



Permit #: **GE20-0069**

GRADING / EXCAVATION / ACCESS PERMIT

SUB: Base 1 at Keystone Sub LOT: 4A
ADDRESS: One River Run at Keystone / Hunkl Dorl Lot
PLANS APPROVED FOR: Full Building Permit Hotel Plans

Owner:	One River Run Acquisition LLC	Applicant:	PCL Construction
Address:	PO Box 7902	Address:	2000 South Colorado Blvd
	Aspen, CO 81612		Denver, CO 80222

PERMISSION IS HEREBY GRANTED TO THE PROPERTY OWNER OR HIS AGENT, THEIR SUCCESSORS AND ASSIGNS, TO PERFORM THE WORK INDICATED ON THE PLANS APPROVED FOR THE PROJECT REFERENCED ABOVE, INCLUDING ALL CORRECTIONS AND NOTES ON PLANS, IN ACCORDANCE WITH THE SUMMIT COUNTY LAND USE AND DEVELOPMENT CODE. THIS PERMIT IS TO REMAIN IN FULL FORCE AND EFFECT FOR ONE (1) YEAR FROM THE ISSUED DATE, UNLESS INVALIDATED BY A CHANGE OF DESIGN OR BY NONCOMPLIANCE WITH THE REGULATIONS. PLANS AND SPECIFICATIONS FOR THE PROPOSED IMPROVEMENTS HAVE BEEN REVIEWED AND ARE CONSIDERED SATISFACTORY AS NOTED OR AMENDED BY THE ENGINEERING DEPARTMENT.

This permit is granted with the explicit understanding that it is the responsibility of the owner and/or authorized contractor to:

1. Have the correct property corners accurately located and marked with lath and ribbon throughout the duration of construction;
2. Post and maintain this GE permit in a location visible from the road prior to excavation work;
3. Ensure all construction conforms to plans approved by the County, applicable Land Use Code standards, as well as all other applicable rules or regulations on the property;
4. Maintain erosion control measures throughout the entire duration of the project in accordance with the County-approved erosion control plan;
5. Revise or modify the plans if it becomes apparent the original design does not match onsite conditions;
6. Apply topsoil and native, weed-free seed mix to all disturbed areas prior to final inspection, and;
7. All finished grades steeper than 3:1 shall be protected with netting or an alternate approved slope protection to foster seed growth and prevent erosion in the interim.

Applicant must also comply with the following:

1. Call for a Final Grading Inspection prior to issuance of Certificate of Occupancy.
2. Contact the Road & Bridge Department for a right-of-way permit prior to commencing any work in the public right-of-way, including work that may be associated with the access portion of this permit.
3. Read and review the Grading/Excavation/Access Permit and all notes appended hereto and on the approved plans.

****AS FINAL GRADING AND REVEGETATION INSPECTIONS ARE NOT POSSIBLE DURING WINTER MONTHS, A FINANCIAL GUARANTEE WILL BE REQUIRED FOR A CERTIFICATE OF OCCUPANCY IF ALL IMPROVEMENTS HAVE NOT BEEN INSPECTED AND APPROVED PRIOR TO NOVEMBER 1. FOR GRADING/EXCAVATION PERMITS THAT ARE ATTACHED TO A SINGLE FAMILY BUILDING PERMIT, CALL THE BUILDING DEPARTMENT AT (970) 668-5959 TO SCHEDULE YOUR FINAL GRADING INSPECTION (CODE 745, BEFORE 7AM THE DAY OF THE INSPECTION). FOR ALL STAND-ALONE GRADING PERMITS AND OTHER SPECIAL INSPECTIONS, CALL THE ENGINEERING DEPARTMENT AT (970) 668-4200 48 HOURS PRIOR TO THE INSPECTION REQUEST.**

(SEE REVERSE SIDE FOR CONDITIONS SPECIFIC TO THIS PERMIT THAT MUST BE MET PRIOR TO CO)

CONDITIONS OF FINAL APPROVAL

1. **EROSION CONTROL:** It is the contractor's responsibility to install and maintain erosion control measures as necessary throughout the duration of the project, such that offsite erosion and sediment deposition is prevented. Standard erosion control best management practices (BMP's) include but are not limited to limiting disturbance to seasons of less rainfall and runoff, limiting the amount of disturbance on the site, water quality ponds, check dams, sediment traps, silt fence, straw logs, and installing revegetation as soon as practicable. For a more thorough discussion of erosion control BMP's please refer to the Summit County Grading and Excavation Manual.
2. **GRADING:** Finished grades must be installed a minimum of 6" below the top of foundation wall or as required per section R404.1.6 of the IRC.
3. **DRAINAGE:** Provide positive drainage away from structure. Minimum 6" of fall shall be provided within the first 10' per section R401.3 of the IRC.
4. **WINTER CONDITIONS -** Prior to issuance of a building permit the contractor shall be required to expose all property corners, and shall be required to protect and preserve those monuments throughout construction. Earthwork and foundation placement in winter conditions requires certain special precautions. Foundation wall backfill shall be free from ice, snow, and frozen soil to allow for proper compaction. Concrete for footings and slabs shall not be placed on frozen subgrade. Specific and appropriate erosion prevention measures shall be installed so that sediment will not be discharged from the site during spring runoff, and may be required to be installed in phases so that protection is provided before it is required. Adequate parking shall be maintained on the project site during construction. Parking on public streets and in the right-of-way during the winter months can impede winter maintenance operations, and as such is not permitted. Snow storage shall be provided and maintained on the subject property and not in public or private right-of-ways. Failure to maintain the site properly through the winter months may be grounds for inspection cancellations, or in extreme circumstances stop work orders, depending on the severity or recurrence of specific violations of these conditions.
5. **BOND REQUIRED:** Prior to the issuance of a certificate of occupancy, the applicant shall submit an adequate financial guarantee to cover the cost of all incomplete improvements as outlined in the Site Plan Improvement Agreement. The bond administration fee shall also be submitted to the Summit County Planning Department.
6. **RETAINING WALLS:** Prior to final approval of the project, a letter must be provided, signed and stamped by a CO licensed professional engineer, stating that the retaining walls have been constructed per plan. A stamped as-built drawing will be accepted in lieu of this letter. It is the responsibility of the contractor to coordinate any inspections, testing, or observations required by the engineer in order to obtain this approval. Failure to coordinate may result in delays, additional costs for reconstructing the wall, or other costs that may be borne by the owner or contractor prior to final approval of the improvements. (Per Section 3505.17.D of the Code)
7. **WETLAND BOND:** Prior to the issuance of a certificate of occupancy for this project, the applicant must provide an executed improvements agreement and a financial guarantee for the warranty of mitigation associated with wetland or wetland setback disturbance. Annual monitoring reports must be submitted for three (3) years following the completion of the approved mitigation work, indicating successful, stable plant establishment prior to our final release of the financial guarantee. (Per Section 7105.06 of the Code)

8. **FINAL INSPECTION:** Prior to issuance of a certificate of occupancy, a Final Inspection is required for approval by the Engineering Department for positive drainage, finished grade, driveway requirements, retaining walls, and revegetation.
9. **FENCING:** Prior to issuance of building or grading permits, protective fencing shall be placed within the disturbance envelope. The temporary fencing shall remain intact throughout the entire construction process, and shall not be removed until a certificate of occupancy is issued for the residence or until prior approval is granted by the Planning Department. If any tree, which is designated to be preserved, is damaged during construction, then the tree must be replaced by a 1:1 caliper ratio (e.g. one 12" caliper tree = three 4" caliper trees, etc.).

The undersigned certifies that the information provided is correct and consistent with the approved construction plans for the site.

Applicant  _____
(Signature)

Date: 9/28/22

County Engineering:  _____
(Signature)

Date: 9.26.22