

EXHIBIT J

Steamboat 700 Site-Wide Utilities (Water and Sewer) Master Plan Scope of Work

Scheduling

- The plan shall be reviewed by the City within 60 days of submittal. Developer shall be required to obtain City approval of the Sitewide Master Plan prior to the first development (large tract subdivision, plat, plan, overlots grading permit etc.) approval.

Related Documents

- Water and sewer master plans will comply with the City water and sewer master plan to be adopted by the end of 2009.
- City of Steamboat Springs standard specifications for water and wastewater utilities

Exclusions

- This plan does not have to be a design of each neighborhood, as those designs will be incorporated into the development process. The plan is not necessarily intended to be a design of the pods, but rather a plan to support the pods.
- The City's Public Works Department will consider improvements to the existing lift station for wastewater service; however, PW does not support any new lift station installations.

Inclusions

- The plan must be all-inclusive for the entire property. The City will not entertain either partial master plans or master plans for only part of the property.
- The plan must include identification of where major water lines and major sewer lines would be needed at full build-out, including general alignments and pipe sizes. This may include improvements to existing Trunk lines up stream based on the Water and Waste Water Master Plan.
- The plan must clearly show, on drawings, the applicant's intentions for water and wastewater service.; including any easement dedication necessary to bring water service to and through the site based on the Water and Wastewater Master Plan.
- The plan must identify and delineate pressure zones. The identification of the pressure zones must include tank elevations, locations/elevations of pressure reducing/pressure sustaining valves, and locations/elevations/pressures at the high points and low points of each pressure zone.
- The plan shall identify a design sufficient to meet all fire flow and domestic water demands.
- The plan shall identify redundancy and extension to and through the property to serve adjacent properties including all water line looping as required by specification or appropriate design [refer to the current edition of the City of Steamboat Springs Standard Specifications for Water and Wastewater Utilities].

Exhibit J of Steamboat 700 Annexation Agreement

- The plan shall identify irrigation demands, alternate water sources for irrigation and/or conservation measures as appropriate and that the applicant is willing to commit to.
- The plan must identify and delineate the sewer drainage basins.
- The applicant may propose upgrades to the existing lift station. If this is proposed, then it must be identified within the plan, and the plan must indicate the areas that will be served by the lift station, as well as conveyances from the Steamboat 700 property to the lift station. If this includes agreements with the Steamboat II Metro District, then such agreements must be identified within the plan.
- Areas that cannot be served by gravity sewer or by the existing lift station must be identified and delineated for no development on the drawing(s).
- Utilities shall be installed in accordance with the current edition of the City of Steamboat Springs standard specifications for water and wastewater utilities in effect at the time of construction.