

Town of Basalt, Colorado
Ordinance No. 15
Series of 2016

**AN ORDINANCE OF THE TOWN COUNCIL OF BASALT, COLORADO, APPROVING
REVISED PLANS FOR THE ROARING FORK CONSERVANCY'S PROPOSED
RIVER CENTER AND OLD POND PARK**

RECITALS

1. The Roaring Fork Conservancy and the Town of Basalt (Collectively "Applicant"), submitted an application on May 20, 2016 for several land use approvals for the property owned by the Town of Basalt (The "Property") in order to build the Roaring Fork Conservancy River Center, make additional improvements to Old Pond Park and Two Rivers Road. The application proposes to modify several prior approvals of the Town of Basalt.

2. The ESA portions of the Application were reviewed by the TRC on June 30, 2016, who found and determined that the Old Pond Park improvements are located in an ESA because the Property is in the 100-year floodplain and contains wetlands and riparian areas, and (b) the Riverfront Park is an integral part of implementation of the 2002 Roaring Fork River Stewardship Master Plan and Basalt Master Plan. The TRC recommended to the Town Council that it approve the Site Plan for the Riverfront Park and grant an exemption from ESA restrictions pursuant to Section 16-463(b)(4)a of the Municipal Code of the Town of Basalt ("Town Code"), subject to certain conditions contained herein. Further the TRC confirmed the earlier finding that neither the north/south stormwater ditch nor the east/west storm water ditch satisfy the definition of a year round stream or river under Section 16-461(a)(1), Town Code.

3. The Planning and Zoning Commission considered the application at public hearing on July 5, 2016. Throughout the meeting, evidence and testimony was offered by the Applicant, staff and members of the public. The Planning and Zoning Commission recommended that the Town Council approve the Application with conditions on July 5, 2016.

4. The Basalt Town Council considered the application at a public meeting on July 12, 2016 when evidence and testimony was offered by the Applicant, staff and members of the public. The ordinance was approved on first reading on July 12, 2016 at

Please return to:
TOWN OF BASALT
101 Midland Avenue
Basalt, CO 81621

which time the Town Council set a public hearing and second reading for July 26, 2016, at a meeting beginning no earlier than 6:00 pm at the Basalt Town Hall, 101 Midland Avenue, Basalt, Colorado.

5. The Basalt Town Council finds that the Applicant's request is consistent with the applicable provisions of the Town Code, provided the Applicant adheres to the conditions identified in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BASALT TOWN COUNCIL OF BASALT, COLORADO, AS FOLLOWS:

The Basalt Town Council incorporates the above recitals and all exhibits as references and as findings and determinations, and conclusively makes all of the findings of fact, determinations and conclusions contained herein.

FINDINGS

1. Based on the evidence, testimony, exhibits, and comments from the public, Applicant and Town staff, the Basalt Town Council finds and determines as follows in accordance with Town Code § 16-28 and § 16-111 for the purposes of Site Plan Review approval and approving the development standards for a site in the P-Public zone district, and Article XXI for the purpose of reviewing Rivers, Wetlands, and Environmentally Sensitive Areas:

2. The application conforms to the provisions of Article 16 of the Town Code provided that the conditions contained in this ordinance are satisfied.

3. The development will not have an adverse environmental impact, such as excessively increasing traffic hazards or congestion, overloading utilities or otherwise being detrimental to the general welfare of the community.

4. The development will complement and be integrated with the existing and approved but not yet existing development in the area.

5. The development will provide numerous community benefits.

6. The proposal satisfies one or more of the purposes set forth in § 24-67-102(1), C.R.S.

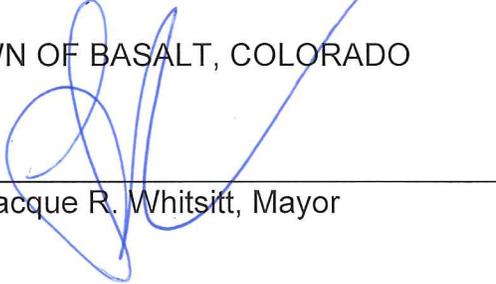
APPROVAL AND CONDITIONS OF APPROVAL. The Town Council hereby approves the application for a River Center, improvements to Old Pond Park and Two Rivers Road subject to the conditions contained in Exhibits A, B, and C. The approval

granted by this ordinance rescinds the prior conditions contained in prior ESA and Site Plan approvals for the Roaring Fork Conservancy in Ordinance No. 08, Series of 2010 and Ordinance No. 07, Series of 2011 and Ordinance No. 21, Series of 2014. The approvals granted by this ordinance also update and replace the prior ESA and Site Plan approvals for Old Pond Park include in Ordinance No. 13, Series of 2010 and the land use approvals granted by Resolution No. 08, Series of 2004 as they pertain to the improvements shown within the site plan area.

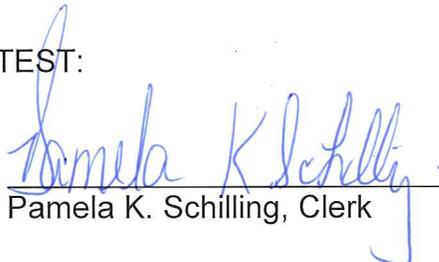
READ ON FIRST READING, ORDERED PUBLISHED, AND SET FOR PUBLIC HEARING TO BE HELD ON TUESDAY, July 26, 2016, by a vote of 7 to 0, on July 12, 2016.

READ ON SECOND READING AND ADOPTED by a vote of 5 to 0 on July 26, 2016

TOWN OF BASALT, COLORADO

By: 
Jacques R. Whitsitt, Mayor

ATTEST:

By: 
Pamela K. Schilling, Clerk



Ord. 15 RFC River Center Old Pond Park

First Publication: Thursday, July 21, 2016
Second Publication: Thursday, August 4, 2016
Effective Date: Thursday, August 18, 2016

Exhibit A

1. The Conservancy and the Town shall comply with all the material representations made in the application and meetings before the Planning and Zoning Commission and Town Council.
2. At any time after approval of this ordinance and as a prerequisite to obtaining a building permit for the River Center, the Conservancy shall prepare a Final Plan for approval by the Planning and Zoning Commission (P&Z) for that Phase.
3. Before building permit for each phase of the development, the Conservancy shall obtain approval by the Town for a complete set of "detailed plans" as part of the Final Plan approval. The detailed plans shall include: an architectural plan, landscape plan, lighting plan, signage plan, engineering plan, construction management plan and a plan for pedestrian access and the other detailed plans required elsewhere in this ordinance. After approval of detailed plans by the Town, insubstantial amendments to the approved detailed plans may be reviewed and approved by the TRC if said amendments are found to be generally consistent with the existing approvals.
4. The detailed plans for Phase I shall require review and approval by the P&Z following a public hearing. The action of the P&Z will be the final action on the land use approvals unless the Conservancy appeals the decision of the P&Z to the Town Council. The Town Council shall consider the appeal of the P&Z's decision on the land use items at a duly noticed hearing. In addition, the Town Council shall grant final approval based upon submitted financial documents. The P&Z and the Town Council action may be in the form of a motion. The Town Planner may waive the requirement for the public hearing before the P&Z.
5. The detailed plans for Phase II shall require review and recommendation by the P&Z following a public hearing and final approval by the Town Council following a public hearing. The Town Council action shall be by ordinance.
6. The TRC may review and approve minor amendments to the approval documents necessary to effectuate the intent of the final development approval. Amendments found not to be consistent with the existing approvals may be processed as a substantial amendment. A substantial amendment shall require a recommendation by the P&Z at a duly-noticed hearing followed by an action of the Town Council at a duly-noticed hearing in the form of an ordinance. The Town Planner may choose to schedule the hearing jointly with the P&Z and the Town Council.

7. The Site Plan for the River Center and Old Pond Park Improvements is hereby approved as shown on **Exhibit B**. In order to accomplish the intent of this approval, it may be necessary to record other documents related to this approval as deemed necessary by the Town Attorney. The Mayor and Town Clerk are authorized to execute any document reasonably necessary to accomplish the purpose and intent of this approval. Unless waived by the Town Attorney, all required approval documents such as easements must be finalized for recording before the first building permit associated with Phase 1.
8. The Conservancy shall be required to pay all applicable impact fees. There are no Community Housing obligations for this site as the Conservancy initially submitted a complete site specific development plan prior to the amendments to the Community Housing Requirements which required non-profits agencies and other governmental entities to comply with the employee mitigation requirements or obtain a waiver.
9. The River Center shall comply with the Town's Sustainable Building Regulations.
10. Included in the following table are the dimensional requirements established in Town's approval:

Dimensional Requirement	Revised Plans
Minimum Lot Area	na
Maximum Building Height	32 ft. of building height Maximum 4ft. high solar panels above building height are permitted Provisions for vents above the height requirement are included in Condition No. 13 of this Ordinance. * Above finished floor established at an elevation of 6580 ft. to address ESA floodplain
Maximum Number of Stores	2
Minimum East Side Yard Setback	19 feet to East Lot line of Amended Lot 1
Front Yard Setback	Zero (0) front yard setback
Building Envelope	4,582 square foot building footprint as represented on site plan dated 5/18/16 No architectural features shall extend beyond the boundaries of the Building Envelope
Minimum open space requirements	na

11. The Phasing and Development Plan for the River Center is approved as follows:

Phase 1 - **4,200** square feet
Phase 2 - **2,000** square feet

Approved - **6,200** square feet

Additional flexibility square footage – For each phase, the P&Z may approve detailed plans that reflect up to a 9% increase in the square footage permitted upon the completion of that phase. However, in no circumstance shall the additional flexibility square footage exceed 558 additional square feet and a 250 square foot increase in the footprint of the building including Phase II shown on diagram prepared by Harry Teague Associates, labeled Building Relationship to Amended Lot 1 Boundary dated May 20, 2016. The maximum size of the building the P&Z may approve with the flexibility square footage is 6,758 total square feet.

In approving detailed plans with the flexibility square footage, the Conservancy shall demonstrate to the satisfaction of the P&Z that the purpose of allowing for this additional square footage is not to allow for a bigger building but to allow the Conservancy to respond to unforeseen design, building code or efficiency issues that cannot be determined at the time of this approval or making the building more attractive to surrounding neighborhood. Examples include: making a restroom larger to address code issues, a change in the entryway that makes it more inviting to the public, enclosing utilities within the building instead of on the roof to reduce impacts on surrounding neighborhoods, or providing space for an unusual display feature. This does not release the Conservancy from satisfying the other conditions contained in this approval. Additional fees in lieu shall be provided for any additional parking required by the flexibility square footage.

12. The permitted use for the property shall be a not-for-profit “River Center” that provides educational, research and office spaces to help further the Conservancy’s mission to “inspire people to explore, value and protect the Roaring Fork Watershed”.

Accessory retail and food service activities under the operation of the Conservancy may be permitted at the River Center. The Conservancy is allowed to serve food and beverage for events, meetings, and functions normal to the operation of a not-for-profit “nature education center”. The kitchen space is to be utilized as typical kitchen space for both office staff and occasional event food service. The Conservancy is not permitted to have a full service restaurant, i.e. a place where food and beverages are prepared, served and consumed for sale to the general public. The Conservancy may have vending machines.

An area devoted to retail sale of books, videos, and other items typically sold by a not-for-profit "nature education center" is permitted with profits to the Conservancy without additional Town approval so long as the conditions outlined herein are met. The retail and food service space shall not exceed 300 square feet. A larger space shall require review and approval by the TRC, which shall have the discretion to require an amendment to the Town's approval. The retail and food service space shall not have an advertising sign visible from outside of the building. The reason for these limitations is to ensure that the River Center supports the downtown area and other Basalt businesses and that any primary commercial activities are subject to the same requirements as private developments (such as affordable housing and parking mitigation).

13. The conceptual architectural design for the development is approved as included in the Application. The detailed architectural plan shall be reviewed and approved by the P&Z before building permit for Phase I and shall be reviewed and approved by the Town Council before building permit for Phase II following a recommendation by the P&Z.
14. The Conservancy shall not place HVAC and mechanical equipment on the roof except for the following:
 - a. Flues and vents required by the Building Code to be vented through the roof, but the height and mass shall be the minimum required to meet the Building Code requirements in order to respect the integrity of the roof design;
 - b. Solar panels and associated mechanical equipment that extend up to a maximum of 4 feet above the building height.
15. The Final Site Plan for each phase of the River Center shall also include a detailed utility plan to be reviewed and approved by the Town showing the location and design of utility installations including utility boxes, pedestals, transformers, mailboxes, and trash dumpsters. These facilities shall be installed to meet the aesthetic goals of the Town.
16. Prior to building permit submission for each of the respective phases, the Conservancy shall provide a detailed landscape plan to be reviewed and approved by the Town for its Lease area and for the areas under the responsibility of the Conservancy to make improvements (See Exhibit C) plus any other area where the Conservancy proposes to place landscape improvements.
17. The Conservancy shall be responsible for the installation of all approved streetscape improvements along north façade of the River Center building adjacent to Two Rivers Road as for the area shown on Exhibit C. The Final Plan shall be

amended to revise the curb approach on the perpendicular parking spaces to allow for better and more efficient snow removal.

The Town shall be responsible for the installation of the required park and street improvements for the area shown as the Town's responsibility on Exhibit C. The Final Plan shall be amended to increase the depth of perpendicular parking spaces and additional area for the drain pan per the discussion of Sopris Engineering and the Town Planner.

- 18, Prior to building permit submission, the Conservancy shall submit a detailed signage plan for the River Center for review and approval by the Town. The plan shall be reviewed for compliance with the signage regulations for the C-1 Zone District established in Town Code Chapter 16, Article VII, *Signs* and any sign lighting shall be fully shielded and down directed and meet the Basalt lighting code. Staff shall be responsible for ensuring that the signage for Old Pond Park and the wetland demonstration garden satisfies the Town's park sign plan. Nothing restricts Staff from having the details of the park signage reviewed by the Parks, Open Space and Trails Committee.
- 19 The trail plan for the River Center and Old Pond Park, the pier and other associated improvements are approved as shown on the site plan from DHM dated May 20, 2016.
- 20 The Conservancy shall provide the lift (elevator) as included in the Revised Plans. The requirement to provide ADA accessible office space on the first floor is no longer required.
21. The parking required to be constructed for the River Center shall be 20 spaces upon completion of Phase 1. No additional parking will be required by the Council for Phase II if the Conservancy demonstrates to its satisfaction after recommendation by the P&Z in the Final Plan review that the Travel Demand Management (TDM) measures required below are successful in managing parking for employees and guests of the River Center leaving sufficient parking for the public to access Old Pond Park. Based on the reports provided by the Conservancy and any study by the Town, the TRC may ask the Conservancy to upgrade its TDM measures if parking becomes a problem. If additional flexibility square footage is included in detailed plans approved by the P&Z, the additional parking requirements shown in the Staff memo dated July 5, 2016 shall apply to the additional floor area. The P&Z may determine that the additional flexibility floor area does not require parking or fees in lieu based on the particular reason for the flexibility square footage and the TDM measures in place. The Conservancy shall be responsible for the construction of all the parking associated with the River Center as shown on **Exhibit C** with the exception that the \$6,713 estimated cost increase for constructing the additional

parking shown on the plan prepared by Sopris Engineering dated July 18, 2016 will be the Town's responsibility.

The Applicant shall comply with the TDM measures outlined in the July 21, 2016 letter from Rick LoFaro, Executive Director of the Roaring Fork Conservancy to Susan Philp, Basalt Town Planner. The Final Plan application will include these TDM measures and monitoring for approval by the Town in the Final Plan Application.

22. The Conservancy is permitted to propose alternate "green" paving surfaces for the parking spaces and construction details to be reviewed and approved by the Town.
23. The Conceptual Engineering Plans are approved subject to the conditions contained herein.
24. As part of the construction for Phase 1, the Conservancy shall be responsible for extending the existing water line to the site.
25. The River Center project shall satisfy the referral comments made by Denise Diers in her email dated June 29, 2016, the comments from Wyatt E. Popp, PE Olsson Associates to Susan Philp, Planning Director, dated June 29, 2016 and any requirements contained in the line extension agreement the Town has with the District which would pertain to the River Center.
26. The Conservancy shall be responsible for extending or upgrading utility services, including gas, telephone, and cable television as necessary to provide service for River Center.
27. Prior to issuance of a building permit for each phase of the project, the Conservancy shall provide cost estimates from a licensed engineer to the Town Engineer for all of the necessary improvements required by the Conservancy for that phase and shall provide the security for construction of all public and essential improvements in a form acceptable to the Town Attorney. The cost estimates are subject to approval by the Town Engineer. The Conservancy shall execute a Development Improvements Agreement approved by the Town Attorney before building permit for each phase. The secured improvements shall include at a minimum those improvements shown as the Conservancy's responsibility on **Exhibit C** with the exception of \$6,713 of cost assigned to the Town for creating more parking per Condition No. 21.
28. At the time of this approval, the funding for the Wetland Demonstration Garden had not been secured. Until funding is secured the interim grass planting is approved as

shown on the Preliminary Planting Plans and Plant List and Notes dated May 20, 2016 prepared by DHM.

29. Prior to building permit submission for Phase 1, the Conservancy shall submit a geotechnical report and final drainage study for the River Center to be reviewed and approved by the Town Engineer.
30. Prior to building permit submission for each phase of the River Center, the Conservancy shall be required to provide a final Construction Management Plan describing at a minimum, the proposed construction staging, parking, dust control and phasing to be reviewed and approved by the Town.
31. This approval authorizes improvements to the Old Pond Park spillway shown on the grading and drainage plans from Sopris Engineering Dated May 20, 2015 if the Town decides to make them. However these improvements are not required to be constructed by the Town as the Town's zero rise requirements are met without this improvement as summarized in the May 16, 2016 letter from Robert Krehbiel, Matrix Design Group.
32. The River Center project shall satisfy the referral comments made by Bill Harding, Fire Marshal in his letter dated June 20, 2016 to Susan Philp, Planning Director.
33. The responsibilities and costs associated with the design and construction of the River Center, Two Rivers Road and Old Pond Park Improvements are shown on the Site Responsibilities Diagram shown as **Exhibit C**.
34. If the Town constructs any of the required improvements under the Conservancy's obligation, the Conservancy shall pay for the improvements either by the Town drawing down the security or by a cash payment to the Town. Such payment will be reduced by such portion, if any, which remains of the Town's \$100,000 commitment toward the project. However, nothing restricts the Town in its sole discretion from entering into a program with the Conservancy to creatively fund the improvements as provided in Condition No. 35.
35. Due to the importance of the River Center to the Town of Basalt, both the Town and the Conservancy agree to work together to seek grants and other creative funding means for constructing the River Center and the Two Rivers Greenway Master Plan improvements.

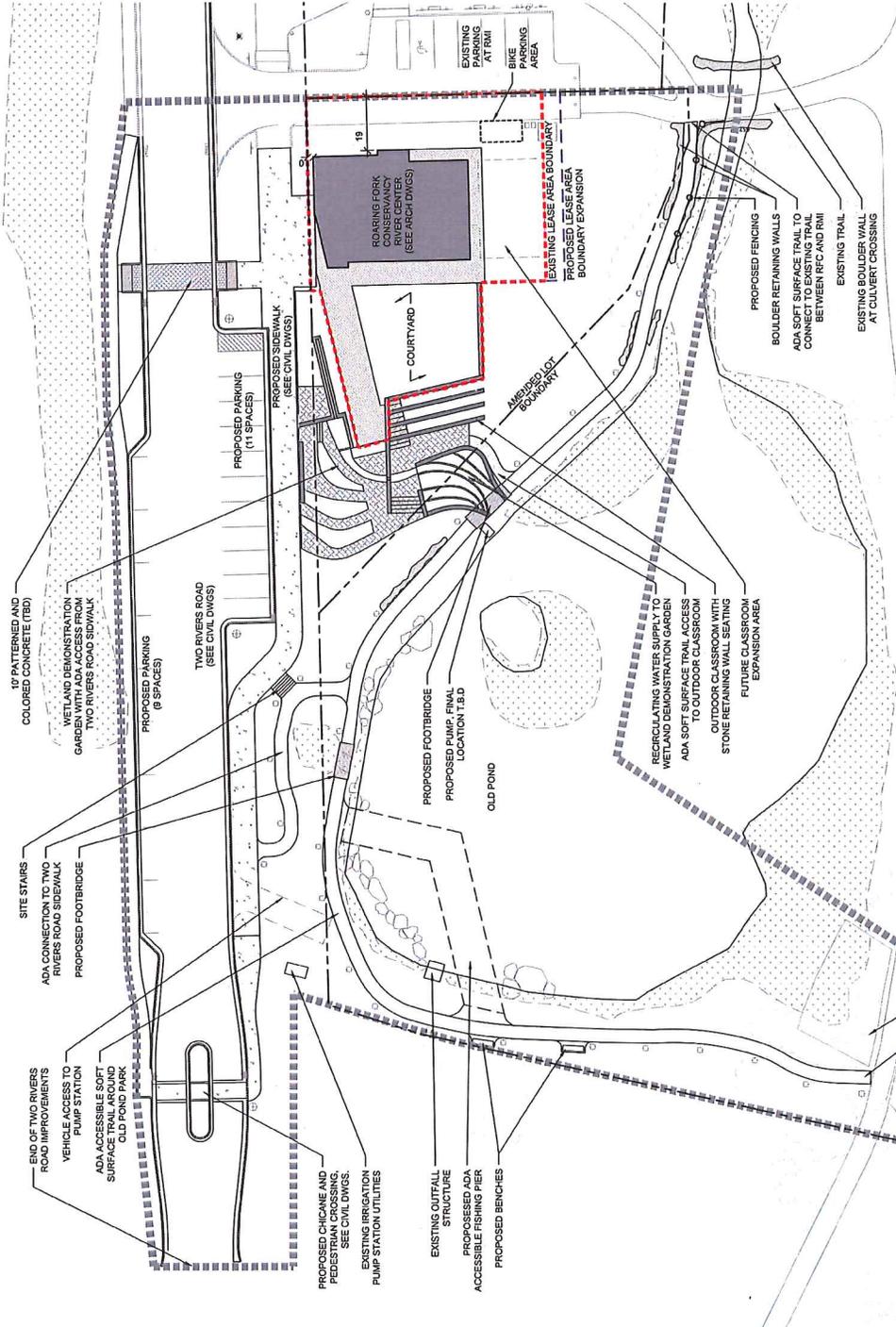
Miscellaneous and Legal

36. The approvals and conditions contained herein shall be binding on and inure to the benefit of the heirs, successors and assigns of the Applicant and the owners of the Property.
37. This Ordinance, after fully executed, shall be recorded in the office of the County Clerk and Recorder.
38. If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance and the Town Council hereby declares it would have passed this Ordinance and each part, section, subsection, sentence, clause or phrase thereof regardless of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid.
39. The vested rights for Phase I of the River Center are granted as approved herein until April 15, 2019, which corresponds to the Performance Deadline included in the Town's Lease agreement with the Conservancy recorded in the Eagle County records as Reception No. 201605270. If a building permit for the River Center is not issued within the April 15, 2019 vested rights period or as may be extended, the approvals granted for this amendment shall expire. The approvals shall also expire if for some reason the Conservancy no longer has a valid lease with the Town. The vested rights for Phase II will be granted at the time of Final Plan approval for Phase I.
40. The P&Z recommends that the area of the Lease Agreement be expanded as shown on **Exhibit B**. This will be effectuated by a future amendment to the Lease Agreement.

EXHIBIT B

- NOTES:**
- SEE CIVIL PLAN FOR ALL UTILITY LOCATIONS. CIVIL ENGINEER TO VERIFY EXISTING AND PROPOSED UTILITY LOCATIONS AND REQUIREMENTS AND IDENTIFY ANY CONFLICTS WITH PROPOSED SITE DESIGN.
 - SEE CIVIL ENGINEERS GRADING PLAN FOR ALL GRADING INFORMATION.
 - REFER TO CIVIL ENGINEERS CONSTRUCTION DRAWINGS FOR EROSION CONTROL PLANS AND DETAILS.
 - EXISTING WETLANDS AROUND OLD POND ARE "TO REMAIN". DISTURBANCE TO EXISTING WETLANDS IS NOT PERMITTED AT ANY TIME UNDER ANY CIRCUMSTANCE. SHOULD DISTURBANCE BE NECESSARY, CONTACT THE U.S. FISH AND WILDLIFE SERVICE AND CONTACT OWNERS REPRESENTATIVE PRIOR TO COMMENCING WORK IN THAT AREA.
 - LAYOUT AND QUANTITY OF PROPOSED LIGHT FIXTURES IS APPROXIMATE. FINAL FIXTURE TYPES, LOCATIONS AND QUANTITIES TO BE COORDINATED WITH TOWN OF BASALT AND PROJECT LIGHTING DESIGNER.
 - PROPOSED PLANS FOR OLD POND INCLUDE AN ADA ACCESSIBLE FISHING PIER, DESIGN OF FISHING PIER TO BE LOCATED WITHIN THE DISTURBANCE AREA. ADDITIONAL VOLUME OF TOWN'S ZERO RISE REGULATORY IMPROVEMENTS TO THE PIER MAY BE OFF-SET THROUGH IMPROVEMENTS TO THE EXISTING SPILLWAY AT OLD POND. PLANS WILL BE SUBMITTED TO THE TOWN FOR FINAL APPROVAL.
 - EXISTING TREES BETWEEN TWO RIVERS ROAD AND OLD POND THAT ARE WITHIN THE DISTURBANCE AREA FOR THE PROJECT WILL BE PRESERVED. SEE CIVIL ENGINEER'S GRADING PLAN ARCHITECT TO PROVIDE ANALYSIS OF FEASIBILITY AS WELL AS TRANSPLANT LOCATION OPTIONS.
 - WETLAND DEMONSTRATION GARDEN TO BE SUPPLIED BY RE-CIRCULATING PUMP FROM OLD POND. FINAL LOCATION OF PUMP TO BE DETERMINED.
 - RIVER CENTER BUILDING MAY BE CONSTRUCTED AHEAD OF WETLAND DEMONSTRATION GARDEN AND OUTDOOR CLASSROOM. SEE PRE-WETLAND GARDEN INSTALLATION PLAN FOR FURTHER DETAILS. SEE CIVIL ENGINEER'S GRADING PLAN FOR WETLAND GRADING CONDITIONS.

- LEGEND**
- SITE PLAN AREA
 - EXISTING LEASE AREA BOUNDARY
 - PROPOSED LEASE AREA BOUNDARY EXPANSION
 - PROPOSED FENCING
 - CONCRETE PATH
 - SOFT SURFACE TRAIL
 - PAVING (MATERIAL T.B.D.)
 - BOULDER LANDSCAPE WALLS
 - SITE WALLS
 - LIGHT FIXTURE (OVERHEAD) APPROXIMATE LOCATIONS
 - LIGHT FIXTURE (BOLLARDS) APPROXIMATE LOCATIONS
 - PROPOSED BOLLERS AROUND OLD POND
 - EXISTING WETLANDS TO REMAIN
 - EXISTING VEGETATION TO REMAIN



Minimum Lot Area	Minimum Building Height	Dimensional Requirements
10,000 sq. ft.	12 ft. or building height	Maximum 4 ft. high solar panels above building height are permitted. Provisions for vents above the height requirement is included in Condition No. 10 of Ordinance No. 2010 Series of 2010. * Above finished floor established at an elevation of 6580 ft. to address ESA floodplain
2 Acres	Maximum 15 ft. to property line	
Minimum East Side Yard Setback	Zero (0) feet. (see subject building coverage)	
Minimum open space (see notes)		No architectural features shall extend beyond the boundaries of the Building Envelope.

EXISTING TRAIL
ADA SOFT SURFACE TRAIL CONNECTS TO EXISTING TRAIL

EXISTING SPILLWAY TO BE IMPROVED
ADA SOFT SURFACE TRAIL CONNECTS TO EXISTING TRAIL

EXISTING BOLLER WALL AT CULVERT CROSSING

EXISTING TRAIL

BOULDER RETAINING WALLS
ADA SOFT SURFACE TRAIL TO CONNECT TO EXISTING TRAIL BETWEEN RFC AND RMI

PROPOSED FENCING

RE-CIRCULATING WATER SUPPLY TO WETLAND DEMONSTRATION GARDEN
ADA SOFT SURFACE TRAIL ACCESS TO OUTDOOR CLASSROOM
STONE RETAINING WALL SEATING
FUTURE CLASSROOM EXPANSION AREA

PROPOSED FOOTBRIDGE
PROPOSED PUMP FINAL LOCATION T.B.D.

OLD POND

PROPOSED SOFTWALK (SEE CIVIL DWGS.)

PROPOSED PARKING (11 SPACES)

TWO RIVERS ROAD (SEE CIVIL DWGS.)

10' PATTERNED AND COLORED CONCRETE (TBD)

WETLAND DEMONSTRATION GARDEN
TWO RIVERS ROAD SIDEWALK

ADA CONNECTION TO TWO RIVERS ROAD SIDEWALK

PROPOSED FOOTBRIDGE

SITE STAIRS

ADA ACCESSIBLE SOFT SURFACE TRAIL AROUND POND

VEHICLE ACCESS TO PUMP STATION

END OF TWO RIVERS ROAD IMPROVEMENTS

PROPOSED CHICANE AND PAVING IMPROVEMENTS (SEE CIVIL DWGS.)

EXISTING IRRIGATION PUMP STATION UTILITIES

EXISTING OUTFALL STRUCTURE

PROPOSED ADA ACCESSIBLE FISHING PIER

PROPOSED BENCHES

BIKE PARKING AREA

EXISTING PARKING AT RMI

ROARING FORK CONSERVANCY RIVER CENTER (SEE ARCH DWGS.)

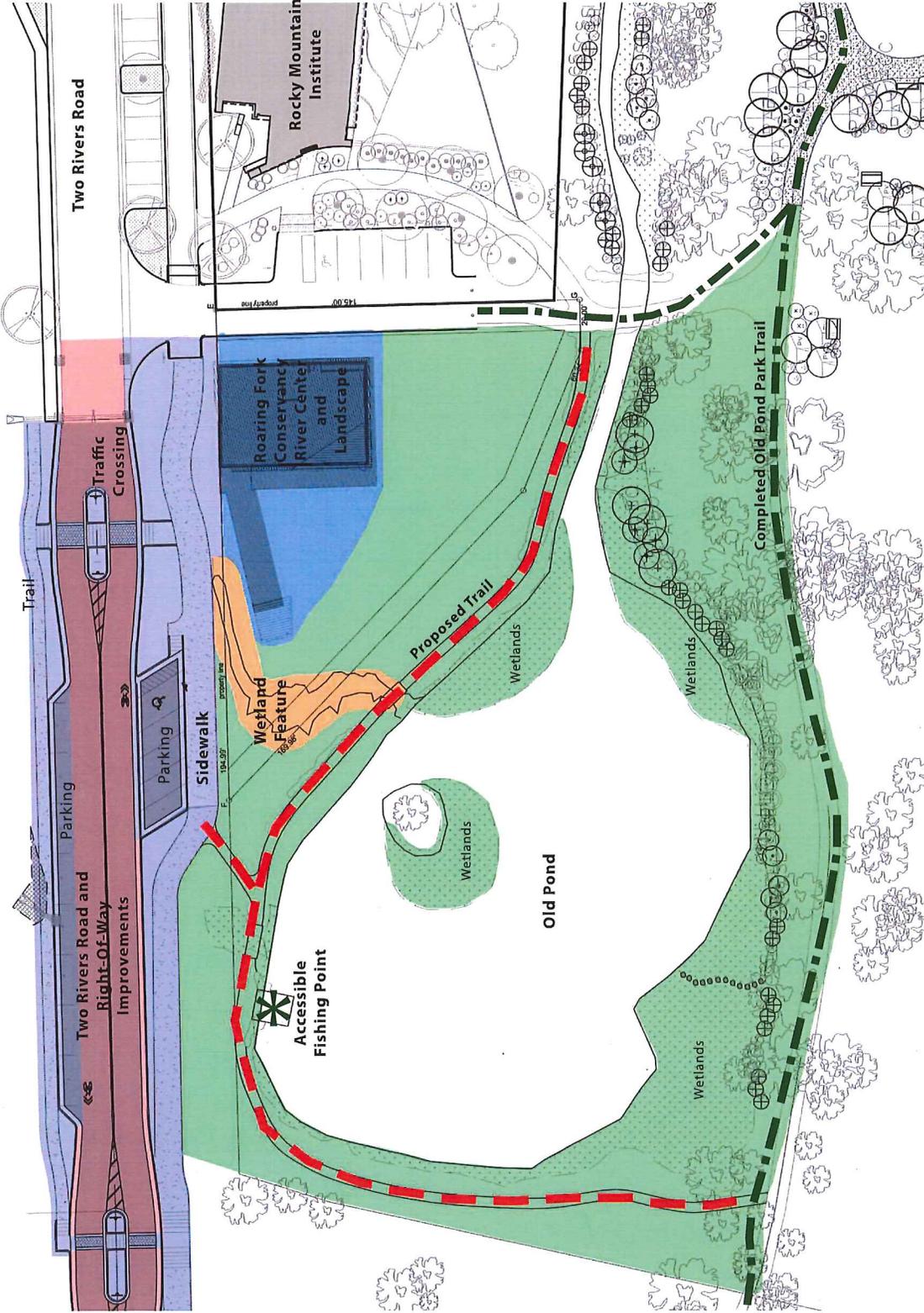
COURTYARD

EXISTING LEASE AREA BOUNDARY

PROPOSED LEASE AREA BOUNDARY EXPANSION

MISPLACED LOT BOUNDARY

EXHIBIT C SITE RESPONSIBILITIES DIAGRAM



DESIGN AND COST ALLOCATION LEGEND

- Two Rivers Rd and ROW Improvements**
Initial Design: DHM, Loris
Improvement Cost: RFC
- Two Rivers Rd and ROW Improvements**
Design: DHM, Loris
Improvement Cost: Town of Basalt
- Old Pond Park Trail Improvements**
Design: DHM, Town of Basalt
Improvement Cost: Town of Basalt
- Wetland Feature**
Design: DHM, RFC
Improvement Cost: T.B.D.
- Roaring Fork Conservancy River Center and Landscape**
Design: RFC
Improvement Cost: RFC
- New Trail**
New Trail
- Constructed Trail**
Constructed Trail



SITE RESPONSIBILITIES DIAGRAM

ROARING FORK CONSERVANCY / TOWN OF BASALT
2015.11.17