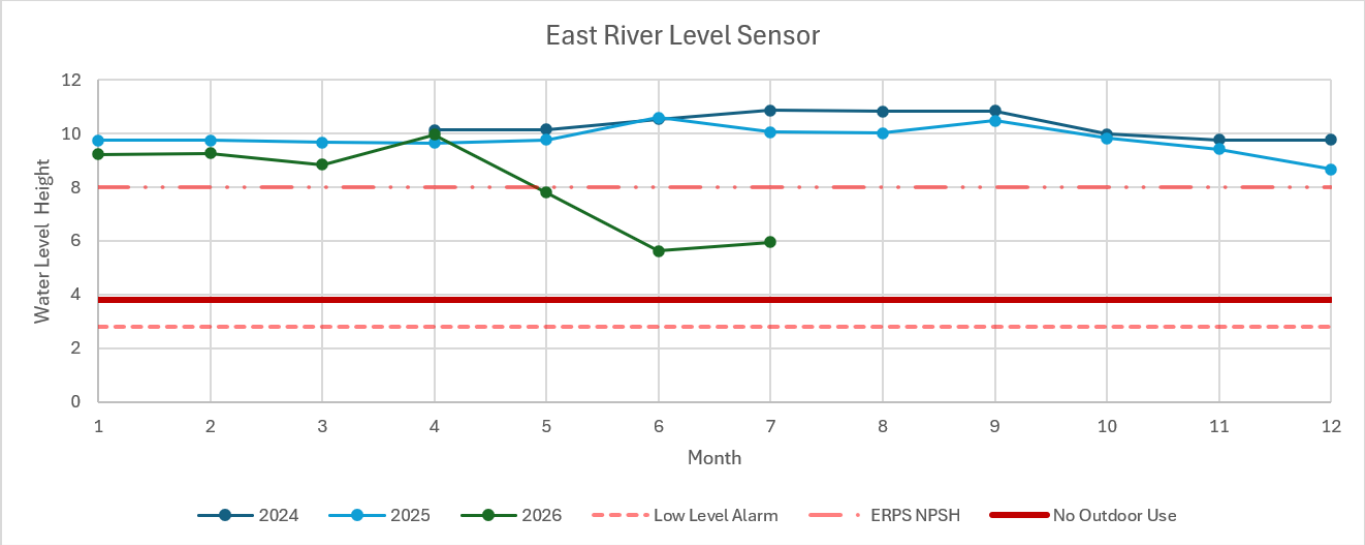


Figure 3. – East River Pump Station Level Sensor Water Level

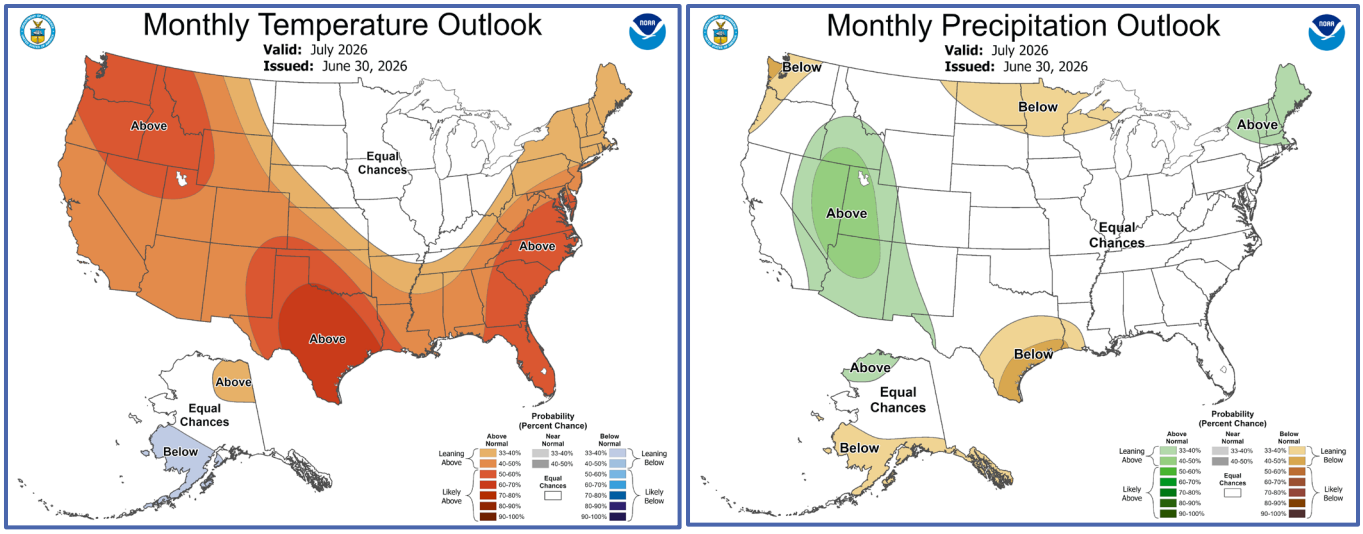


Figure 4. – NOAA Monthly Temperature Outlook

(Source: https://www.cpc.ncep.noaa.gov/products/predictions/30day/)

MEMORANDUM

To: Mt. Crested Butte Water & Sanitation District Board of Directors
From: Nicole Bogenschuetz, P.E., Interim District Manager
Date: July 8, 2026
Subject: **Capital Projects Monthly Status Report (MSR) – June 2026**

Dear District Board of Directors,

Below are the highlighted capital projects[1] that meet the following criteria: (1) the allocated 2026 Budget exceeds $50,000, (2) are actively being worked on, and/or (3) may be of interest to the District Board.

This month, Change Order No. 1 was submitted for Activity No. 202642, CIPP Maintenance & Repair to update the scope of the project. This change order will not have an impact on the total 2026 budget for Wastewater Fund Scheduled Repair & Maintenance Expenditures. See Attachment 1 for additional details.

Wastewater Capital Projects

Table 1. – WWTF Equalization (EQ) Basin Structural and HVAC Analyses MSR

Project Classification: Wastewater	**Activity Number:** 202601		**Percent Complete:** 25%
Scope: A site investigation will be conducted to assess the condition of the EQ Basin and Headworks Building. The results will be documented in a Condition Assessment Report. A structural evaluation will be completed to determine the suitability of constructing a concrete cover and/or modifications to the Headworks Building. Based on the conclusions from the structural evaluation, a Final Design Package will be prepared outlining the recommended demolition and/or improvements. Additionally, in response to elevated hydrogen sulfide gas concentrations recorded in the Process Building, an HVAC analysis will be performed to verify adequate ventilation and compliance with applicable regulations.			
Project Budget[2]			
2026 Budget	**$130,000**	**Budget Comments**: None.	
Spent	$0		
Percent Spent	0%		
Project Schedule			**Status**
Site Investigation and Condition Assessment of Existing Structure		June 18, 2026	100%
Structural Evaluation of Existing EQ Basin		Fall 2026	0%
HVAC Analysis Memo		Fall 2026	0%
100% Design of Demolition and/or Improvements		November 2026	0%
2026 Monthly Status Update			
Q1	HDR and the District are coordinating the establishment of a Master Service Agreement, under which this scope of work will be included. HDR toured the EQ Basin in the Headworks Building as well looked at the HVAC System in the Processing Building.		
April	No update.		
May	The Scope of Work for the analyses were executed. The District organized historical drawings and photos of the structures and mechanical equipment. HDR and the District scheduled a site visit on June 18th and are coordinating safety protocols to drain and lock out the equalization basin for the inspection.		
June	The Wastewater Department drained and cleaned EQ Basin No. 1. HDR completed a site condition assessment to evaluate the existing condition of the Headworks Building, EQ Basin No. 1, and HVAC systems in all buildings.		
Board Decisions/Updates			
None at this time.			

Table 2. – Gothic Road Interceptor Line MSR

Project Classification: Wastewater	**Activity Number:** 202404	**Percent Complete:** 85%
Scope: The interceptor line currently accommodates maximum peak flow from existing customers of approximately 590 gallons per minute (gpm). Multiple developments within the collections interceptor line service area are proposed and/or approved by the Town of Mt. Crested Butte. Combined, these developments exceed the current capacity of the existing interceptor line. The scope of this work includes field investigations, design, construction, and testing. The District was under contract with HDR to proceed to 30% Design, not to exceed $300,000 (completed May 2025). In June 2025, the Board motioned to expand the scope of the contract with HDR to proceed to final design, not to exceed an additional $700,000. The 2026 scope will focus on completion of the expanded 2025 scope, including easement acquisition, completion of final design, assembling the bid package, and project solicitation.		

Project Budget[2]		
2024 Budget	**$550,000**	**Budget Comments**: The project is behind schedule due to plat and easement delineation challenges, obtaining survey information, and processing the survey data. A portion of the HDR design budget, approved in 2025, will be rolled over into the 2026 Budget, not to exceed $700,000. The 2026 schedule and budget reflect these changes.
Spent (2024)	$257,787	
Percent Spent (2024)	47%	
2025 Budget, 30% Design	**$300,000**	
Spent (2025)	$220,448	
Percent Spent (2025)	73%	
2025 Budget, 90% Design	**$700,000**	
Spent (2025)	$316,956	
Percent Spent (2025)	45%	
2026 Budget, 100% Design/Bidding Services	**$616,347**	
Spent (2026)	$165,070	
Percent Spent (2026)	27%	

Project Schedule		**Status**
CCTV Report	October 7, 2024	Complete
Survey	October 31, 2024	Complete
Geotechnical Report	March 31, 2025	Complete
30% Design	Summer 2025	Complete
SUE/Survey	November 1, 2025	Complete
90% Design	January 30, 2026	95%
Easements	June 30, 2026	15%
Final (100%) Design	June 30, 2026	0%
Bidding Services	December 2026	0%

2026 Monthly Status Update	
Q1	HDR completed the 90% Design Cost Opinion Memo, drawings and specifications. The District has reviewed the final alignment and is currently reviewing the specification package. HDR and the District are planning a specification workshop next month to review and discuss the package in detail. The District continues to review the specification package. HDR and the District held a specification workshop to review Division 0 and Division 1 specifications. HDR began developing maps, easement descriptions, and title research to begin the easement acquisition process.
April	The Interim District Manager presented the Gothic Road Interceptor at the April Mayor-Manager Meeting. The District met with CBMR to discuss alignment options, the critical path for finalizing the engineering design and alignment.
May	HDR finalized the flow projections for the calculation of the Capacity Expansion Sewer Tap Fee. HDR subcontracted with Colorado Land and Title to complete parcel abstracts, updated the map book, and began coordinating with SGM for easement descriptions. The Interim District Manager presented the Gothic Road Interceptor to Town Council.
June	The District, HDR, MTCB, and CBMR met to discuss the alignment options for the gothic road interceptor. The flow projections and Capacity Expansion Sewer Tap Fees were finalized.

Board Decisions/Updates
After final design is complete, staff will present funding options and a recommended path to construction for Board consideration.

Water Capital Projects

Table 3. – 1MG Timberland Tank Ring Wall Repair MSR

Project Classification: Wastewater	**Activity Number:** 102501	**Percent Complete:** 10%
Scope: The 1MG Timberland Tank ring wall is deteriorating. HDR completed structural designs in 2019; however, subsequent updates to building and structural codes require revisions to the original design package. HDR will review the existing design approach, update the structural designs to meet current code requirements, and reissue the design and bid package. The District will advertise for solicitation and then award the project. Construction is scheduled for Fall 2026, coinciding with a period of reduced water demand that allows the tank to be taken offline. HDR will assist with construction support including submittal reviews, RFI responses, change orders, and site visits. Following construction, HDR will provide record drawings.		

Project Budget[2]		
2026 Budget	**$557,000**	**Budget Comments**: The geotechnical foundation recommendations were not included in the original scope of work and may increase the overall project budget.
Spent	$1,925	
Percent Spent	0.35%	

Project Schedule		**Status**
Geotechnical Investigation	May 1, 2026	90%
Reissue Structural Drawings/Bid Package	May 1, 2026	10%
Project Solicitation	May 2026	0%
Project Award	June 2026	0%
Construction	Fall 2026	0%
Record Drawings	November 2026	0%

2026 Monthly Status Update	
Q1	HDR and the District are coordinating the establishment of a Master Service Agreement, under which this scope of work will be included. The District began discussions with the U.S. Forest Service and Gunnison County to obtain permits for this project. County Permits for the project require geotechnical foundation recommendations. The District has started to schedule the geotechnical field work and analyses. A kickoff meeting was held with HDR's Structural Engineer and the District to discuss required design updates and existing site conditions.
April	The District executed a contract with CMT for the geotechnical investigation to be completed in May.
May	On May 13, 2026, CMT drilled an exploratory borehole for the geotechnical investigation that verified the geology below the tank. The laboratory testing results have been expedited and will inform the ring wall's structural design. The Design Scope of Work was executed with HDR.
June	HDR received the draft geotechnical investigation report including all laboratory testing results and analyses. On June 18, 2026, HDR's structural engineer and project manager were onsite to observe site constraints and collect final project details.

Board Decisions/Updates
None at this time.

Table 4. – Long Lake Pipeline and Pump Station MSR

Project Classification: Water	**Activity Number:** 102403	**Percent Complete:** 35%
Scope: The District entered an Agreement with Upper Gunnison River Water Conservancy District (UGRWCD). The Agreement grants the District use of 300 acre-feet of storage in Long Lake in exchange for the completion of studies that demonstrate there will be no adverse impacts to Long Lake (complete), as well as the design and construction of a pipeline/pump station to connect Meridian Lake Park Reservoir to Long Lake. The District's long-term goal is to connect this system to the Water Treatment Plant for water availability at full build-out, see the Water Rights Master Plan (LRE, 2024) for additional details. The 30% Design was completed in 2025 focusing on finalizing the pipeline design and alignment. The 60% and 90% Design is scheduled to be complete in 2026 focusing on mechanical, electrical, and structural upgrades to the existing pump station.		
Project Budget[2]		
2025 Budget	**$305,765**	**Budget Comments**: None.
Spent (2026)	$199,417	
Percent Spent	65%	
2026 Budget	**$350,000**	
Spent	$41,067	
Percent Spent	11.7%	

Project Schedule		**Status**
Agreement UGRWCD and MCBWSD	April 9, 2015	Complete
Firm Yield Study / Fishery Study / Geotechnical Considerations	December 5, 2015	Complete
Preliminary Design (SGM)	September 24, 2018	Complete
15% Concept Design (AECOM)	January 8, 2024	Complete
Geotechnical Investigation / Geophysical Investigation / Survey	January 15, 2025	Complete
30% Design Package	December 31, 2025	Complete
Geotechnical Investigation No. 2	December 31, 2025	Complete
Survey (SUE/Miscellaneous Features)	Summer 2026	20%
60% Design	September 2026	5%
Draft 90% Design	December 2026	0%

2026 Monthly Status Update	
Q1	The 30% Design Package was completed and distributed to all stakeholders. AECOM has prepared the scope of work for the 60% and 90% Design. The District is exploring options for professional grant writing support to assist with upcoming grant applications. The District met with Gunnison County on future permitting requirements and the District's Water Right Attorney about Junior Storage Rights. AECOM verified the Long Lake Phase 2 pipeline hydraulics from Long Lake to the pre-sedimentation pond to inform easement decisions.
April	AECOM kicked off the 60% Design internally. A design schedule was established, highlighting potential roadblocks. AECOM is currently working towards having a surveyor onsite to collect final, required points and establish a project datum.
May/June	AECOM collected additional survey information onsite. For the 60% Design, the outlet works conduit air vent sizing is being finalized. AECOM is updating the mechanical and hydraulic design, electrical design, and structural design.

Board Decisions/Updates
Following completion of the 60% and 90% Design, staff will make a recommendation to the Board on an updated scope, schedule, and proceeding to final design and construction.

Development Reviews

In accordance with the Water and Wastewater Standards and Specification Section 01020, a Preliminary Submittal and Final Submittal are required to be approved and accepted by the District, respectively. The information outlined below is specific to the District's submittal process. Communication between a Developer and the District's legal counsel is beyond the scope of this list.

Table 5. – Development Review Summary

Development	Zone Type	Status
17 Marcellina Lane (OROS)	HDR	2025 – Board motioned to approve the Preliminary Submittal
Bear Crossing	HDR	2025 – Outstanding District comments on Preliminary Submittal February 19, 2026 – the District received an updated Preliminary Submittal April 20, 2026 – HDR provided comments on the Preliminary Submittal April 24, 2026 – the District, HDR, and Bear Crossing team met to discuss the Preliminary Submittal May 1, 2026 – the District received an updated Preliminary Submittal June 15, 2026 – the District recommended technical approval of the Preliminary Submittal
Beckwith Hotel Renovation	CC, HDR	December 3, 2025 – the District received an updated Preliminary Submittal February 20, 2026 – the District provided a response letter to the Preliminary Submittal to "Conditionally Approved" the Preliminary Submittal March 16, 2026 – the District received a partial response to the outstanding items May 20, 2026 – the District received outstanding items
Crested Butte Ridge	PUD, SFR	No Preliminary Submittal received by the District in 2026.
Honey Rock Ridge	LDR	September 12, 2024 – HDR provided Response Letter for As-Builts on behalf of the District February to July 2025 – the Developer is coordinating with the District to address comments provided
Hunter Ridge	Petition for Inclusion	2025 - Outstanding District comments on Preliminary Submittal January 6, 2026 – the District responded to the Petition for Inclusion January 7, 2026 – Meeting to discuss the comments on the Preliminary Submittal February 24, 2026 – Public Hearing on Petition for Inclusion March 14, 2026 – the District received a Geotechnical Memo March 27, 2026 – the District received payment required for the Petition for Inclusion March 27, 2026 – the District responded to the Geotechnical Memo April 3, 2026 – the District met with the Geotechnical Engineer to discuss the comments in the March memo. April 3, 2026 – the District received an updated Preliminary Submittal May 27, 2026 – HDR provided a response letter to the Preliminary Submittal
Maroon Haus	LDR	No Preliminary Submittal received by the District in 2026.
Nordic Inn	PUD, CC	No Preliminary Submittal received by the District in 2026.
The Villages	PUD, MDR	December 17, 2025 – the District received an updated Preliminary Submittal March 23, 2026 – HDR provided comments on the Preliminary Submittal April 14, 2026 – the District, HDR, and the Villages team met to discuss the Preliminary Submittal June 5, 2026 – the District received an updated Preliminary Submittal
Upper Prospect	PUD, SFR	2025 – Outstanding District comments on Preliminary Submittal January 27, 2026 – the District received an updated Preliminary Submittal February 23, 2026 – Developer toured the Booster Pump Station and perspective tank location April 13, 2026 –HDR provided a response letter on the Preliminary Submittal April 28, 2026 – the District, HDR, and Upper Prospect team met to discuss the Preliminary Submittal June 18, 2026 – the District received an updated Preliminary Submittal

Zone Type Reference: Town of Mt. Crested Butte Master Plan (January 2023, Page 17)
PUD – Planned Unit Development, HDR – High Density Residential, MDR – Medium Density Residential, LDR – Low Density Residential, SFR – Single Family Residential, CC – Commercial Core

Attachment 1
Change Order No. 1

Existing Project
Project: CIPP Maintenance & Repair
Activity Number: 202642
Fund: Wastewater Fund Scheduled Repair & Maintenance Expenditures
Current Budget: $85,000
Scope: Following the 2025 ArcGIS mapping update and Master Planning, multiple sewer main lines were identified as being composed of vitrified clay pipe (vcp) and unlined. The CCTV, completed on a four-year cycle, displayed that sections of these pipes are starting to degrade. The purpose of the project is to begin a multi-year CIPP lining process to systematically begin to address these pipes in the sewer system.

Updated Project
Project: Blower and Scum Pump
Activity Number: 202642
Fund: Wastewater Fund Scheduled Repair & Maintenance Expenditures
Current Budget: $85,000
Budget Change: $0
Scope: In March 2026, Blower 10 in Oxy 3 was sent in for a warranty repair. Blower 10, purchased in 2025, did not meet the criteria for a warranty repair with only 400 hours of operation time due to operational issues likely spurring from the altitude of the Wastewater Treatment Plant. The estimate for a new in-kind blower and to repair the blower were $17,000 and $10,000, respectively.

Given the poor performance and lack of warranty for Blower 10, staff determined it is in the best interest of the Wastewater Treatment Plant to defer installation until 2027 and begin an engineering analysis on the best blower to meet the treatment needs and permit requirements with Carollo Engineers. The current estimate for the scope ranges from $50,000 to $75,000 to evaluate different blower technologies, develop blower design specifications, and review blower submittals.

The procurement of replacement Blower 10 will be in the 2027 Budget.

Engineering Design: $50,000 - $75,000

The solids handling wastewater pump (scum pump) in the Clarifier Building is used to pump scum and grease from the clarifier scum rake to the clarifier splitter box, then back to the north digester. The current pump has a worn and cracked impeller, and replacement parts are no longer manufactured. There is currently a replacement pump on hand; however, because the new pump is significantly different from the existing one, the current pump skid would need to be removed and replaced, and the piping alignment would need to be modified. Upgrading the pump skid and piping alignment allows for a backup pump to be on the shelf since there is no redundancy in the system. The new configuration and obtaining a backup pump would only require the Wastewater Department to remove and replace the pump with an electrician reconnecting the wiring. Additionally, while modifying the pump skid, staff would like to explore the potential of installing a second scum pump in parallel for redundancy within the system.

Scum Pump and Modifications: $35,000

Justification:
1. Implementing GraniteNet, Cues (Project: CCTV Interface Software, Activity 202603) will develop a database of all historical CCTV files. The District will be better able to identify sections of sewer mainline that are degrading and in need of lining.
2. Currently scheduled in 2027, CIPP will be installed for the lower section of the Gothic Road Interceptor. This Capital Project can kick off the annual maintenance of systematically lining sewer mainlines.
3. Utilizing the wastewater unscheduled repair and maintenance budget would drastically decrease the funds available, leaving a small margin for repairs throughout the remainder of the year.

MT CRESTED BUTTE WATER & SANITATION DISTRICT

2026 FINANCIAL RESULTS

June 2026

	Actual Month					2026 Budget				
Revenues	**Water Fund**	**Wastewater Fund**	**General Fund**	**Month Total**	**YTD Actual**	**Water Fund**	**Wastewater Fund**	**General Fund**	**Total 2026 Budget**	**YTD Percent of 2026 Budget**
Property Taxes	$ -	$ -	$ 62,914	$ 62,914	$ 902,219	$ -	$ -	$ 1,373,492	$ 1,373,492	65.69%
Tansfers In(Out)	-	-	-	-	-	-	-	-	-	0.00%
Tap Fees	97,347	167,375	-	264,722	524,721	180,000	270,000	-	450,000	**116.60%**
User Fees	210,558	150,207	-	360,764	2,009,005	2,442,951	1,794,391	-	4,237,342	47.41%
Availability of Service Fees	21,281	25,287	-	46,567	95,377	74,250	90,750	-	165,000	57.80%
Interest Income	5,153	-	13,036	18,188	102,618	50,000	-	160,000	210,000	48.87%
Miscellaneous/Other Income	5,123	75	-	5,198	328,216	-	-	-	-	100.00%
MLP Surcharge	9,974	-	-	9,974	38,410	70,000	-	-	70,000	54.87%
Transfer from GF Rate Stabilization Fund	-	-	-	-	-	-	-	-	-	0.00%
TOTAL REVENUES	**$ 349,435**	**$ 342,943**	**$ 75,949**	**$ 768,327**	**$ 4,000,566**	**$ 2,817,201**	**$ 2,155,141**	**$ 1,533,492**	**$ 6,505,834**	**61.49%**

	Actual Month					2026 Budget				
Operating Expenditures	**Water Fund**	**Wastewater Fund**	**General Fund**	**Month Total**	**YTD Actual**	**Water Fund**	**Wastewater Fund**	**General Fund**	**Total 2026 Budget**	**YTD Percent of 2026 Budget**
Chemicals	$ 6,623	$ -	$ -	$ 6,623	$ 50,360	$ 50,000	$ 15,000	$ -	$ 65,000	77.48%
Laboratory	693	5,210	-	5,903	40,624	20,000	60,000	-	80,000	50.78%
Operating Equipment/Supplies	1,377	1,306	-	2,683	24,564	70,000	50,000	-	120,000	20.47%
Safety Equipment	614	766	-	1,380	(253)	7,500	7,500	-	15,000	-1.69%
Uniforms	325	312	-	637	2,789	6,000	7,000	-	13,000	21.45%
Outside Services	1,664	1,731	-	3,394	9,412	15,000	7,500	-	22,500	41.83%
Repairs & Maintenance	11,048	2,179	-	13,227	120,202	264,200	250,000	-	514,200	23.38%
Utilities	11,859	11,678	-	23,537	152,555	160,000	160,000	-	320,000	47.67%
ATAD Sludge TCB	-	29,473	-	29,473	29,473	-	120,000	-	120,000	24.56%
Legal	736	-	10,470	11,206	50,704	30,000	45,000	55,000	130,000	39.00%
Consultants	6,700	5,809	6,275	18,784	48,201	70,000	100,000	110,000	280,000	17.21%
Water Grant	-	-	-	-	2,000	2,000	-	-	2,000	100.00%
Fuel/Vehicle Expense	1,207	9,038	97	10,342	37,979	17,500	25,000	2,000	44,500	85.35%
Office Admin	1,622	645	17,962	20,228	84,208	32,500	40,000	110,000	182,500	46.14%
Insurance - Property & Liability	4,898	4,898	2,449	12,245	78,973	57,750	57,750	28,875	144,375	54.70%
Information Technology	2,008	1,367	1,304	4,679	39,622	20,000	20,000	20,000	60,000	66.04%
Salaries, Taxes & Benefits	68,635	54,522	58,811	181,968	1,218,117	826,810	874,207	898,777	2,599,795	46.85%
County Treasurer Fees	-	-	(42,590)	(42,590)	12,231	-	-	39,105	39,105	31.28%
GF Transfers Out to Enterprise Funds	-	-	-	-	-	-	-	-	-	0.00%
TOTAL OPERATING EXPENDITURES	**$ 120,007**	**$ 128,933**	**$ 54,778**	**$ 303,719**	**$ 2,001,758**	**$ 1,649,260**	**$ 1,838,957**	**$ 1,263,757**	**$ 4,751,975**	**42.12%**
										50.00%
NET OPERATING RESULTS	**$ 229,428**	**$ 214,009**	**$ 21,171**	**$ 464,608**	**$ 1,998,808**	**$ 1,167,941**	**$ 316,184**	**$ 269,735**	**$ 1,753,859**	**Year Elapsed**
Capital Expenditures										
Capital Improvements-General	21,497	23,649	-	45,146	214,441	931,000	1,201,847	35,000	2,167,847	
Capital Improvements-MLP Dam	-	-	-	-	-	-	-	-	-	
Capacity Expansion Fees Received	-	(87,192)	-	(87,192)	(392,188)	-	(450,000)	-	(450,000)	
NET CAPITAL EXPENDITURES	$ 21,497	$ (63,543)	$ -	$ (42,046)	$ (177,747)	$ 931,000	$ 751,847	$ 35,000	$ 1,717,847	
Debt Service Expenditures										
Bond Principal, Interest & Fees	-	-	-	-	641,934	1,327,015	298,310	-	1,625,325	
TOTAL ALL EXPENDITURES	**$ 141,505**	**$ 65,390**	**$ 54,778**	**$ 261,673**	**$ 2,465,944**	**$ 3,907,275**	**$ 2,889,114**	**$ 1,298,757**	**$ 8,095,147**	
NET EXCESS(DEFICIT) OF REV/EXP	**$ 207,930**	**$ 277,552**	**$ 21,171**	**$ 506,654**	**$ 1,534,621**	**$ (1,090,074)**	**$ (733,973)**	**$ 234,735**	**$ (1,589,313)**	

MT. CRESTED BUTTE WATER & SANITATION DISTRICT

Statement of Cash Flow

June 2026

	June 2026	2026 YTD
Cash Balance Unrestricted Funds as of May 31, 2026 and December 31, 2025	5,419,797.40	5,282,405.28
General Fund Revenues		
Property Taxes	62,913.72	902,218.86
Interest Income	13,035.64	74,514.83
Other Income	-	-
Total General Fund Revenues	75,949.36	976,733.69
Water Fund Revenues		
User Service Fees	210,557.82	1,107,765.91
Availability Of Services Fees	21,280.56	43,535.53
Tap Fees	97,346.94	191,894.12
MLP Surcharge Fees	9,974.25	38,409.93
Interest Income	5,152.64	28,103.39
Other Income	5,122.78	327,265.64
Total Water Fund Revenues	349,434.99	1,736,974.52
Wastewater Fund Revenues		
User Services Fees	150,206.50	901,239.00
Availability of Services Fees	25,286.59	51,841.51
Tap Fees	167,374.58	329,826.84
Other Income	75.00	393,138.00
		-
Total Wastewater Revenues	342,942.67	1,676,045.35
Total District Revenues	768,327.02	4,389,753.56
General Fund Expenditures		
Legal	10,469.82	42,516.93
Consultants	6,275.00	32,491.80
Office Administration	17,961.69	54,773.39
Salaries, Taxes, & Benefits	58,811.47	509,655.40
Insurance	2,449.08	14,694.48
Information Technology	1,304.01	24,460.43
Vehicle & Equipment Costs	97.34	503.33
County Treaurer's Fees	(42,590.12)	12,230.71
Total General Fund Expenditures	54,778.29	691,326.47
Water Fund Expenditures		
Operation Expenditures	23,153.81	136,716.02
Insurance	4,898.17	34,889.02
Legal	736.00	8,186.74
Consultants	6,699.91	7,060.41
Adminstrative Expenditures	1,621.76	14,570.74
Salaries, Taxes, & Benefits	68,634.79	351,204.05
Information Technology	2,008.38	7,476.70

MT. CRESTED BUTTE WATER & SANITATION DISTRICT

Statement of Cash Flow

June 2026

	June 2026	2026 YTD
Vehicle and Equipment Costs	1,206.63	13,918.67
Repairs & Maintenance	11,047.90	69,111.35
Total Water Fund Expenditures	120,007.35	643,133.70
Wastewater Fund Expenditures		
Operation Expenditures	50,476.11	172,806.82
Insurance	4,898.17	29,389.02
Legal	-	-
Consultants	5,808.91	8,648.91
Adminstrative Expenditures	644.81	16,863.84
Salaries, Taxes, & Benefits	54,521.97	357,257.40
Information Technology	1,366.92	7,684.67
Vehicle and Equipment Costs	9,037.63	23,556.64
Repairs & Maintenance	2,178.76	51,090.28
Total Wastewater Expenditures	128,933.28	667,297.58
Total Operating Expenditures	303,718.92	2,001,757.75
General Fund Project Expenditures	-	-
Water Fund Project Expenditures	21,497.25	44,017.25
Wastewater Fund Project Expenditures	23,649.02	170,423.43
CPWPDA and Town of CB Loan Payments	-	641,933.92
Total Project Outlays	45,146.27	856,374.60
Changes in Accruals for June and YTD	(56,722.75)	(1,031,490.01)
Ending Balance of Non-Restricted Funds as of June 30, 2026	5,782,536.48	5,782,536.48

2026 Water Fund Capital Projects Summary

Project Name

102403 Long Lake Pipeline and Pump Station

	102403	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
01	*Project Management*	25,000	1,924	19,093	20,000	-		1,370	2,801	4,171	15,829	6,095
02	*Engineering and Geotech*	275,000	214,597	41,398	315,000	212	4,402	10,904	18,696	34,214	280,786	248,811
03	*Construction*	55,000	24,303	31,857	-	-		-		-	-	24,303
04	*Contingencies*	-		-	-	-		-		-	-	-
05	*Legal*	50,000	6,403	-	15,000	1,600	283	800		2,683	12,318	9,086
06	*Purchase*	-		-	-	-		-		-	-	-
08	*Permits*	50,000	1,000	24,000	-	-		-		-	-	1,000
	Total Project:	455,000	248,227	116,348	350,000	1,812	4,685	13,073	21,497	41,067	308,933	289,294

Project Name

102501 Timberland Tank - 1 Million Gallon Tank

	102501	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
01	*Project Management*	-	-	-	-	-	-	-	-	-	-	-
02	*Engineering and Geotech*	60,000	-	50,000	76,000	-	-	1,925	-	1,925	74,075	1,925
03	*Construction*	10,000	1,918	8,084	450,000	-	-	-	-	-	450,000	1,918
04	*Contingencies*	-		-	31,000	-	-	-	-	-	31,000	-
05	*Legal*	5,000		-	-	-	-	-	-	-	-	-
06	*Purchase*	10,000	4,950	5,050	-	-	-	-	-	-	-	4,950
08	*Permits*	1,000	-	1,000	-	-	-	-	-	-	-	-
											-	
	Total Project:	86,000	6,868	64,134	557,000	-	-	1,925	-	1,925	555,075	8,793

Project Name

102602 Source Water Infrastructure - Ditch Improvements

	102602	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
01	*Project Management*	-	-	-	-	-	-	-	-	-	-	-
02	*Engineering, Geotech, & Survey*	-	-	-	10,000	-	-	-	-	-	10,000	-
03	*Construction*	-	-	-	12,000	-	-	-	-	-	12,000	-
04	*Contingencies*	-			-	-	-	-	-	-	-	-
05	*Legal*	-	-		2,000	-	-	-	-	-	2,000	-
06	*Purchase*	-	-		-	-	-	-	-	-	-	-
08	*Permits*											
	Total Project:	-	-	-	24,000	-	-	-	-	-	24,000	-

	Total YTD:	$ 541,000	$ 255,095	$ 180,482	$ 931,000	$ 1,812	$ 4,685	$ 14,998	$ 21,497	$ 42,992	$ 888,008	$ 298,087

2026 Wastewater Fund Capital Projects Summary

Activity# — *Project Name*

202404 Collections Interceptor Line

202404		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
01	*Project Management*	55,000	29,559	-	-	2,581	-	20,433		23,014	(23,014)	52,573
02	*Engineering, Geotech, & Survey*	1,200,000	678,206	544,726	536,347	60,732	41,497	20,162	18,820	141,211	395,136	819,417
03	*Construction*	295,000	69,629	(26,172)	-	-	-	-		-	-	69,629
04	*Contingencies*				-	-	-	-		-	-	-
05	*Legal*	20,000	17,798	2,202	80,000	345	-	-		345	79,655	18,143
06	*Purchase*				-	-	-	-		-	-	-
08	*Permits*					-	-	-	501	501	(501)	501
10	*Capacity Expansion Fees Received*	(1,000,000)	(336,658)	(663,342)		(212,960)	(92,036)	-	(87,192)	(392,188)	392,188	(728,846)
	Total Project:	570,000	458,534	(142,586)	616,347	(149,302)	(50,539)	40,595	(67,871)	(227,118)	843,465	231,416

Activity# — *Project Name*

202601 EQ Basin Design and WWTF HVAC

202601		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
02	*Engineering and Geotech*				125,000	-	-	-		-	125,000	-
06	*Purchase*		-		5,000	-	-	-		-	5,000	-
	Total Project:	-	-	-	130,000	-	-	-	-	-	130,000	-

Activity# — *Project Name*

202602 Manhole Lining

202602		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
03	*Construction*	-	-		85,000	-	-	-	-	-	85,000	-
06	*Purchase*	-			-	-	-	-	-	-	-	-
	Total Project:	-	-	-	85,000	-	-	-	-	-	85,000	-

Activity# — *Project Name*

202603 CCTV Interface Software

202603		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
06	*Purchase*	-	-		33,000	-	-	-	1,090	1,090.00	31,910	1,090
	Total Project:	-	-	-	33,000	-	-	-	1,090	1,090.00	31,910	1,090

Activity# — *Project Name*

202604 Force Main Pigging MLP Force Main, Lift Station, Pristine Point

202604		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
01	*Project Management*				-	-	-	-	-	-	-	-
02	*Engineering*		-		-	-	-	-	-	-	-	-
03	*Construction*	-	-		100,000	-	-	-	-	-	100,000	-
	Total Project:	-	-	-	100,000	-	-	-	-	-	100,000	-

	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
Total Page 1 of WW Cap EX YTD:	$ 570,000	$ 458,534	$ (142,586)	$ 964,347	$ (149,302)	$ (50,539)	$ 40,595	$ (66,781)	$ (226,028)	$ 1,190,375	$ 232,506

2026 Wastewater Fund Capital Projects Summary

Activity# *Project Name*

202605 Grinder Pump - Basin

	202605	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
06	*Purchase*	-	-	-	10,000	-	-	-	-	-	10,000	-
08	*Permits*	-	-	-	-	-	-	-	-	-	-	-
	Total Project:	-	-	-	10,000	-	-	-	-	-	10,000	-

Activity# *Project Name*

202606 Replacement Pump - A-Frame Sump Pump

	202606	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
03	*Construction*	-	-	-	-	-	-	-	-	-	-	-
06	*Purchase*	-	-	-	7,500	-	-	-	3,238	3,238	4,262	3,238
08	*Permits*	-	-	-	-	-	-	-	-	-	-	-
	Total Project:	-	-	-	7,500	-	-	-	3,238	3,238	4,262	3,238

Activity# *Project Name*

202607 Replace Valves - Headworks Building

	202607	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
03	*Construction*	-	-	-		-	-	-	-	-	-	-
06	*Purchase*	-	-	-	20,000	-	-	-	-	-	20,000	-
	Total Project:	-	-	-	20,000	-	-	-	-	-	20,000	-

Activity# *Project Name*

202608 Solids Plant - Town of CB Repairs

	202608	Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
01	*Project Management*	-	-			-	-	-		-	-	-
02	*Engineering and Geotech*	-	-			-	-	-		-	-	-
03	*Construction*	-	-		200,000	-	-	-		-	200,000	-
04	*Contingencies*	-	-			-	-	-		-	-	-
05	*Legal*	-	-			-	-	-		-	-	-
06	*Purchase*	-	-	-	-	-	-	-	-	-	-	-
08	*Permits*	-	-			-	-	-		-	-	-
	Total Project:	-	-	-	200,000	-	-	-	-	-	200,000	-

	Total WW Cap Ex Page 2 YTD	$ -	$ -	$ -	$ 237,500	$ -	$ -	$ -	$ 3,238	$ 3,238	$ 234,262	$ 3,238
	Total YTD:	$ 570,000	$ 458,534	$ (142,586)	$ 1,201,847	$ (149,302)	$ (50,539)	$ 40,595	$ (63,543)	$ (222,790)	$ 1,424,637	$ 235,744

2026 General Fund Capital Projects Summary

Activity# 902601 — *Project Name*: **Tablets, Computers, & Cell Phones**

902601		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
06	*Purchase*	$ -	$ -	$ -	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ 10,000	$ -
	Total Project:	-	-	-	10,000	-	-	-	-	-	10,000	-

Activity# 902602 — *Project Name*: **IT Upgrades**

902602		Current Total Project Estimate/Approved Budget	Actual Project Costs Through 2025	Project Life Costs Remaining at 12.31.25	2026 Budget	Q1 2026 Costs Incurred	April 2026 Costs Incurred	May 2026 Costs Incurred	June 2026 Costs Incurred	2026 YTD Costs	Remaining 2026 Budget	Total Historical Project Costs to Date
06	*Purchase*	$ -	$ -	$ -	$ 25,000	$ -	$ -	$ -	$ -	-	$ 25,000	$ -
	Total Project:	-	-	-	25,000	-	-	-	-	-	25,000	-
	Total YTD:	$ -	$ -	$ -	$ 35,000	$ -	$ -	$ -	$ -	$ -	$ 35,000	$ -

2026 Water Fund Consulting Summary

Activity#	2026 Budget Plan	Vendor-Project	Q1	April	May	June	YTD	Remaining Budget
102630	$ 25,000	General	$ -	$ 106	$ 255	$ 891	$ 1,252	$ 23,749
102631	25,000	LRE Water - MLP Outlet Works Measurement	-	-	-		-	25,000
102632	20,000	HDR Consulting	-	-	-	5,809	5,809	14,191
102633	-		-	-	-	-	-	-
102634	-							-
102635								
	$ 70,000		$ -	$ 106	$ 255	$ 6,700	$ 7,060	**$ 62,940**

2026 Wastewater Fund Consulting Summary

Activity#	2026 Budget Plan	Vendor-Project	Q1	April	May	June	YTD	Remaining Budget
202630	$ 40,000	General	$ -	$ -	$ -	$ -	$ -	$ 40,000
202631	40,000	Discharge Permit	2,840	-	-	-	2,840	37,160
202632	20,000	HDR Consulting	-	-	-	5,809	5,809	14,191
202633	-		-	-	-	-	-	-
202634								
	$ 100,000		$ 2,840	$ -	$ -	$ 5,809	$ 8,649	**$ 91,351**

2026 General Fund Consulting Summary

Activity#	2026 Budget Plan	Vendor-Project	Q1	April	May	June	YTD	Remaining Budget
902630	$ 25,000	General	$ -	$ -	$ 14,363	$ 6,275	$ 20,638	$ 4,362
902631	$ 20,000	Raftelis Rates and Fees	-	-	-	-	-	20,000
902632	$ 40,000	Employers Council - HR Review	4,329	3,865	3,600	-	11,794	28,206
902633	$ 25,000	IT Audit and Update	-	-	-	-	-	25,000
902634			-	-	-	-	-	-
902635								
	$ 110,000		$ 4,329	$ 3,865	$ 17,963	$ 6,275	$ 32,432	**$ 77,568**
	$ 280,000.00	**Total Consulting**	**$ 7,169**	**$ 3,971**	**$ 18,218**	**$ 18,784**	**$ 48,141**	**$ 231,859**

2026 Water Fund Scheduled Repair & Maintenance Expenditures

Activity#	2026 Budget Plan	Project	Q1	April	May	June	YTD	Remaining Budget
102640	$ 30,000	General	$ -	$ -	$ -	$ -	$ -	$ 30,000
102641	10,000	Cummins Bi-Annual Generator Service	4,431	-	-	-	4,431	5,569
102642	5,000	CLO2 Chemical Pump Replacement	-	-	-	-	-	5,000
102643	18,000	Asphalt	9,777	-	-	9,777	19,553	(1,553)
102644	5,000	Leak Detection - Utility Technical Services	-	-	4,200	-	4,200	800
102645	5,200	SCADA Preventative Maintenance	-	-	6,070		6,070	(870)
102646	11,000	PALL Spare Parts	4,632	7,717	-		12,350	(1,350)
102647								
	$ 84,200		$ 18,840	$ 7,717	$ 10,270	$ 9,777	$ 46,604	**$ 37,596**
	$ 180,000	General Repairs	$ 10,603	$ 10,290	$ 343	$ 1,271	$ 22,507	$ 157,493
	$ 264,200	Total Repairs and Maintenance	$ 29,444	$ 18,007	$ 10,613	$ 11,048	$ 69,111	**$ 195,089**

2026 Wastewater Fund Scheduled Repair & Maintenance Expenditures

Activity#	2026 Budget Plan	Project	Q1	April	May	June	YTD	Remaining Budget
202640	$ 30,000	General	$ -	$ -	$ -	$ -	$ -	30,000
202641	10,000	Cummins Bi-Annual Generator Service	-	2,950	-	-	2,950	7,050
202642	85,000	CIPP Maintenance & Repair	-	-	-	-	-	85,000
202643	-		-	-	-	-	-	-
202644								
	$ 125,000		$ -	$ 2,950	$ -	$ -	$ 2,950	**$ 122,050**
	$ 125,000	General Repairs	$ 32,020	$ 8,562	$ 5,379	$ 2,179	$ 48,140	$ 76,860
	$ 250,000	Total Repairs and Maintenance	$ 32,020	$ 11,512	$ 5,379	$ 2,179	$ 51,090	**$ 198,910**
	$ 514,200	**Total All Repairs & Maintenance**	**$ 61,463**	**$ 29,520**	**$ 15,992**	**$ 13,227**	**$ 120,202**	**$ 393,998**

2026 Water Fund Legal Expenditures

Activity#	2026 Budget Plan	Project	Q1	April	May	June	YTD	Remaining Budget
102650	$ 20,000	General	$ -	$ -	$ -	$ -	$ -	$ 20,000
102651	10,000	Water Rights	5,803	159	1,488	736	8,187	1,813
102652								-
102653								-
								-
	$ 30,000		$ 5,803	$ 159	$ 1,488	$ 736	$ 8,187	**$ 21,813**

2026 Wastewater Fund Legal Expenditures

Activity#	2026 Budget Plan	Project	Q1	April	May	June	YTD	Remaining Budget
202650	$ 20,000	General	$ -	$ -	$ -	$ -	$ -	$ 20,000
202651	25,000	Discharge Permit Fees	-	-	-	-	-	25,000
202652								-
								-
	$ 45,000		$ -	$ -	$ -	$ -	$ -	**$ 45,000**

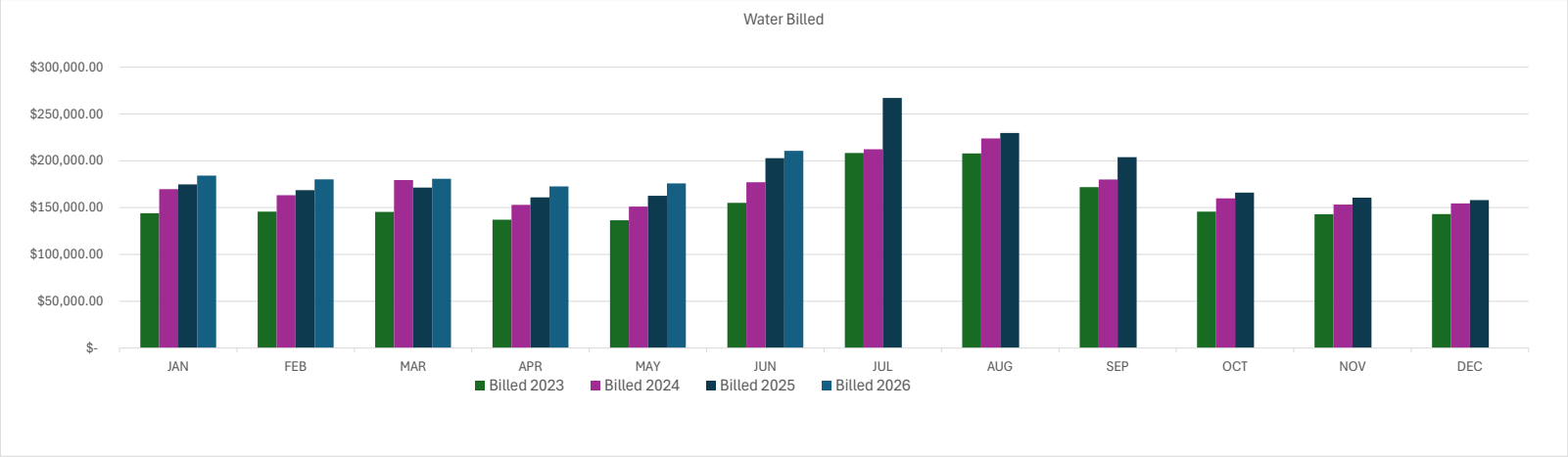
2026 General Fund Legal Expenditures

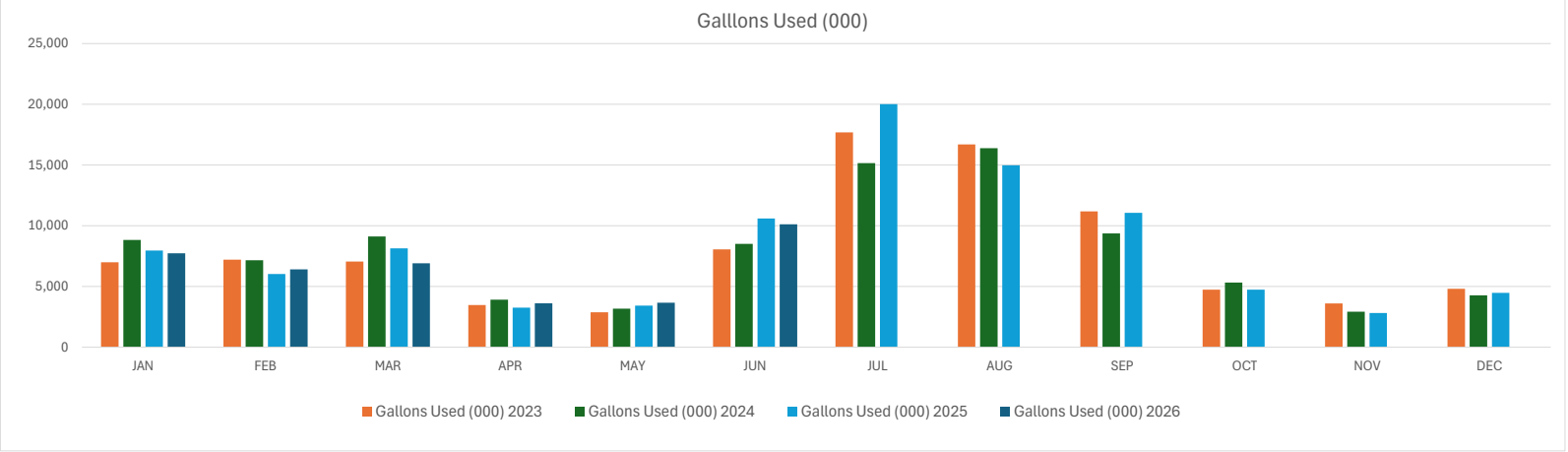
Activity#	2026 Budget Plan	Project	Q1	April	May	June	YTD	Remaining Budget
902650	$ 50,000	General	$ 14,388	$ 9,169	$ 4,075	$ 9,159	$ 36,790	$ 13,210
902651	5,000	Town of CB Solids Processing	3,761	655	-	1,311	5,727	(727)
902652								-
								-
	$ 55,000		$ 18,148	$ 9,824	$ 4,075	$ 10,470	$ 42,517	**$ 12,483**
	$ 130,000.00	**Total Legal**	**$ 23,952**	**$ 9,983**	**$ 5,563**	**$ 11,206**	**$ 50,704**	**$ 79,296**

MT CRESTED BUTTE WATER & SANITATION DISTRICT

Water Billing: $ and Gallons(000)

	$ Billed 2023	$ Billed 2024	$ Billed 2025	$ Billed 2026		Gallons Used (000) 2023	Gallons Used (000) 2024	Gallons Used (000) 2025	Gallons Used (000) 2026	$ +/- 2024-2023	$ +/- 2025-2024	$ +/- 2026-2025
JAN	$ 144,088.07	$ 169,743.52	$ 174,734.23	$ 184,151.02	**JAN**	6,993	8,829	7,965	7733	$ 25,655.45	$ 4,990.71	$ 9,416.79
FEB	145,777.33	163,269.21	168,663.84	180,218.94	**FEB**	7,204	7,166	6,024	6409	17,491.88	5,394.63	11,555.10
MAR	145,385.27	179,436.37	171,452.17	180,855.77	**MAR**	7,052	9,114	8,139	6907	34,051.10	(7,984.20)	9,403.60
APR	137,174.97	152,925.20	161,006.29	172,646.09	**APR**	3,475	3,920	3,254	3616	15,750.23	8,081.09	11,639.80
MAY	136,517.64	151,103.04	162,660.97	175,805.18	**MAY**	2,876	3,169	3,425	3668	14,585.40	11,557.93	13,144.21
JUN	155,036.55	177,091.09	202,755.38	210,632.18	**JUN**	8,053	8,508	10,594	10120	22,054.54	25,664.29	7,876.80
JUL	208,339.96	212,359.70	267,119.01	-	**JUL**	17,686	15,154	20,016	0	4,019.74	54,759.31	-
AUG	207,934.20	223,898.47	229,803.16	-	**AUG**	16,691	16,390	14,973	0	15,964.27	5,904.69	-
SEP	171,859.95	179,984.52	203,850.70	-	**SEP**	11,177	9,363	11,060	0	8,124.57	23,866.18	-
OCT	145,751.79	159,841.55	166,039.18	-	**OCT**	4,736	5,320	4,741	0	14,089.76	6,197.63	-
NOV	142,934.17	153,314.51	160,600.64	-	**NOV**	3,608	2,930	2,819	0	10,380.34	7,286.13	-
DEC	143,070.65	154,514.47	158,093.67	-	**DEC**	4,813	4,271	4,481	0	11,443.82	3,579.20	-
TOTALS	$ 1,883,870.55	$ 2,077,481.65	$ 2,226,779.24	$ 1,104,309.18		94,364	94,134	97,491	38,453	$ 193,611.10	$ 149,297.59	$ 63,036.30





June 2026 Cash Expenditure Report

Date	Check Number	Payee or Description	Check Amount	
6/1/2026	5312601	CO EMPLOYER BENEFIT TRUST CEBT	40,438.49	EMPLOYEE INSURANCE
6/1/2026	5312602	COLORADO STATE TAXES	4,319.00	PAYROLL EXPENSE
6/1/2026	5312603	CRA 401a	7,319.09	PAYROLL EXPENSE
6/1/2026	5312604	CRA 457b	4,527.66	PAYROLL EXPENSE
6/1/2026	5312605	FEDERAL WITHHOLDING TAXES	15,778.29	PAYROLL EXPENSE
6/2/2026	2	ACH MAINT FEES CBOC MISC W & WW - NOW	111.90	
6/2/2026	92201	DIRECT DEPOSIT TOTAL	37,843.80	PAYROLL EXPENSE
6/4/2026	19746	KNICKERBOCKER, JESSICA	882.27	TRAVEL REIMBURSEMENT
6/12/2026	19747	ACZ LABORATORIES, INC	807.80	
6/12/2026	19748	AMAZON CAPITAL SERVICES	534.79	
6/12/2026	19749	CARNEY, BRIAN T.	14.21	TRAVEL REIMBURSEMENT
6/12/2026	19750	CASELLE LLC	15,285.60	PREPAID EXPENSE - ANNUAL SOFTWARE
6/12/2026	19751	CB AUTO REPAIR	6,402.95	VEHICLE EXPENSE
6/12/2026	19752	CRESTED BUTTE ACE HARDWARE	524.08	
6/12/2026	19753	CRESTED BUTTE NEWS INC	847.40	
6/12/2026	19754	ELK COUNTRY AUTO PARTS	6.64	
6/12/2026	19755	EMPLOYERS COUNCIL	3,995.00	MEMBERSHIP DUES
6/12/2026	19756	FASTENAL COMPANY	802.77	
6/12/2026	19757	GMP CONSULTANTS LLC	1,153.76	TRAVEL REIMBURSEMENT, OFFICE SUPPLIES
6/12/2026	19758	GUNNISON COUNTY ELECTRIC ASSOC	21,213.86	UTILITIES
6/12/2026	19759	HACH COMPANY	687.52	
6/12/2026	19760	O'ROURKE MEDIA GROUP	116.52	
6/12/2026	19761	PRISTINE POINT HOA	2,735.80	OUTSIDE SERVICES
6/12/2026	19762	PROFESSIONAL DOCUMENT SOLUTION, INC.	111.42	
6/12/2026	19763	ROCKY HIGH SERVICES LTD	700.00	
6/12/2026	19764	SEALCO INCORPORATED	9,776.70	SCHEDULED REPAIR 102643
6/12/2026	19765	STANFORD COMPUTER & TECHNICAL SERVICES	910.00	IT SERVICES, CAP IMP - WW 20260306 $650.00
6/12/2026	19766	STREAMLINE	350.00	
6/12/2026	19767	TREATMENT TECHNOLOGY	6,622.75	CHEMICALS
6/12/2026	19768	UTILITY NOTIFICATION CENTER OF COLORADO	58.97	
6/12/2026	19769	WESTERN SLOPE FIRE & BACKFLOW	1,078.00	SAFETY
6/12/2026	6122601	FERRELL, JONATHAN D.	160.00	
6/12/2026	6122602	GRINDLAY, NANCY R.	160.00	
6/12/2026	6122603	O'BRIEN, JENNIFER	160.00	
6/12/2026	6122604	ROLLECZEK, TOMASZ	160.00	
6/12/2026	6122605	WOOLF, NANCY C.	160.00	
6/12/2026	6122606	ATMOS ENERGY	2,370.03	UTILITIES
6/12/2026	6122607	CENTURYLINK	526.95	
6/12/2026	6122608	ELAN FINANCIAL SERVICES	10,504.22	IT SERVICES, OFFICE EXPENSE, PHONES, TRAVEL, SAFETY, PUBLICATIONS
6/12/2026	6122609	PITNEY BOWES PURCHASE POWER	756.00	
6/12/2026	6122610	SPECTRUM - CHARTER COMMUNICATIONS	223.84	

June 2026 Cash Expenditure Report

Date	Check Number	Payee or Description	Check Amount	
6/12/2026	6122611	UPS	183.72	
6/12/2026	6122612	WASTE MANAGEMENT CORPORATE SER, INC	333.25	
6/12/2026	6122613	WASTE MANAGEMENT CORPORATE SER, INC	266.23	
6/12/2026	6122614	WHITE BEAR ANKELE TANAKA & WALDRON, P.C.	1,206.94	DEVELOPER DEPOSITS
6/12/2026	6122615	WRIGHT EXPRESS FLEET SVC	2,786.34	FUEL
6/16/2026	1	REIMB XBP BANK FEES - TXF NOW TO XBP CC ACCT	2,057.02	BANK TRANSFER
6/16/2026	6152601	CRA 401a	7,454.20	PAYROLL EXPENSE
6/16/2026	6152602	CRA 457b	4,558.83	PAYROLL EXPENSE
6/16/2026	6152603	FEDERAL WITHHOLDING TAXES	16,112.45	PAYROLL EXPENSE
6/17/2026	92202	DIRECT DEPOSIT TOTAL	38,520.23	PAYROLL EXPENSE
6/30/2026	19770	ACZ LABORATORIES, INC	807.80	
6/30/2026	19771	AECOM TECHNICAL SERVICES, INC	21,497.25	CAP IMP - W 10240301 $2,801.25, 10240302 $18,696.00
6/30/2026	19772	AMAZON CAPITAL SERVICES	1,250.00	UNIFORMS, OFFICE SUPPLIES
6/30/2026	19773	BASS PRO SHOPS	202.25	
6/30/2026	19774	CITY OF GUNNISON	120.00	
6/30/2026	19775	DOTTYS REPAIR	1,145.67	VEHICLE EXPENSE
6/30/2026	19776	DUFFORD, WALDECK, MILBURN & KROHN, LLP	800.00	LEGALS 102651 $736.00, 902650 $64.00
6/30/2026	19777	ENERGY LABORATORIES, INC.	3,114.00	LAB SAMPLING
6/30/2026	19778	GMP CONSULTANTS LLC	6,275.00	CONSULTANTS 902630
6/30/2026	19779	GRAINGER	1,325.18	OP SUPPLIES
6/30/2026	19780	GRAND JUNCTION WINWATER CO.	1,033.20	REPAIR & MAINTENANCE
6/30/2026	19781	HACH COMPANY	135.40	
6/30/2026	19782	JOHNSON CONTROLS FIRE PROTECTION LP	2,178.76	REPAIR & MAINTENANCE
6/30/2026	19783	KEEP IT GREEN LANDSCAPE DESIGN	465.50	
6/30/2026	19784	KING, BLAKE	154.00	WATER D TEST REIMBURSEMENT
6/30/2026	19785	LAW OF THE ROCKIES, LLC	12,691.31	LEGALS 902650 $9,094.82, 902651 $1,311.00, DEVELOPER DEPOSITS $2,285.49
6/30/2026	19786	ROCKY MTN TREES & LANDSCAPING	271.63	
6/30/2026	19787	SGS NORTH AMERICA, INC.	190.00	
6/30/2026	19788	SPHEROS ENVIRONMENTAL FKA LRE WATER	891.00	CONSULTANTS 102630
6/30/2026	19789	STANFORD COMPUTER & TECHNICAL SERVICES	130.00	CAP IMP - WW 20260306
6/30/2026	19790	TOWN OF CRESTED BUTTE	29,473.00	OUTSIDE SERVICES - Q1 2026 SOLIDS PROCESSING
6/30/2026	19791	WATER TECHNOLOGY GROUP	3,238.02	CAP IMP - WW 20260606
6/30/2026	6302630	COLORADO DIVISION OF WATER RESOURCES	501.00	CAP IMP - WW 20240408
6/30/2026	6302631	HDR, INC.	32,362.82	CONSULTANTS 102632 $5,808.91, 202632 $5,808.91, DEVELOPER DEPOSITS $20,745.00
6/30/2026	6302632	HDR, INC.	18,820.00	CAP IMP - WW 20240402
6/30/2026	6302633	SPECTRUM - CHARTER COMMUNICATIONS	279.38	
6/30/2026	6302634	VERIZON WIRELESS	409.13	
6/30/2026	6302635	XTREAMINTERNET	328.00	
			$ 414,706.59	