AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
JANUARY 28, 2020
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Roll Call

2 Receipt of the Minutes

A. October 22, 2019 Minutes

B. November 26, 2019 Minutes

C. December 17, 2019 Minutes

3 Comments from citizens appearing for items not on the agenda

4 Continued Items

A. 20-19-Consideration of a Code Amendment to Section 070.040.020(d)(24) of the Glenwood Springs Municipal Code regarding riparian setbacks. ITEM WILL BE CONTINUED TO FEBRUARY 25, 2020.

5 New Items

A. 45-19 Minor Site/Arch Plan, Minor Subdivision, Variance, and Condominumization for Iron Mountain Hot Springs

B. 16-18 Major Development Amendment Iron Mountain Hot Springs

C. 48-19 Major Site/Architectural Plan Review, Special Use Permit, Variance, and License to Encroach for a 89 unit multi-family apartment building

6 Commissioner Comments

7 Director Comments

8 Adjournment

MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
October 22, 2019
Council Chambers, First Floor, City Hall
101 W. 8th Street
6:00PM

1. Roll Call

Present at roll call were Commissioners:	George Shaver,Sumner Schachter, Tim Malloy, Marco Dehm
Absent:	Ingrid Wussow, Amber Wissing, Kathryn Grosscup, and Alternates Carolyn Cipperly and Dean Kinkel
Also present were:	Gretchen Ricehill, Assist. Director Karl Hanlon, City Attorney Anna S. Itenberg, City Attorney's Office Kathleen Michel, Admin. Assistant

2. Receipt of minutes from the September 24, 2019 regular meeting. On motion of Commissioner Malloy, seconded by Commissioner Schachter, the minutes were approved as written. Motion carried by voice vote.

3. Comments from citizens appearing for items not on the agenda. No one appeared.

4. **Continued Items**

20-19 – Consideration of a Code Amendment to Section 070.040.020(d)(24) of the Glenwood Springs Municipal Code regarding riparian setbacks

The Commission unanimously voted to continue the item to the November 26, 2019 meeting. Commissioner Shaver recused himself.

5. New Items

Work Session – Conceptual Review of ANB Bank-910 Grand Avenue-an approximately 10,000 square foot commercial building in the M2-Mixed Use Central Core Zoning District.

In attendance representing ANB Bank: Blake Mourer, Chad Lee, Patricia Pogge, Randy Diers, and Will Coffield. Chad Lee, attorney Balcomb and Green, reviewed the project to date. Architect Blake Mourer provided a powerpoint of the original and revised design previously reviewed by the Planning and Zoning Commission and City Council. Mr. Mourer showed the Commission proposed building elevations based on comments heard during the September 19, 2019 Council meeting.

The Commission and the ANB team discussed elements of the conceptual design including:

- Revisions to the primary Grand Avenue entrance and the secondary south entrance;
- Treatment of the northwest corner of the building;
- Cornice design elements;
- Materials and colors; and
- Landscaping and pedestrian access.

6. Commissioner Comments

The Commission discussed airport and confluence planning with City Attorney Karl Hanlon.

7. Director Comments: None.

8. Adjournment

MINUTES
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
November 26, 2019
Council Chambers, First Floor, City Hall
101 W. 8th Street
6:00 PM

1. Roll Call

Present at roll call were Commissioners:	Ingrid Wussow, George Shaver, Tim Malloy, Amber Wissing, and Carolyn Cipperly
Absent:	Commissioners Marco Dehm, Kathryn Grosscup and Sumner Schachter, and Alternate Dean Kinkel
Also present were:	Jenn Ooton, Asst. City Manager, Director Gretchen Ricehill, Assist. Director Anna S. Itenberg, City Attorney's Office

Commissioner Malloy made a motion to seat Alternate Commissioner Cipperly, which was seconded by Commissioner Shaver. The motion passed unanimously.

Alternate Commissioner Cipperly made a motion that Commissioner Wussow serve as the alternate chair in the absence of Commissioners Dehm and Schachter. The motion was seconded by Commissioner Malloy, and was unanimously approved.

2. Receipt of minutes from the October 22, 2019 regular meeting was postponed until the December 17, 2019 meeting.

3. Comments from citizens appearing for items not on the agenda. No one appeared.

4. **Continued Items**

Commissioner Malloy made a motion to continue Planning Item 20-19 – Consideration of a Code amendment to Section 070.040.020(d)(24) of the Glenwood Springs Municipal Code regarding riparian setbacks to the December 17, 2019 meeting. The motion was seconded by Alternate Commissioner Cipperly. Commissioner Shaver recused himself

from the vote, which passed with three commissioners voting for the motion and no one voting no.

5. New Items

Asst. Director Ricehill provided information on background of application by Yesenia Gonzalez Hernandez for the operation of a personal care boarding home at 1713 Grand Avenue. Ricehill described the proposed project and existing conditions as well as explaining which upgrades and improvements the property would need as well as additional approvals from the State of Colorado.

Commissioner Malloy stated that he lives in the neighborhood of the proposed project and expressed concerns regarding parking, trash collection access, building permit procedure, and licensing process with the State of Colorado.

Commissioner Shaver asked about backing out of the parking spaces onto Grand Avenue. Shaver also expressed concern regarding first floor egress. Shaver also asked about the existing covenant's definition of a residence and about signage. One of the conditions for approval by staff was that the property have no signage.

Commissioner Wussow sought to clarify the exact maximum occupancy for the personal care boarding home. Ricehill explained that there would typically be 1 employee on site and that the City and State would both regulate the number of residents by the number of bedrooms on site. Commissioner Wussow Also asked about the possibility of a sunset provision on the special use permit and if there were other personal care boarding homes in Glenwood. Ricehill explained that there is currently one other personal care boarding home in Glenwood Springs.

Applicant Yesenia Gonzalez Hernandez explained her reasoning for wanting to develop the project and answered questions from commissioners regarding the project and proposed functions of the personal boarding care home. Ms. Hernandez explained the differences in levels of care and what her home would provide to its residents.

Some concerns expressed by commissioners include use of oxygen on site, proposed location of bedrooms in the basement, egress windows, traffic on Grand Avenue and its effect on resident safety, and clarifying the differences between levels of personal care.

Commissioner Wussow opened the public hearing.

Nancy Hitchcock, 1126 Pitkin Avenue, voiced her support for the application noting that there is a great need for this type of care in the community. She said that Ms. Hernandez had provided home care to her mother and that Ms. Hernandez has a passion for helping people.

Rick Davis, 11512 Highway 133, Carbondale, voiced support for more care facilities in Glenwood Springs and this project. Mr. Davis said that Ms. Hernandez has provided home care for his wife who has dementia and that Ms. Hernandez was very qualified.

Jennifer Vyhlidal, 1709 Grand Avenue, said that she supports Ms. Hernandez' dream, but expressed concern that the application seemed like a business in a single-family

residence. She stated that she wants to keep the character of the neighborhood, also explained that a tree and fence on the property line would need to be addressed.

Dennis Drake, the owner of 105 Park, noted that he has a father in the VA hospital and complimented the care at the facility. He expressed concerns about the safety of this proposals, concerns about its impact to the neighborhood and about egress from the house for potential residents.

Joyce Jenkins, 340 13th Street, stated that she was a friend of Ms. Hernandez. Voiced her opinion that although there might be six persons living there, the house would physically remain the same and although a business, would still function as a residence.

Terrie Drake, 0377 Westbank and the owner of 105 Park, noted that this neighborhood has been seeing investment and that she and her husband were planning to improve their property at 105 Park, which had recently been a rental. She noted concerns about the commercial use of the property changing the neighbor and noted concerns about the property values. She asked the Planning Commission to consider that one change begets another. She noted that Ms. Hernandez is an incredible person but expressed concern about this use in this location.

In response to public comments, Ms. Hernandez spoke about working on the fence between her property and 1709 Grand Avenue and her experience working with dementia patients. In addition, questions were asked by commissioners regarding potential financing for the project. Commissioner Wussow asked for a timeline, if permit was granted. Ms. Hernandez estimated one to three years, depending on state process.

Discussion following public hearing provided more clarification on setting a sunset provision for the use of the property. Conditions could be placed on the permit such as being non-transferable or to expire with the sale of the property.

Commissioner Malloy made a motion to deny the application. Motion was seconded by Commissioner Shaver. Further discussion touched on incompatibility with neighboring uses, traffic concerns on Grand Avenue, trash collection, and concerns over administration of the facility. Following discussion, a call for a vote was made for the motion made by Malloy to deny the application. Commissioners Shaver, Malloy, Wussow, and Wissing voted yes on the motion to deny the application. Commissioner Cipperly voted no on the motion. The motion passed 4-1 to deny the application.

6. Commissioner Comments
There was discussion about future meetings regarding housing meetings and the December meeting.

7. Director Comments. Assistant City Manager/Community Development Director Jenn Ooton did not provide additional comment.

8. Adjournment

AGENDA
City of Glenwood Springs
Planning and Zoning Commission
Regular Meeting
December 17, 2019
Council Chambers, First Floor, City Hall
101 W. 8th Street
6:00 p.m.

6:05 p.m. Call to Order.

1. Roll Call

Present at roll call were Commissioners:	Amber Wissing, Sumner Schachter, Tim Malloy, Marco Dehm and Dean Kinkel
Absent:	Ingrid Wussow, Carolyn Cipperly, Kathryn Grosscup, and George Shaver
Also present were:	Jenn Ooton, Asst. City Manager, Director Gretchen Ricehill, Assist. Director Trent Hyatt, Senior Planner Anna S. Itenberg, City Attorney's Office Kathleen Michel, Admin. Assistant

MOTION to seat alternate Dean Kinkle. It was moved by Commissioner Malloy, seconded by Commissioner Schachter, to seat alternate Dean Kinkle. Motion carried by voice vote.

2. Receipt of minutes from the October 22, 2019 regular meeting.

Receipt of minutes from the November 26, 2019 regular meeting.

It was determined to carry over the receipt of minutes to the next meeting due to small number to vote on acceptance.

3. Comments from citizens appearing for items not on the agenda. No one appeared.

Continued Items

4. 20-19 – Consideration of a Code Amendment to Section 070.040.020(d)(24) of the Glenwood Springs Municipal Code regarding riparian setbacks. **ITEM WILL BE CONTINUED TO JANUARY 28, 2020.**

MOTION: Commissioner Malloy, seconded by Commissioner Schachter, moved to

continue item 20-19 to January 28, 2020. Motion carried unanimously.

New Items

5. 39-19 – Consideration of a Location & Extent Review for the construction of a 6,775 square foot addition and an 11,098 square foot renovation of an existing maintenance building.

Applicant: Eric Rolle
Owner: Roaring Fork Transportation Authority
Location: 2307 Wulfsohn Rd
Zone District: I1-Light Industrial

Trent Hyatt presented the staff report illustrated with PowerPoint®. Goal of the project and specific use complies with the Comprehensive Plan. Staff recommends approval with conditions listed in staff report.

Applicant, (three present including project manager Nicholas Senn, director of facilities Mike Hermes, and Eric Rolle, design manager from Shrewsberry. Applicant explained that newer, larger facilities are required as RFTA expands and seeks to provide better service. New electric buses will be acquired to diversify the fleet, which will require additional building improvements. Applicant also mentioned a gained efficiency by housing the entire RFTA staff in a single location.

Public comment. No one present to comment. Closed the public comment portion.

Commissioner Malloy moved to approve with findings with conditions from staff report. Commissioner Schachter seconded. No discussion. Motion carried unanimously.

6. 38-19 – Consideration of a Site/Architectural Plan Review for the construction of a 9,428 square foot bank/office building.

Applicant: Will Coffield, Realty Management Group
Owner: ANB Bank
Location: 910 Grand Avenue
Zone District: M2 Mixed-Use Core District

Trent Hyatt presented the staff report. Item was referred to P & Z due to high level of interest in the proposed project. After rejection by City Council in July 2019, the applicant, staff, commission and City Council held a special work session in October 2019 to modify the project. The current application is for a 9,706 square foot bank office building and enlarged parking area with landscaping improvements. Applicant will increase parking from 16 to 21 spaces and will also include bicycle parking.

Staff recommended approval with conditions.

Applicant Chad Lee introduced the team members who were present. Applicant started the process in May 2018 and in February 2019 they consulted with city staff. The original application in July 2019 was supported by staff but was denied by the P & Z. A later appeal to Council was also denied. Council requested incorporation of further architectural features in the originally proposed design. Some changes that were made

were to relocate the entrance to Grand Avenue, recesses entry from the lot line, and develop a planting strip at the front of the building.

Randy Bearse, bank president, talked about local involvement. The bank extended leases for tenants of the buildings they purchased at the project location and the current leases expire in May 2020. Three tenants have already relocated, two within Glenwood Springs. Asked Commissioners to work with them and move the project forward.

Next speaker, Will Caulfield talked about the various design iterations as they had been presented to P & Z and Council. Discussed changes made and the lowering of the building to allow entry at grade as well as addition of ADA ramp with rail to access entry.

Roman Gerskovich, project architect from Open Studio Architecture, addressed efforts to utilize materials that complied with downtown design standards such as bricks with color variation and quarried sandstone utilized in the banding along the building. Canopies create sheltered entrance.

Commissioner Malloy commented on the progressive iterations and changes have led to a better building and project. Malloy also asked about the possibility of using different cover than cobble. Applicant mentioned on the possibility of mixing land cover.

Commissioner Sumner, prior to public comments, spoke about how the review of the building had nothing to do with the proposed use of the building but rather the design.

Commissioner Dehm then opened the public comment portion of the meeting.

Laura Speck, owner of the Silver Bead, continued to comment on the proposed use.

Kelly Johnson, a Carbondale resident and a customer of ANB spoke favorably about services provided to her and others by ANB.

Sheryl Gay, jewelry store, one of the displaced business owners wanted to ask ANB to put their bank somewhere else.

Mary Ann Vergilli, an owner of businesses in Glenwood Springs, voiced her support for the ANB project stating that it is a use by right.

John Haines, resident of Glenwood Springs, stated that P & Z has accomplished a lot in improving the design of the building and acknowledged the work done by Planning and Zoning Commission and ANB.

Laura Kirk, from the Downtown Development Authority, stated that she appreciated efforts by the applicant and commission to meet standards and code.

Closed public comment portion of the meeting.

Chad Lee expressed gratitude for the shared effort by applicant and commissioners.

Jenn Ooton spoke about time limits on reapplication which can be waived by the reviewing body if the application is materially different. The new plan has substantially different design than the originals and was also put forth as a new application.

Commissioner Malloy asked if the bank was a use by right in the area or if it fell under a different category. Staff confirmed that bank and financial services was a use by right specifically described in code.

Gretchen Ricehill, who is also staff liaison to the Historic Preservation Commission mentioned that the Historic Preservation Commission was disappointed with the loss of buildings but also understood the applicant's use by right.

Commissioner Dehm read MOTION on 38-19, and Commissioner Sumner moved to allow the construction of the bank and office building; approve with conditions.

Commissioner Malloy wished to modify condition number 3; as well as number 6, to include language that this application is substantially different than a previous application.

Commissioner Schachter amended motion. Commissioner Dean seconded the motion. Dean further stated he was a former employee of ANB and current employee of Alpine Bank.

Schachter encouraged people to work to modify code to protect existing structures.

Malloy will support this motion but another bank is not his favorite idea. They have the use by right. He will vote to approve.

Dean made a comment supporting the concept that banks are a form of retail.

Marco stated that commissioners looked at the improved design.

Motion carried unanimously. 5-0.

7. Commissioner Comments

Commissioner Schachter wished everyone happy holidays and asked who would be responsible to initiate code amendment to protect existing structures and retail uses in the downtown area.

Jenn Ooton said City Council would like to look at this in the future.

Commissioner Malloy asked when applications for commission were due.

8. Director Comments
Happy holidays extra meeting re housing is coming up.

9. Adjournment at 8:15 PM

DRAFT

Planning and Zoning Commission Report

Date: January 28, 2020
To: Planning and Zoning Commission
From: Hannah Klausman, Senior Planner
Subject: #45-19- Minor Site/Architectural Plan Review; Minor Subdivision; Condominiumization, and a Variance for landscaping.

REQUEST	Consideration of a request to construct a three story mixed use building with 19 residential units, and ground floor office space, as well as a variance for the number of plants required for landscaping.
APPLICANT	Doug Pratte, Land Studio, INC
OWNER	Iron Mountain Hot Springs, LLC
ZONE	RE-Resort
LOCATION:	Address TBD, Adjacent to 281 Centennial Street Parcel 218509202001
SURROUNDING LAND USES	North: Interstate Highway 70 South: Commercial/Office; outside storage (CDOT); city park East: Interstate Highway 70; Commercial; Hotel West: Commercial; Hot Springs
LOT SIZE	42,722 square feet, 0.98 acres

ACTION ITEMS

Action 1:

Consideration of a minor subdivision to amend the boundaries of a single parcel, which does not create any additional parcels.

Staff recommends **approval** with suggested findings and conditions on page 15 of this report.

Action 2:

Consideration of a variance to allow for a reduced number of required shrubs and perennials as required by code.

Staff recommends **approval** with suggested findings and conditions on page 15-16 of this report.

Action 3:

Consideration of a Site/Architectural Plan review allowing the construction of a three story mixed use building with first floor commercial and 19 residential units, 16-17 of which are proposed to be deed restricted.

Staff Recommends **approval** with suggested findings and conditions on page 17 of this report.

Action 4:

Consideration of an application to condominiumize 2 units, one being the 9,000 square feet of first floor office space, and the second being the second and third floor residential units.

Staff recommends **approval** with suggested findings and conditions on page 17-18 of this report.

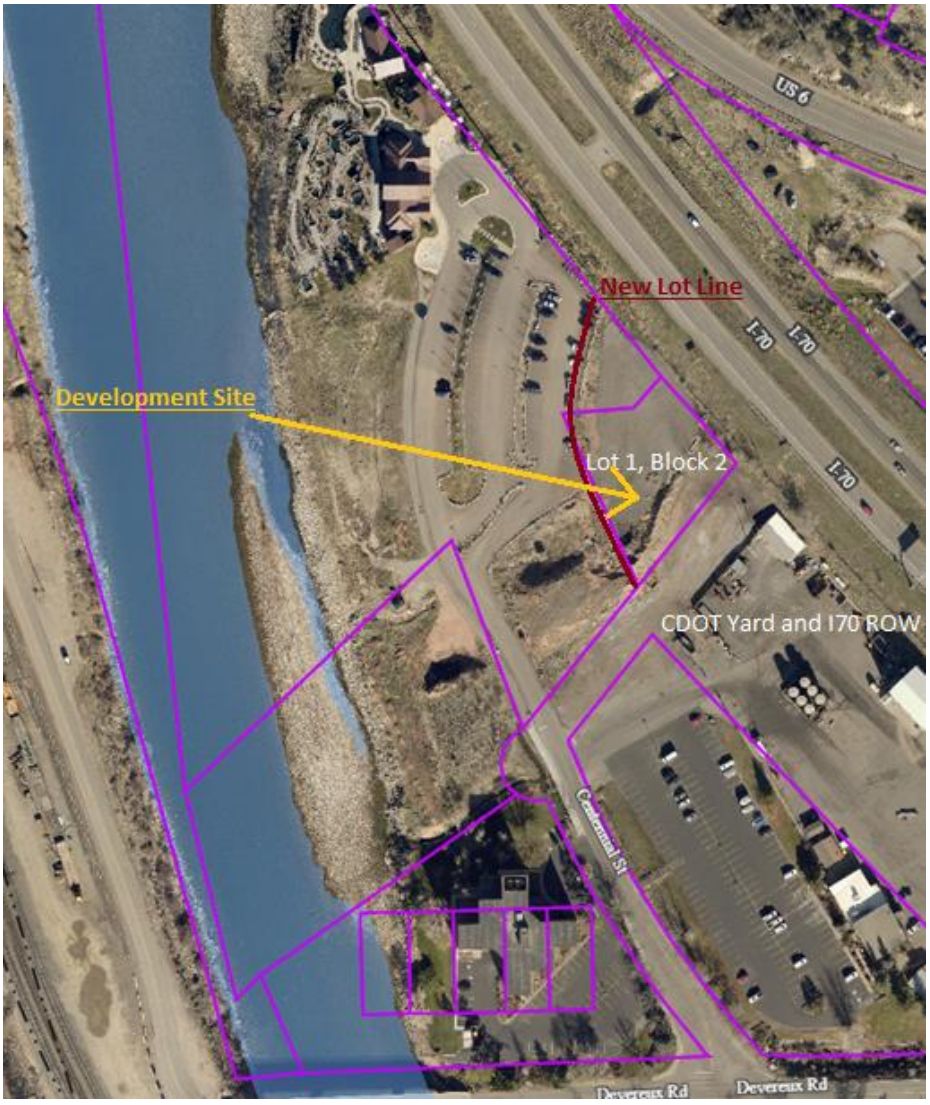
INTRODUCTION

Description

The proposed project involves the construction of a three story building with approximately 9,000 square feet of office space, to be used and owned by CDOT, and two floors consisting of 19 employee housing units to be used and owned by Iron Mountain Hot Springs. The residential units include 15 proposed deed restricted, and 4 free market units. The proposal calls for condominiumizing two units for the building, one parcel for the office and one for the residential uses.

The project also includes a minor subdivision to adjust the boundaries of the proposed project site as well as a request for a variance to reduce the number of required plants.

Project location:



Review Process
The process of reviewing site/architectural plans involving 19 dwelling units, the related condominiumization, a minor subdivision and a variance, is the sole purview of the Planning and Zoning Commission. The Commission will be the deciding body on all action items.

Analysis – Subdivision
The proposal calls for multiple boundary adjustments on Block 2, Lot 1 of the North Glenwood Center subdivision. No new lots will be created by this action. The new lot will be 42,722 square feet, or just under an acre.

Staff recommends that along with recording the subdivision plat, the owner also execute and record a cross access and maintenance agreement that details, among other things, use of adjacent parking spaces and long-term maintenance of this access.

In reviewing the Minor Subdivision application, the Code requires that the Director consider whether the proposed subdivision -

- **Is consistent with the Comprehensive Plan**
    - The Comprehensive Plan's future land use map identifies this parcel as "commercial" which is defined as a providing "…a wide range of general retail goods and services for both regional and local markets, in attached and freestanding structures..."
- **Is consistent with the intent of the underlying zoning district**
    - This parcel is located in the RE-Resort zoning district which among other things is intended to accommodate "…high-intensity commercial development with flexibility in terms of allowable uses and dimensional standards to accommodate for primary and accessory resort development uses..."
- **Complies with applicable dimensional, development, and design standards in this code**
    - The proposed building and lot comply with the dimensional and development standards and with the commercial building design standards of the Code.
- **Does not affect a recorded easement without approval from the easement holder**
    - The proposed subdivision redraws several existing utility and drainage easements that follow the perimeter of the property. Applicant identifies in their narrative the necessity of working with the City of Glenwood Springs to amend the location of these easements. The Public Works Department has accepted the new delineation.
- **Will not result in adverse impacts to surrounding property**
    - Staff does not believe the proposed subdivision will have adverse impacts to surrounding properties. The Two Rivers District Building does have a existing parking agreement on the shared parking lot currently owned by CDOT. Staff has been informed by the applicant that the Two Rivers Building association and Iron Mountain Hot Springs have been negotiating the terms of that agreement for continued shared use.
- **Will not limit the City's ability to effectively provide facilities or services**
    - The proposed subdivision will not limit the City's ability to provide facilities or services.

Analysis – Site/Architectural Plan Review
In reviewing the application, the Planning & Zoning Commission shall consider how the project

conforms to the following approval criteria.

- **The site/architectural plan is consistent with the general purpose and intent of this Code**
    - Staff found that the proposal is consistent with the general purpose and intent of the Code; it provides for efficient development; and the design is compatible with the surrounding neighborhood.
- **The site/architectural plan is consistent with the dimensional, design, development, and all other standards of this Code**
    - See detailed analysis below. Staff found that in general, the proposed development and design are consistent with the Code standards. A variance has been applied for the landscape to address that deficiency.
- **The site/architectural plan is consistent with any previously approved plat, PUD, or any other precedent land use approval**
    - Criteria not applicable to this application.
- **The site/architectural plan is consistent with the Comprehensive plan and other adopted City policies and plans**
    - See page 12 for applicable supportive statements from the Comprehensive Plan.

<u>Mixed Use and Non-Residential Site & Building Design</u>

The project is a mixed use residential and commercial development and is therefore subject to the Mixed-Use Non-Residential site and building design requirements. The proposed development adequately addresses refuse enclosure, parking configuration, and building organization and location.

The applicant provided Building Elevations and Materials sample board that illustrate a building with architectural variation in material and design, and earth toned colors complementary to surroundings.

Common Open Space

The Code requires that mixed use projects provide a minimum common open space area of 15% of the development site. The development site is 42,722, or roughly one acre. The minimum common open space requirement is 6,408 sf. The intent of the common open space provision is to "…set aside areas for the use and enjoyment of a development's residents…" The goals of the common open space requirements are to complement the Code's requirement for dedicated parkland and to serve similar purposes.

Among other things, allowable common open space areas include formal plantings & gardens, squares & courtyards, and required buffer areas (including parking lot screening but excluding interior parking lot landscaping). Exhibit G in the application appendix includes a draft Landscaping plan. Although the landscape areas are not dimensioned, the applicant provided open space calculations showing that 10,116 square feet of open space is provided, significantly exceeding the minimum requirement.

Landscaping, Screening & Fencing

Landscaping:

The minimum percentage of site area required to be landscaped is established for each zoning district. This property is in the RE district which requires that at least 15% of the site be landscaped. The formal plantings and gardens included in the common open space calculations above can qualify for the minimum amount of landscaping as can landscaping in parking lots.

The development lot is 42,722 square feet and is therefore required to provide a minimum of 4,272 square feet of landscaped area. This project provides approximately 10,423 square feet of landscaped area which far exceeds the minimum requirement.

The Code goes on to require a certain number of trees, shrubs and perennials. For example, one tree is required per 400 square feet, and one shrub per 25 square feet, and one perennial per 5 square feet of site area required to be landscaped. The Code also requires perennials however while previously reviewing at least three other development projects, it has come to staff's attention that the requirement of 1 perennial per 5 square feet far exceeds a reasonable amount. A revision will be included in the third round of Code amendments. For this project, the developer would be required to provide -

- 11 trees
- 170 shrubs
- 864 perennials (per the current Code requirements)

The developer's draft landscape plan depicts the number of proposed plants

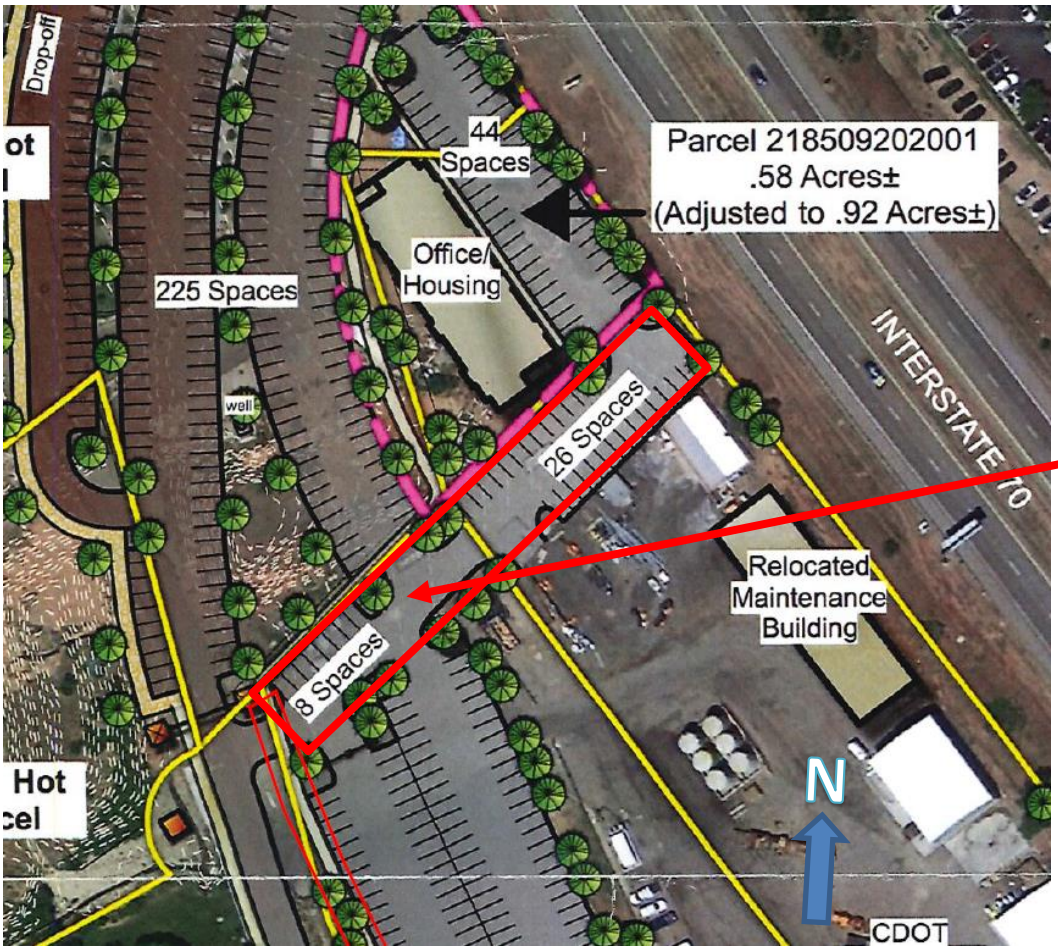
- 23 trees
- 119 shrubs (42 in parking area)
- 126 perennials (40 in parking area)

The applicant is requesting a Variance to allow for the reduction in number of shrubs and perennials. The applicant is aware of staffs intended code revision, however in order to meet project timelines, is moving forward with the variance request.

See page 10 for analysis of the Variance request.

Refuse Screening:
Plans call for providing a 23-foot-wide trash enclosure at the eastern corner of the development parcel. The structure includes a 6-foot-tall CMU wall with stone accent and other compatible materials. A depiction of the enclosure is included in the application materials (reference Civil Set Page C.12).

Access & Circulation
This property will be accessed from a two lane, 24-foot wide private shared driveway immediately east of the property that connects to Centennial Street. Note that the pink outlined lot area is the parcel where the development is occurring. The access drive occurs entirely off site and is highlighted in red below.



Private Easement:
The access road east of the development parcel is a private access drive which will provide shared access to the CDOT maintenance and storage yard, the Caverns Village Mixed Use Building, and also access to the proposed Iron Mountain Hot Springs Parking lot B.

CDOT currently owns the adjacent parcel and has included a letter of authorization for Iron Mountain Hot Springs to submit all required and appropriate application materials for the project including all agreements related to shared parking and access. The project proposal includes land being exchanged. When the building receives a Certificate of Occupancy and the

condominumization is recorded, the current existing parking lot owned by CDOT that fronts Centennial street will be conveyed to Iron Mountain Hot Springs and the first-floor office unit of the proposed structure will be conveyed to CDOT.

Easements allowing cross access to and from properties served by the private access drive, along with agreements defining maintenance responsibilities of property owners, shall be recorded with the County Clerk and Recorder's Office before issuance of a Building Permit for the development.

Sidewalk Access:
Municipal Code Section 070.040.070(f)(1) requires that developers provide sidewalks "to allow convenient pedestrian access through or across the development and adjoining with pedestrian ways of adjacent properties."

The traffic study the applicant submitted includes future development plans of a hotel on the main Iron Mountain Hot Springs parcel as well as existing Glenwood Caverns Adventure Park (GCAP) to activity to the east across the I70 corridor. The traffic study specifically calls out pedestrian/cyclist movements between the two sites and overflow parking facilities to accommodate users of the Glenwood Caverns and hot springs uses. The 19 residential unit tenants as well as office space employees are a part of these movements.

The traffic report includes a proposed mitigation measure of providing a continuous pedestrian connection from Centennial Drive to Two Rivers Plaza drive to serve future overflow GCAP parking. Staff agrees with the necessity of this pedestrian connection in order to facilitate not only the movements of the overflow parking lot, but that of hot springs clientele, residents of the new housing and office units, and GCAP hotel users.

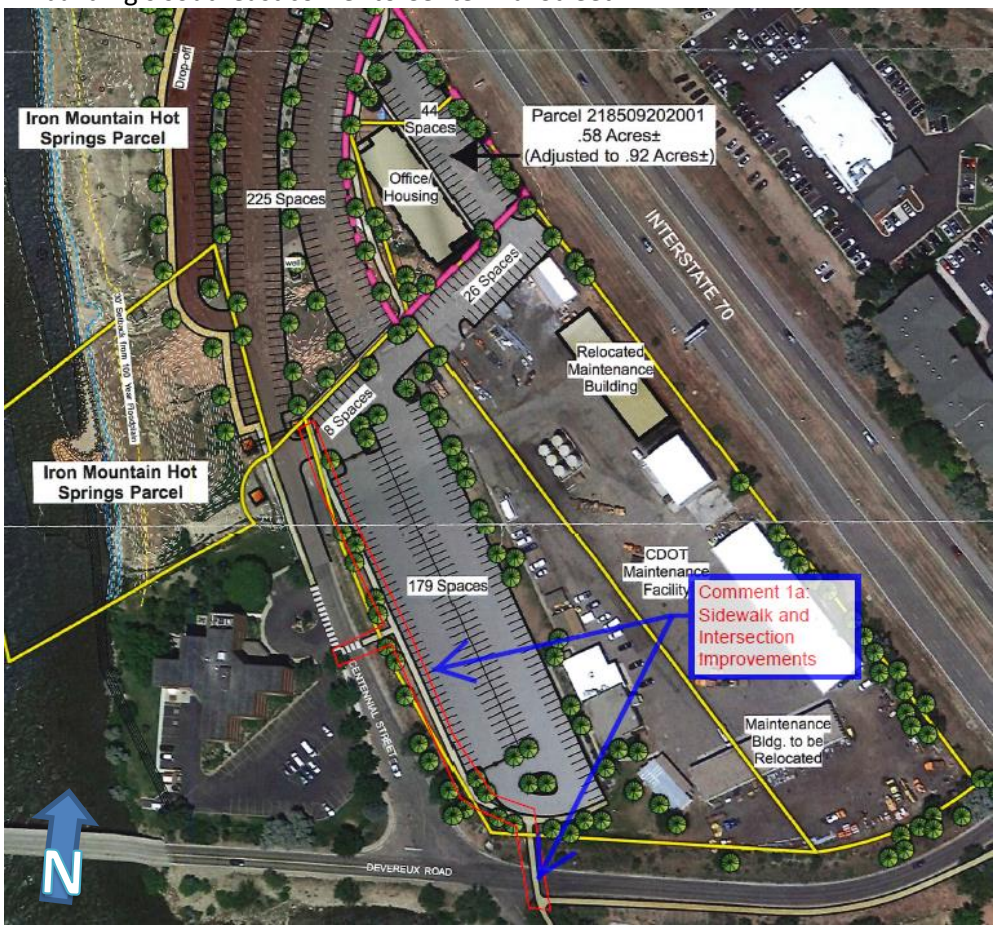
Specifically, the report states:

> "The additional parking (186 spaces) will be used for GCAP overflow parking and will offset parking lost near the GCAP tram building currently leased from Land Rover (94 spaces). The CDOT/CSP spaces are about ¼ mile walking distance from the tram base and will be served by newly constructed pedestrian connection on the south side of Devereux Rd (along Two Rivers Park) between the overflow parking and the tram. Walking distance is an important concept in the fields of transportation and public health. A ¼ mile is often used as an acceptable walking distance in U.S. research studies, that distance equates to about a 5-minute walk. Destination attractions significantly increase the potential for walking to a venue, and an increased acceptable walking distance. It is common for attractions such as stadiums and amusement parks to have a significant percentage of parking beyond a ¼ mile radius. The "CDOT" parking is located within a reasonable walking distance to be considered as on-site parking."

CDOT submitted comments that refer to pedestrian improvements including a sidewalk along the eastern side of Centennial as well as other intersection improvements that were included as part of the traffic report. Staff has included abiding by all requirements of the CDOT access permit as a condition of approval.

The Engineering Department is recommending the construction of a minimum 8-foot wide sidewalk along Centennial Street in addition to intersection improvements, illustrated on the next page, to tie into the developments bike path. If the sidewalk location occurs outside of the Centennial Street ROW, a public access easement will be required. Community Development staff concurs with this

recommendation. Staff believes that there is sufficient room to provide a minimum 8-foot wide sidewalk and has added a condition of approval requiring that plans be revised to depict a sidewalk along the entire eastern boundary of Centennial Street connecting to the sidewalk from the office building's southeast corner to Centennial Street.



Bike Parking and Bike Lanes:

The project is required to provide a minimum of six bicycle parking spaces. A total of four bike racks are conveniently provided around the building with capacity for five bikes each.

The site provides access to a ten (10) foot concrete bike/pedestrian trail that connects to a sidewalk along the Centennial Right of Way that currently terminates at Devereaux Road.

Off-Street Parking

The Municipal Code requires that this project provide 63 parking spaces including 1.5 spaces per dwelling unit plus 1 guest space per each 5 dwelling units for the residential units, and 1 space per 300 square feet of office space. The development plans show 60 off-street spaces, of which 14 will be located on the adjacent CDOT maintenance yard parcel as illustrated on the next page.

The applicant is proposing to share 3 of the 30 required office space parking spaces with the Multi-Family residences to meet the required 63 spaces. The applicant submitted a letter from SGM detailing a parking generation spreadsheet that provides a weekday parking distribution for the

Caverns Village development at IMHS. The distribution is based upon the Time of Day Distribution for Parking Demand from the ITE Parking Generation Manual, 5th Edition, for the proposed Multi-Family and General Office Building land use categories.

The Director has given approval for the shared parking as presented, per section 070.040.060(e)2.

System Improvement Fees

The applicant has proposed satisfying the required parkland dedication through the construction and dedication of a public access easement of a bike path along the properties western boundary that connects to the City's future proposed river trail system identified on the Master Trail Plan.

Parkland Dedication for 19 residential units is as follows:

Number of Units	19
Residents per unit	2.5
Total number of residents generated by development	**47.50**
Required acres of parkland dedication per resident	**0.0070**
Total required Parkland Dedication in Acres for this development	**0.3325 (14483 sf)**
Value of land per acre	**$235,706.13**
Total required fee in lieu of dedication for this development	**$78,372.29**

As the applicant states in the narrative, the bike path would satisfy 5,777 square feet of their required parkland dedication. This dedication of a public access easement for the trail meets code standards.

In addition, as mentioned in Access and Circulation on page 7, staff is requesting a sidewalk connection on the east side of Centennial street, adjacent to the existing CDOT parking lot, to accommodate efficient pedestrian and bicycle access to and from Two Rivers Park in addition to the Glenwood Caverns Adventure Park site. This condition includes the sidewalk connection having a public access easement. The easement would also satisfy parkland dedication requirements on a square footage basis if approved. The exact parkland dedication credit would have to be verified with new sidewalk plans however staff estimates it to be roughly 3,552 square feet.

Total required Parkland Dedication in square feet	**14,483 sf**
Credit for Bike Path	**5,777 sf**
Credit for Sidewalk Connection	**3,552 sf**
Balance of Parkland Dedication Due	**5,154 sf (0.118 acres)**
Total required fee in lieu of dedication for this development	**$27,813**

For deed restricted residential units, all system improvement fees, including parkland, are waived per the stipulations of the 30-year agreement. The estimated parkland fee of $27,813 would be applied as a per unit cost for the residential units, equating to $1464 for each of the 19 units. For each unit that the developer deed restricts, an estimated $1,464 of parkland fees would be waived, in addition to the other system improvement fees. A final system improvement fee calculation is done at time of building permit submittal. The credits listed above are conceptual until approved as part of this application and verified with approved building plans.

If the applicant exited the deed restriction program before the end of the 30-year timeframe, the owner, or its successor would be responsible for paying the remainder of the waived amortized fees at that time.

Analysis – Variance

The applicant has requested a variance from the code required number of shrubs and perennials in the required landscaped areas.

The Municipal Code requires a certain number of trees, shrubs and perennials. For example, one tree is required per 400 square feet, one shrub per 25 square feet, and one perennial per 5 square feet of site area required to be landscaped. It has come to staff's attention that the requirement of 1 perennial per 5 square feet far exceeds a reasonable amount. A code revision will be included in the third round of Code amendments however the exact timeline is not known at this time. The applicant has chosen to apply for a variance as opposed to wait for the code revision in order to get approval for their landscape plan now.

The total lot area is 42,722 square feet. The developer's draft landscape plan depicts the number of proposed plants

- 23 trees
- 119 shrubs (equals one shrub per 360 square feet)
- 126 perennials (equals one shrub per 340 square feet)

The applicant's proposed landscape numbers for shrubs and perennials, follow the Municipal Code that was in place prior to the recent adoption of the new Development and Land Use Code in August of 2018. The previous code required the following plant specifications:

(3) Standards. Development Parcel Landscaping.

a. Amount.

3. A minimum of one shrub shall be planted for every one thousand (1,000) square feet of total lot area.

4. A minimum of one perennial shall be planted for every five hundred (500) square feet of total lot area.

Under the old landscape code, this project which has a site of 42,722 square feet would require:

- 43 shrubs
- 85 perennials

Under the new landscape code, this project requires:

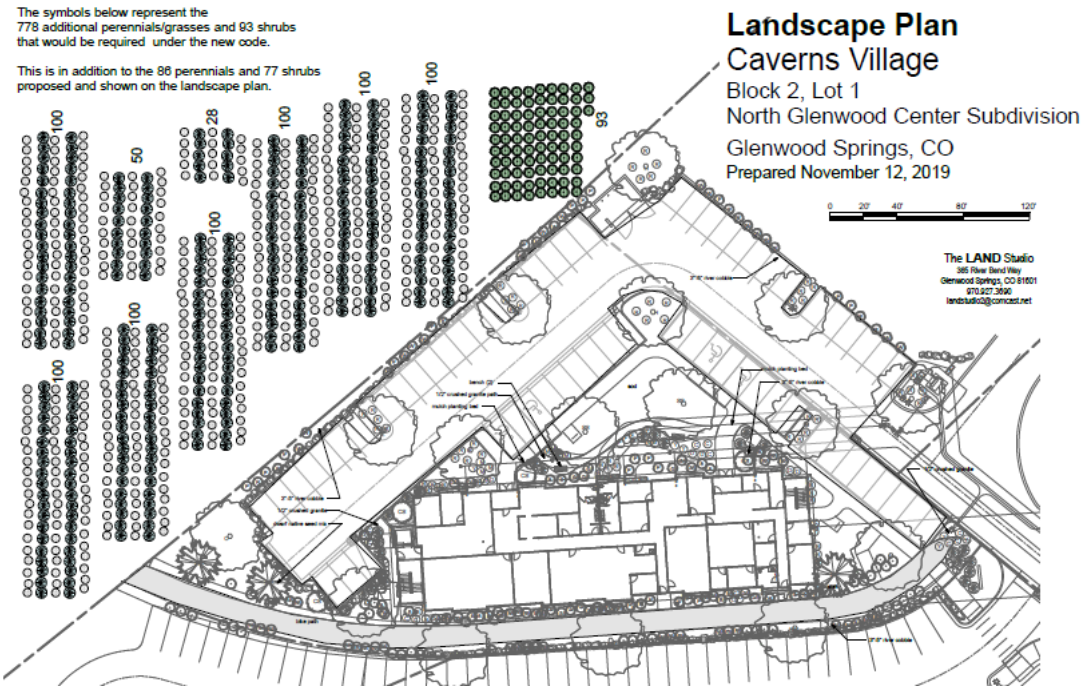
- 170 shrubs (51 more than proposed)
- 864 perennials (738 more than proposed)

Variance Approval Criteria Analysis

In reviewing a variance application, the Planning Commission shall find that all of the following criteria exist. Staff analysis is in bold.

i. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district;
The exceptional configuration in this case is the inability to fit the required number of plants into the required landscape area. **While previously reviewing at least three other development projects, it has come to staff's attention that the requirement of 1 perennial per 5 square feet far exceeds a reasonable amount. A revision will be included in the third round of Code amendments.**

ii. The strict application of the Code standards for which a variance is sought would produce undue hardship;
As the applicant points out in the narrative, the required number of plants is difficult to actually fit into the landscaped area and would pose challenges for maintenance. The code requires 170 shrubs each a minimum five gallon in size and 864 perennials each a minimum one gallon in size. The applicant illustrated the space that the plants would take up on the site is not feasible. The image is provided in the applicant materials and pictured on the next page. Staff agrees with this assessment. (Note the applicant's image did not count shrubs/perennials included in the parking lot area which count towards the required number, and so the numbers differ slightly from staff's. The application narrative does include the correct numbers)



iii. The applicant did not create the hardship by his/her own actions;
The applicant reviewed the possibility of providing the required number of plants and found it impossible to accommodate. The applicant did not create the hardship.

iv. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought;
Staff does not believe the public is harmed by the reduction in plant materials. The proposal exceeds what was previously required of developments prior to August of 2018 and appears to provide an aesthetically pleasing outdoor area for the project's residents.

v. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden;
The request demonstrates that the new code requirement is not spatially feasible to accommodate, as illustrated by three previous project submittal reviews that also could not meet the standard for perennials as required. Staff is planning to modify this requirement in the near future to remedy this discrepancy. The applicant has chosen to request a variance now rather than wait for the code to be revised.

vi. The variance request will not violate building or fire code requirements;
Landscaping requirements do not violate building or fire code requirements.

vii. The variance is the minimum variance that will afford relief of the subject standards of the Code.
Staff is using the previous code requirements as a baseline for the minimum relief from this standard as it was a previously generally accepted threshold for landscape requirements. As the applicant's proposal exceeds that previous threshold, staff believes it is the minimum request that will afford relief. Staff plans to amend the current

standards will likely result in a plant number requirement more in line with what the applicant is proposing.

Analysis – Condominiumization

The Municipal Code considers condominiumizations a minor subdivision. In reviewing Minor Subdivision applications, the Planning and Zoning Commission shall consider whether the proposed division -

- **Is consistent with the Comprehensive Plan**
  - The Comprehensive Plan's future land use map identifies this parcel as "commercial" which is defined as a providing "…a wide range of general retail goods and services for both regional and local markets, in attached and freestanding structures..."
- **Is consistent with the intent of the underlying zoning district**
  - This parcel is located in the RE-Resort zoning district which among other things is intended to accommodate "…high-intensity commercial development with flexibility in terms of allowable uses and dimensional standards to accommodate for primary and accessory resort development uses..."
- **Complies with applicable dimensional, development, and design standards in this code**
  - The proposed building and lot comply with the dimensional and development standards and with the commercial building design standards of the Code.
- **Does not affect a recorded easement without approval from the easement holder**
  - The proposed condominumized building includes drafting multiple easements for shared access and parking. CDOT has issued a letter of authority for Iron Mountain Hot Springs to submit application materials for the joint project. All easements will be recorded with both CDOT and IMHS signatures of approval.
- **Will not result in adverse impacts to surrounding property**
  - Staff does not believe the proposed condominumization to adversely impact surrounding properties.
- **Will not limit the City's ability to effectively provide facilities or services**
  - The proposed subdivision will not limit the City's ability to provide facilities or services.

The condominiumization plat will be finalized prior to or shortly following issuance of the certificate of occupancy. The owner/applicant will create the individual demising walls of each unit based on final surveyed conditions. Providing a final plat based on surveyed condition, as well as finalizing all related condominium documents has been added as a condition of approval.

COMPLIANCE WITH COMPREHENSIVE PLAN GOALS

The Comprehensive Plan is the community's vision for how it would like to develop into the future and provides a framework for decision making. Following is information from the Comprehensive Plan which may provide helpful guidance:

The Comprehensive Plan's future land use map identifies this parcel as "commercial" which is defined as a providing "…a wide range of general retail goods and services for both regional and local markets,

in attached and freestanding structures..."

Community Goals

- Direct development to locations and forms that are cost-effective to serve.
- Provide housing opportunities for the entire community.
- Support social diversity.
- Maintain Role as a Regional Center

Encourage Greater Variety in Housing Types and Price
To meet the diverse housing needs of Glenwood's current and future population, an increase in the range of housing types and price levels is needed. A greater range of housing types will enable the City to better meet the needs of young adults that wish to stay in the community….

Encourage Housing Variety and Affordability throughout the Community
…Like most future development, the majority of future housing opportunities in Glenwood Springs will likely occur through redevelopment and infill….[It] will be important to take advantage of every opportunity to increase the supply of housing…

Retain Role as Government Center
The City should consciously retain city, county, state and federal government office and employment centers in the city, and especially in the Downtown.

Ensure Rental and Ownership Opportunities

REVIEWING AGENCY COMMENTS

Staff distributed the application to City departments and outside agencies for review and comment. We received comment from the Engineering and Public Works Departments which are attached for review. The Planning Department also submitted comments that are attached.

CDOT submitted comments in reference to the traffic study and required access permit. Those are attached.

ACTION ITEMS AND STAFF RECOMMENDATIONS

This project requires that the Planning and Zoning Commission consider 2 separate actions.

Section 070.060.030(g)(1)d outlines the review and decision procedures for applications being considered by the Planning and Zoning Commission and/or City Council. The Commission shall approve, approve with conditions, or deny the application based on the applicable approval criteria listed in the application-specific procedures. The Commission may also continue the hearing to with a request for specific additional information.

Action 1:

Consideration of a minor subdivision to amend the boundaries of a single parcel, which does not create any additional parcels.

Staff recommends **approval** with the suggested findings and conditions on page 15 of this report.

Suggested Findings

The subdivision -

1. Is consistent with the Comprehensive Plan
2. Is consistent with the intent of the underlying zoning district
3. Is in substantial compliance with applicable dimensional, development, and design standards in this code
4. Does not affect a recorded easement without approval from the easement holder
5. Will not result in adverse impacts to surrounding property
6. Will not limit the City's ability to effectively provide facilities or services

Action 2:

Consideration of a variance to allow for a reduced number of required shrubs and perennials as required by code.

Staff recommends **approval** with suggested findings on page 15 of this report.

Suggested Findings

1. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district;
2. The strict application of the Code standards for which a variance is sought would produce undue hardship;
3. The applicant did not create the hardship by his/her own actions;
4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought;
5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden;
6. The variance request will not violate building or fire code requirements; and
7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

Action 3:

Consideration of a Minor Site/Architectural Plan review allowing the construction of a three story mixed-use building with 9,000 square feet of first floor commercial and 19 residential units, 15 of which will be deed restricted per the City of Glenwood Spring's Voluntary Deed Restricted Development program.

Staff Recommends **approval** with suggested findings and recommended conditions on page 15-16 of this report.

Suggested Findings

1. The site/architectural plan is consistent with the general purpose and intent of this Code;
2. The site/architectural plan is consistent with the dimensional, design, development, and all other standards of this Code;
3. The site/architectural plan is not in conflict with precedent land use approvals; and
4. The site/architectural plan is substantially consistent with the Comprehensive Plan and other adopted City policies and plans.

Recommended Conditions

1. The applicant shall comply with all verbal representations made in the public hearings, as outlined in all application materials, and/or as revised per conditions herein and approved by the Community Development Director.
2. The applicant shall obtain and abide by all necessary access permits required for the project from the Colorado Department of Transportation.
3. Prior to submitting Construction Plans per Section 070.060.050(c), the applicant/owner shall:
    a. Enter into a Development Agreement with the City which memorializes all actions and conditions of approval associated with the project.
    b. Comply with/address all City staff comments.
4. Prior to release of building permit, the applicant/owner shall:
    a. Submit for review and approval an engineer's estimate.
    b. Pay to the City of Glenwood Springs all improvement and development fees that are due, unless specific waivers have been granted by City Council. These fees include but may not be limited to water, sewer, school land, fire, building plan review, and building permit. An exact accounting of the fees due will be itemized on the building permit application.
    c. Submit a shared parking agreement to be recorded with the County Clerk and Recorder's office. If such agreement is revoked by any party, then the required off-street parking spaces shall be provided pursuant to this Code.
    d. Submit all Easements allowing cross access to and from properties served by a vehicular cross-access, along with agreements defining maintenance responsibilities of property owners, to be recorded with the County Clerk and Recorder's Office before issuance of a Building Permit for the development.

5. Prior to certificate of occupancy, the applicant/owner shall:
    a. Provide recorded documentation of shared access easements.
    b. Provide recorded documentation of public access easement on private sidewalk connection to bike path occurring on Lot 1, and Parcel 3 as indicated on the subdivision plat.
    c. The owner shall design and construct a minimum 8' wide sidewalk along the eastern edge of Centennial for public access and provide recorded public access easement if occurring on private property.
    d. The owner shall design and construct a minimum 8' wide sidewalk from the south east corner of the proposed office/residential parcel to the intersection of Centennial, along the west side of the shared access. The sidewalk shall connect the proposed sidewalk on the residential/office parcel to the proposed sidewalk along Centennial.
    e. The owner shall, coordinating with the City, design and estimate a trail connection from the north east corner of Devereux and Centennial to the existing pedestrian bridge (along the western edge of Two Rivers Park). In addition, the owner shall commit to funding 50% of the trail construction at the time when it is built.
    a. The owner shall construct all pedestrian improvements required by the State Access Permit.
6. Any modifications of the approved plans or condition of approval shall require review and approval of the Community Development Director for compliance with applicable Municipal

Code requirements. Modifications may require a new application or amendment of the approved plans per Section 070.060.030(i)(4).

7. Applicant shall submit a written description of program for off-site snow removal to be approved by the Director.

Action 4:

Consideration of an application to condominiumize 2 units.

Staff recommends **approval** with suggested findings and conditions on page 17 of this report.

Suggested Findings

The Condominiumization -

1. Is consistent with the Comprehensive Plan
2. Is consistent with the intent of the underlying zoning district
3. Is in substantial compliance with applicable dimensional, development, and design standards in this code
4. Does not affect a recorded easement without approval from the easement holder
5. Will not result in adverse impacts to surrounding property
6. Will not limit the City's ability to effectively provide facilities or services

Recommended Conditions

1. Prior to recording Condominium Plat and related Declarations, the owner shall:
    a. Provide utility easements as necessary.
    b. Provide a plat of individual condominium units showing the demising walls.
    c. Submit a revised draft of the condominium plat and condominium declarations for Community Development and Public Works departments review and approval.
    d. Provide the Community Development Department with two signed copies of the Condominium Declarations.
    e. Provide the Community Development Department with two copies of the final, approved Condominium plat on 24 x 36 inch mylar paper.
    f. Pay a fee for recording the condominium documents made payable to the Garfield County Clerk and Recorder. Recording fees for an 8 x 11 inch document currently are $13 for the first page, $5 for every page thereafter, and for a 24 x 36 inch mylar are $13 for the first page and $10 for every page thereafter, or as otherwise established by the Garfield County Clerk and Recorder's office at the time of recording.
    g. Following recording of the plat, the owner shall request that the City assign addresses to each of the units.

Caverns Village Mixed Use Condominium

Glenwood Springs, Colorado

Block 2, Lot 1, North Glenwood Center Subdivision

Parcel ID# 218509202001 & 218509200031

Minor Site/Architectural Plan Review, Minor Subdivision for Boundary Line Adjustment and Condominiumization

Prepared November 12, 2019 for:

Iron Mountain Hot Springs LLC

281 Centennial Street

Glenwood Springs, CO 81601

Prepared by:

The Land Studio, Inc.

365 River Bend Way

Glenwood Springs, CO 81601

Phone: (970) 927-3690

landstudio2@comcast.net

Caverns Village Mixed Use Condominium
Table of Contents

PLANNING APPLICATION **3**

PROJECT DESCRIPTION **4**

OWNERSHIP **5**

PUBLIC NOTICE **5**

CODE COMPLIANCE **8**

070.020.130: Zone District, Resort (RE) District 8
070.030.020: Table of Allowed Uses 8
070.040.030 (e): Site Development and Improvement Standards 8
070.040.030 (g): Dedications and Impact Fees 9
070.040.040: Common Open Space 9
070.040.050 (c): Landscaping, Screening, and Fencing. 10
070.040.060 (h) 6: Parking Area Landscaping 10
070.040.060 (c): Off-Street Parking and Loading 10
070.040.060 (f): Bicycle Parking 11
070.040.070: Access and Circulation 11
070.040.090 (d) Nonresidential and Mixed-Use Design Standards 11
070.040.100 (f): Exterior Lighting, General Lighting Requirements 11
070.040.120: Affordable and Workforce Housing 12

VARIANCE REQUEST **12**

070.060.060 CONDOMINIUMIZATION **16**

ENGINEERING REPORTS **16**

Preliminary Traffic Impact Analysis 16
Preliminary Soils & Geotechnical Report 16
Drainage Study or Letter 16

EXHIBITS **17**

A. Title Policy and Warranty Deeds
B. CTL Thompson Geologic and Geotechnical Investigation
C. SGM Traffic Impact Study
D. Karp Neu Hanlon Centennial Street Letter with Exhibits
E. Civil Engineering Plan Set
F. Architectural Plan Set
G. Landscape Plan
H. Subdivision Exemption Plat for Lot Line Adjustment & Improvement Survey Plat
J. CDOT Letter of Authorization for Exchange Agreement

Planning Application

LAND USE APPLICATION
City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

Ordinance Amendments		**Development Permits**	
Rezoning		Site/Architectural Plan Review	
Rezoning to Planned Unit Development (PUD)		Administrative	
Annexation		Minor	X
Condominiumization		Major	
Annexation		Master Plan	
Street Vacation		Construction Plans	
		Location & Extent	
Subdivisions		Right of Way Encroachment License	
Minor Subdivision	X	Floodplain Development Permit	
Preliminary Plat		Special Use Permit	
Final Plat		**Flexibility and Relief Procedures**	
Vacation of Right-of-Way		Variance	X
Boundary Line Adjustment		Administrative Adjustment	X
		Appeal	

Applicant/Property Owner Information:			
The Land Studio, Inc. / Douglas J. Pratte		Iron Mountain Hot Springs LLC / Steve Beckley	
Applicant		Owner	
Planner			
Relationship to Owner		Owner	
365 River Bend Way		281 Centennial Street	
Applicant Address		Owner Address	
(970) 948-6033	landstudio2@comcast.net	(970) 618-7127	sbeckley@glenwoodcaverns.com
Phone	Email Address	Phone	Email Address

Property Information:	
TBD Centennial Street	218509202001, 218509200031
Address	Parcel Number
North Glenwood Center	Block 2, Lot 1
Subdivision	Lot and Block Number
Resort (RE) District	Vacant
Zone District	Existing Land Use

General Project Description:

Iron Mountain Hot Springs LLC wishes to build a 3 story condominiumized structure on Block 2, Lot 1 of the North Glenwood Center Subdivision. The structure's ground floor will contain 8,815 sq. ft. of CDOT office space. The upper 2 floors will contain 15 employee dwelling units and 4 free Market residential units. A boundary line adjustment is proposed for Parcel 218509202001 that will affect the boundary of Parcel 218509200031. Both parcels are owned by Iron Mountain Hot Springs LLC.

Signatures:		
The owner or applicant must be present at the hearing. All public hearings must be property noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the application. (Attach additional incorporation documents if necessary.) I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.		11/12/2019
	Applicant	Date
		11/12/2019
	Owner	Date
	Owner	Date

Project Description

Iron Mountain Hot Springs LLC wishes to build a 3 story condominiumized structure on Block 2, Lot 1 of the North Glenwood Center Subdivision. The structure will contain two condominium units.

Office Floor Area
Condominium unit one will be located on the ground floor and will contain approximately 8,815 SF of CDOT office space. The attached Exhibit illustrates the conceptual floor plan for this office space.

Residential Floor Area
Upper floors 2 and 3 will be one condominium unit containing 15 employee dwelling units and 4 free market residential units. The proposed floor area is approximately 9,000 SF per floor. The attached Exhibit illustrates the floor plans for residential floors 2, and 3.

Access and Parking
Access to the site is from Centennial Street through a proposed access and utility easement on the CDOT parcel to the project parcel.

Parking Requirements
Office requires 1 pace per 300 square feet (8,815 SF Office) = 30 parking spaces
Multi-Family requires 1.5 per dwelling unit
plus 1 guest space per each 5 dwelling units (19 Units) = 33 parking spaces
Total parking spaces required = 63 parking spaces

Total onsite parking spaces proposed = 43 parking spaces
Total CDOT parcel parking spaces proposed = 17 parking spaces
Total parking spaces proposed = 60 spaces
The Applicant proposes to share 3 of the 30 office parking spaces with the Multi-Family residences to meet the required 63 parking spaces

Boundary Line Adjustment
A boundary line adjustment is proposed for Parcel 218509202001 that will affect the boundary of Parcel 218509200031. Both Parcels are owned by Iron Mountain Hot Springs LLC.

10 foot wide Public Utility & Drainage Easement
The Applicant recognizes that a 10 foot wide Public Utility & Drainage Easement exists along the existing parcel boundary and may need to be relocated as part of this project. The Applicant will work with the City to determine who this easement is dedicated to and if/how it may be amended.

Ownership

Special Warranty Deeds and a Title Commitment are included as an Exhibit to this Application as proof of ownership.

Public Notice

Notice will be mailed to property owners within 300 feet and the mineral owners and lessees on the property.

Garfield County Land Explorer

Parcel	Physical Address	Owner	Account Num	Mailing Address
218509200008	Not available GLENWOOD SPRINGS	DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO	R311929	4201 E ARKANSAS AVENUE DENVER, CO 80222
218509200031	281 CENTENNIAL ST GLENWOOD SPRINGS	IRON MOUNTAIN HOT SPRINGS LLC	R040222	51000 TWO RIVERS PLAZA ROAD GLENWOOD SPRINGS, CO 81601
218509201002	Not available GLENWOOD SPRINGS	IRON MOUNTAIN HOT SPRINGS LLC	R330471	51000 TWO RIVERS PLAZA ROAD GLENWOOD SPRINGS, CO 81601
218509202001	Not available GLENWOOD SPRINGS	IRON MOUNTAIN HOT SPRINGS LLC	R330469	51000 TWO RIVERS PLAZA ROAD GLENWOOD SPRINGS, CO 81601
218509213006	Not available GLENWOOD SPRINGS	TWO RIVERS PARK PLAZA OFFICE CONDOMINIUMS ASSOCIATION	R005853	PO BOX 1576 GLENWOOD SPRINGS, CO 81602
218509215002	52876 TWO RIVERS PLAZA DR GLENWOOD SPRINGS	SRE COLORADO 4 RF LLC	R041938	4401 COLWICK ROAD CHARLOTTE, NC 28211
218505400119	Not available GLENWOOD SPRINGS	GLENWOOD SPRINGS, CITY OF	R540092	101 W 8TH STREET GLENWOOD SPRINGS, CO 81601
218505408011	1140 DEVEREUX RD GLENWOOD SPRINGS	COLORADO ENERGY SYSTEMS LLC	R080486	274 MOUNTAIN SHADOWS DRIVE GLENWOOD SPRINGS, CO 81601
218505408012	1210 DEVEREUX RD GLENWOOD SPRINGS	D&S FAMILY HOLDINGS LLC & HALVERSON, T R TRUST	R080501	PO BOX 3780 EAGLE, CO 81631
218509200008	Not available GLENWOOD SPRINGS	DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO	R311929	4201 E ARKANSAS AVENUE DENVER, CO 80222
218509200031	281 CENTENNIAL ST GLENWOOD SPRINGS	IRON MOUNTAIN HOT SPRINGS LLC	R040222	51000 TWO RIVERS PLAZA ROAD GLENWOOD SPRINGS, CO 81601
218509201002	Not available GLENWOOD SPRINGS	IRON MOUNTAIN HOT SPRINGS LLC	R330471	51000 TWO RIVERS PLAZA ROAD GLENWOOD SPRINGS, CO 81601
218509202001	Not available GLENWOOD SPRINGS	IRON MOUNTAIN HOT SPRINGS LLC	R330469	51000 TWO RIVERS PLAZA ROAD GLENWOOD SPRINGS, CO 81601
218509213001	Not available GLENWOOD SPRINGS	COLORADO RIVER WATER CONSERVATION DISTRICT	R005848	PO BOX 1120 GLENWOOD SPRINGS, CO 81602
218509213002	Not available GLENWOOD SPRINGS	TWO RIVERS PARK PLAZA, LLC	R005849	PO BOX 1576 GLENWOOD SPRINGS, CO 81601
218509213003	Not available GLENWOOD SPRINGS	COLORADO RIVER WATER CONSERVATION DIST	R005850	PO BOX 1120 GLENWOOD SPRINGS, CO 81602
218509213004	Not available GLENWOOD SPRINGS	TRPP AT 300, LLC	R005851	PO BOX 2021 GLENWOOD SPRINGS, CO 81602
218509213005	Not available GLENWOOD SPRINGS	1303 GRAND, LLC	R005852	PO BOX 1576 GLENWOOD SPRINGS, CO 81602
218509213006	Not available GLENWOOD SPRINGS	TWO RIVERS PARK PLAZA OFFICE CONDOMINIUMS ASSOCIATION	R005853	PO BOX 1576 GLENWOOD SPRINGS, CO 81602
218509215002	52876 TWO RIVERS PLAZA DR GLENWOOD SPRINGS	SRE COLORADO 4 RF LLC	R041938	4401 COLWICK ROAD CHARLOTTE, NC 28211
ROW	Not available null			

CERTIFICATION OF NOTICE PURSUANT TO C.R.S. 24-65.5-103

I hereby affirm that an examination of the records in the office of the County Clerk and Recorder was made in accordance with C.R.S. 24-65.5-103 et seq. and

(Check applicable box and fill in the information)

[X] After such examination on Nov. 8, 2019, which is not less than thirty (30) days before the date scheduled for the initial public hearing on the application for the development known as _____, notice was sent, by certified mail, return receipt requested, or by a nationally recognized overnight carrier, to the below-named mineral right owner(s) as listed in the records of the County Clerk and Recorder, containing the time and place of the initial public hearing, and contact information of the Community Development Department, the nature of the hearing, the location and legal description of the property that is the subject of the hearing, and the name of the applicant(s). Notice was also sent, by certified mail, return receipt requested, or by a nationally recognized overnight carrier, to the City of Glenwood Springs, containing the name and address of the mineral right owners to whom the foregoing notice was sent. A copy of the notices sent is attached hereto.

Listing of Mineral Right Owner(s)	Address
None	

[X] Such records do not identify any mineral right owners; or

[ ] The mineral right owner(s) have provided a signed waiver of the right to notice in writing, a copy of which is attached hereto.

Name: Mogli Cooper
Applicant Signature

Surface Owner's Signature

Iron Mountain Hot Springs LLC, by Mogli Cooper
Print Name

Print Name

1

Subscribed and sworn to before me, a notary public in and for the County of Garfield, State of Colorado, this 8th day of November 2019, A.D.

Witness my hand and official seal

JULIE J. PRATTE
(SEAL) Notary Public
State of Colorado
Notary ID # 19974001570
My Commission Expires 02-11-2021

Julie J Pratte
Notary Public

My commission expires: 2-11-2021

FAILURE TO PROVIDE THIS CERTIFICATION, INDICATING COMPLIANCE WITH C.R.S. 24-65.5-103 ET SEQ., IS LIKELY TO RESULT IN A CONTINUANCE OF THE HEARING.

2

Code Compliance

070.020.130: Zone District, Resort (RE) District

Dimensional Standards:	
Lot area (sq ft)	none
Landscaped area	10%
Setbacks, Front, min	5 ft
Front, max	60 ft
Side, min	5 ft
Rear, min	10 ft
Building height	60 ft.

The proposed Caverns Village project complies with the above setbacks, which have been illustrated on the Site Plan attached as an Exhibit to this Application.

The maximum building height is shown on the included architectural elevations is 39'-1" as measured from finished grade to the midpoint of the roof. This complies with the allowed maximum building height of 60 ft.

Minimum Landscaped Area is 4,271 sq ft. Refer to the Landscape Plan attached as an Exhibit regarding conformance to this standard.

070.030.020: Table of Allowed Uses

The proposed multi-family dwellings and administrative, professional, or government office are permitted uses by right in the RE zone district.

070.040.030 (e): Site Development and Improvement Standards

(1) Drainage Plan.

A Drainage Study has been prepared by Boundaries Unlimited Inc. and is included as an Exhibit to this Application.

(3) Lot and Block Design.

The project has been designed in conformance with applicable zone district regulations, refer to the Site Plan and Plat attached as Exhibits for lot size information.

(5) Water Distribution.

A water distribution plan has been included in the Civil Engineering Plans included as an Exhibit to this Application.

(6) Wastewater Collection

A wastewater collection system plan has been included in the Civil Engineering Plans included as an Exhibit to this Application.

(7) Underground Utilities

All Utilities are located on the Civil Engineering Plans included as an Exhibit to this Application.

070.040.030 (g): Dedications and Impact Fees

(2) Parkland Dedication

Parkland dedication requirements will be 14,375 sq. ft. based on the following calculations:
2.5 residents per unit (19) = 47.5 residents
.007 acres per resident = .33 acres (14,375 sq ft)

A proposed bike path connection will be constructed as part of the parkland dedication requirement, this easement and path will contain 5,777 sq. ft.

The remainder of required parkland dedication is 8,598 sq ft, the Applicant proposes to assist in the construction of a pedestrian trail connection to the east side of Devereux road to satisfy the remainder of this requirement.

(4) School Land Dedication

.375 Students per unit x 19 = 7.125 students
1,776 sq ft of land per potential student = 12,654 sq. ft of land x fair market value.

The Applicant agrees to the Fee in Lieu of Dedication to be a condition of the development permit and paid prior to issuance of a building permit.

(5) Fire and Emergency Services Impact Fee

The Applicant agrees to the City calculations for emergency service impact fees.

070.040.040: Common Open Space

Minimum Total Common Open Space required is 15% of 42,722 sq. ft., or 6,408 sq. ft.
Common Open Space provided is 10,116 sq. ft.

Refer to the Landscape Plan attached as an Exhibit for Common Open Space calculations and locations.

070.040.050 (c): Landscaping, Screening, and Fencing.

(1) Minimum Landscape Site Area required is 10% of 42,722 sq. ft. or 4,272 sq ft. Landscape Site Area provided is 10,423 sq. ft.

(2) Type and amount of Plant Material.

The minimum amount of trees required is 11.
The minimum amount of shrubs required is 170.
The minimum amount of perennials required is 864.

The Applicant is requesting a variance from the shrub and perennial required minimum amounts. These amounts are excessive for this development.

The requested proposed amount of shrubs is 77, in addition to the 42 parking area shrubs (the previous municipal code requirement would have been 42 total).
The requested proposed amount of perennials is 86, in addition to the 40 parking area perennials. (the previous municipal code requirement would have been 85 total.)

Refer to the Landscape Plan attached as an Exhibit to this Application for the species, sizes, and locations of these plant materials.

070.040.060 (h) 6: Parking Area Landscaping

Parking area landscaping requirements for this development equal 20 percent of the total surface parking area for a total of 3,838 sq. ft. of landscaping.

Each Island shall have one deciduous tree and five low-lying plants. 75% of the trees selected shall have widely branching growth habit and reach a mature height of at least 30'.

The Landscape Plan demonstrates conformance to this standard. Refer to the Landscape Plan attached as an Exhibit to this Application for the species, sizes, and locations of these plant materials.

070.040.060 (c): Off-Street Parking and Loading

Parking Requirements

Office requires 1 space per 300 square feet (8,815 SF Office) = 30 parking spaces
Multi-Family requires 1.5 per dwelling unit
plus 1 guest space per each 5 dwelling units (19 Units) = 33 parking spaces
Total parking spaces required = 63 parking spaces

Total parking spaces shown = 60 parking spaces

The Applicant proposes to share 3 of the 30 office parking spaces with the Multi-Family residences to meet the required 63 parking spaces.

070.040.060 (f): Bicycle Parking

The number of bicycle parking spaces required is 6. The Applicant agrees to provided bicycle parking according to this subsection.

070.040.070: Access and Circulation

Access to the site is proposed from Centennial Street and through a proposed access and utility easement on the adjoining CDOT parcel to the project parcel.

Pedestrian and bicycle access are an important element of this project. A proposed path will run the length of the property and connect with Two Rivers Park and the existing pedestrian bridge over I-70 leading to the Glenwood Caverns Adventure Park and the hotel district. The path will connect in the other direction with Iron Mountain Hot Springs and on west to the future LoVa trail connection.

Refer to the Site Plan attached as an Exhibit for access to Centennial Street and for pedestrian and bicycle circulation.

070.040.090 (d) Nonresidential and Mixed-Use Design Standards

The proposed building is designed and located on the site within the standards of this section. Care has been given to building orientation, building entrances, open space with landscaped areas, and surface parking standards.

(e) Nonresidential and Mixed-Use Building Design Standards

Building Elevations have been included as an Exhibit to this Application identifying materials, colors, roofline, windows and doors, and building height.

070.040.100 (f): Exterior Lighting, General Lighting Requirements

The proposed project is located within Lighting District 2. The following standards will apply:

Light Trespass Levels must be not more than 0.5 at any point along the property line and 0.2 at a point 10 across property line.

Mounting height for parking area lighting shall not exceed 20 feet, with a minimum of 0.3 foot candles to 3 foot candles at grade.

Lighting of walkways and common areas shall be illuminated to a minimum of .2 foot candles to a maximum of 3 foot candles.

All Fixtures shall be full cut-off

A Lighting Plan has been included in the Architectural Plan Set as an Exhibit to this Application.

070.040.120: Affordable and Workforce Housing

The Applicant proposes to provide:

4 rental market rate 2 bedroom, 2 bath units with no deed restriction.

3 rental employee housing deed restricted 1 bedroom, 1 bath units.

12 rental employee housing deed restricted 2 bedroom 2 bath units.

Variance Request

The following City of Glenwood Springs Variance Request Questionnaire has been completed for inclusion in this Application:

Variance Criteria

Instructions

1. Complete this questionnaire after you have had your pre-application conference. Once completed, submit this questionnaire along with the other items on the checklist. Complete one questionnaire for each variance you are requesting. Use a separate sheet if necessary.

2. It is important to remember that the decision to approve or deny a variance is a discretionary action based on how well you meet all the variance criteria. This is your opportunity to describe in detail the reason why you need to deviate from the Municipal Code. If you are unable to provide justification of how your application meets each of the criteria below, you may want to consider whether a variance is truly warranted.

Variance type

Explain what Municipal Code requirement you are requesting a variance from and what it is that you are proposing that does not meet this requirement.

070.040.050 (c)(2): Landscaping, Screening, and Fencing, Type and Amount of Plant Material.

Minimum Shrubs required is 1 shrub per 25 sq. ft. of site area in addition to those required for parking areas.

Minimum Perennials required is 1 perennial per 5 square feet of site area required to be landscaped.

The applicant and staff have determined these amounts are excessive for this development and in lieu of a code change we are asking for a variance for these quantities. The applicant proposes using 77 shrubs and 86 perennials.

Variance Criteria

1. **Explain how your property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district.**

   The shape and size of the property do not allow for the quantities of shrubs and perennials as written in the new Municipal Code. The proposed building will provide employee housing and office space, both of which require ample parking on the site. A graphic showing the required amount of shrubs and perennials the current code would require has been included. The graphic shows this parcel shape and size does not allow for the current quantities required by the code.

2. **Explain how the strict application of the Code standards for the variance you are seeking produces undue hardship.**

   The Code standard as written would require 170 shrubs and 854 perennials for this site. The previous code would have required 42 shrubs and 85 perennials for this site. The proposed quantities under the new code would be extremely difficult to fit on the site and provide maintenance for.

   The applicant proposes to use 77 shrubs and 86 perennials in addition to the 42 shrubs and 40 perennials required for the parking area landscaping.

3. **Explain how you did not create the hardship by your own actions.** This hardship was created by the writing of the new code, the shrub and perennial quantites were substantially increased by the new code.

4. **Explain how the requested variance does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation in question.** This variance request only addresses quantities of plant materials, no harm to the public or any goals or policies will result from this variance.

5. **Explain how the variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden.** See question #2

6. **Explain how the variance request will not violate building or fire code requirements.** This request only addresses quantities of plant materials.

7. **Explain how the variance is the minimum variance that will afford relief of the subject standards of the Code.** This request only addresses quantities of plant materials.

The symbols below represent the
778 additional perennials/grasses and 93 shrubs
that would be required under the new code.

This is in addition to the 86 perennials and 77 shrubs
proposed and shown on the landscape plan.

100
50
100
28
100
100
100
93
100
100
100

Landscape Plan

Caverns Village

Block 2, Lot 1
North Glenwood Center Subdivision

Glenwood Springs, CO
Prepared November 12, 2019

0 20' 40' 80' 120'

The **LAND** Studio
365 River Bend Way
Glenwood Springs, CO 81601
970.927.3690
landstudio2@comcast.net

3"-5" river cobble
bench (2)
1/2" crushed granite path
mulch planting bed
sod
mulch planting bed
3"-5" river cobble
1/2" crushed granite
3"-5" river cobble
1/2" crushed granite
dwarf native seed mix
sod
bike path
3"-5" river cobble

Exhibits

- *A. Title Policy and Warranty Deeds*
- *B. CTL Thompson Geologic and Geotechnical Investigation*
- *C. SGM Traffic Impact Study*
- *D. Karp Neu Hanlon Centennial Street Letter with Exhibits*
  CDOT Parcel Title Commitment
  Quit Claim Deed to CDOT from COGS
- *E. Civil Engineering Plan Set*
- *F. Architectural Plan Set*
- *G. Landscape Plan*
- *H. Subdivision Exemption Plat for Lot Line Adjustment & Improvement Survey Plat*
- *J. CDOT Letter of Authorization for Exchange Agreement*

Exhibit G
Landscape Plan

Landscape Plan
Caverns Village
Block 2, Lot 1
North Glenwood Center Subdivision
Glenwood Springs, CO
Prepared November 12, 2019

Plant Material Schedule

Coniferous Trees			
CS	6' Colorado Spruce 'Bacheri'	Picea pungens	4
PP	10' Ponderosa Pine	Pinus ponderosa	3
Deciduous Trees			
All trees to be 2.5" cal.			
H	Imperial Honeylocust	Gleditsia Triacanthos Inermis Imperial	4
O	Swamp White Oak	Quercus Bicolor	2
SS	Crabapple 'Spring Snow'	Malus 'Spring Snow'	2
L	Glenleven Little Leaf Linden	Tilia Cordata 'Glenleven'	5
NM	Norway Maple 'Emerld Queen'	Acer Platanoides 'Emerald Queen'	3
Shrubs,			
All shrubs #5 container			
BB	Compact Burning Bush	Euonymus alatus 'Compactus'	15
P	Cheyenne Privet	Potentilla fruticosa 'Gold drop'	32
S	Spirea, Snowmound	Spirea Nipponica 'Snowmound'	13
BS	Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'	13
RB	Red Leaf Barberry	Berberis thunbergii 'Atropurpurea'	10
GS	Globe Blue Spruce	Picea Pungens 'Globosa'	20
W	Bailey's Redtwig Dogwood	Cornus sericea 'Baileyi'	16
Perennials & Grasses			
#1 container			
G	Blue Avena Grass	Helictotrichon sempervirens	12
A	Heavy Metal Switch Grass	Panicum Virgatum 'Heavy Metal'	14
B	Black-Eyed Susan	Rudbeckia fulgida 'Goldstrum'	21
F	Firecracker Penstemon	Penstemon Eatonii	4
M	May Night Salvia	Salvia nemorosa 'May Night'	8
Y	Moonshine Yarrow	Achillea 'Moonshine'	7
C	Walker's Low Catmint	Nepeta x faassenii	13
R	Creeping Mahonia	Mahonia Repens	40
D	Dwarf Shasta Daisy	Leucanthemum x superbum 'Snow Lady'	7

Notes:
1. Crushed Granite Path, tan in color, to be spread in two (2) two inch (2") lifts. Wet and tamp each lift to form a uniform, smooth surface with a cross slope of 2%, compact each lift. Upon completion of the final lift, fill any depressions, holes or divots and tamp again. Provide a one-pound sample of tan color material for review and approval.

2. Warranty plants and trees for one year after final acceptance. Replace dead or dying materials not in vigorous, thriving condition as soon as weather permits.

3. Determine locations of underground utilities and perform work in a manner which will avoid possible damage.

4. Plants shall be specimen quality, typical of their species or variety.

5. Plant trees and shrubs in pits 12' larger than tree ball, backfill with a mix of 2 parts topsoil, 1 part Nutri-Mulch .

6. Install "Weed Restrictor Fabric" from Western Landscape & Geotextile Supply or equal between soil and decomposed granite, crushed rock or cobble.

<u>Parking Landscaped Area</u>

Parking surface area = 19,420 sq. ft
19,420 sq. ft x 20% = 3,884 sq. ft required landscaped parking area
Actual Parking Landscaped Area = 4,891 sq. ft.

<u>Minimum Landscaped Site Area (10% of total site area)</u>

Total lot area = 42,722 sq. ft
42,722 sq. ft x 10% = 4,272 sq. ft required landscaped site area
Actual Landscaped Site Area = 10,423 sq. ft.

<u>Common Open Space Area (15% of total site area)</u>

Total lot area = 42,722 sq. ft
42,722 sq. ft x 15% = 6,408 sq. ft required Common Open Space
Actual Common Open Space = 10,116 sq. ft.

The **LAND** Studio
365 River Bend Way
Glenwood Springs, CO 81601
970.927.3690
landstudio2@comcast.net

Exhibit H
Subdivision Exemption Plat
for
Lot Line Adjustment

And
Improvement Survey Plat

Subdivision Exemption Plat for Lot Line Adjustment Iron Mountain Hot Springs Parcels

Portions of North Glenwood Center, Parcel 3 Tract 2 and the Exception Parcel Section 9 Township 6 South, Range 89 West of the 6th P.M. Garfield County, Colorado

- VICINITY MAP -
SCALE: 1 Inch = 2000 Feet

FATHERING PARCEL DESCRIPTIONS:

Know all men by these presents that the undersigned, being the owner(s) in fee simple of certain lands in Garfield County, Colorado described as follows:

Parcel No. 2:
Lot 1
Block 2
North Glenwood Center
In the City of Glenwood Springs

Parcel 3 Tract 2
That part of said Parcel No. 35-A described as follows:
Beginning at a point on the North line of Section 9, Township 6 South, Range 89 West, from which point the NW corner of Section 9 bears N. 88°21' W. 727.5 feet; thence S. 23°38'30" E., along the Southerly right-of-way line of the Denver & Rio Grande Western Railroad, 561.9 feet to a concrete monument, being that monument described in Book 340 at Page 565, of the Garfield County records; thence N. 39°06'30" E. 186.2 feet; thence along the arc of a curve to the right, having a radius of 5829.6 feet, 476.6 feet (the chord of this arc bears N. 39°14'W 476.4 feet) to the North line of Section 9; thence N. 88°21' W., along the North line of Section 9, 41.4 feet, more or less, to the point of beginning.

EXCEPTING all that portion of said Parcels 1) and 2) above described as follows, to-wit:
Beginning at the concrete monument referred to in the description of Tract 2) above, being that monument as described in Book 340 at Page 565, of the Garfield County records; thence N. 39°06'30" E. 186.21 feet; thence along the arc of a curve to the right having a radius of 5829.6 feet, 137.64 feet (the chord of this arc bears N. 40°53'57" W. 137.64 feet); thence S. 42°31'33" W. 48.80 feet; thence S. 85°00' W. 84.50 feet; thence S. 23°38'30: E. 224.00 feet, more or less, to the point of beginning.

Parcel 3 Tract 3
A tract of land in the SW1/4SW1/4 Section 4 and the NW1/4NW1/4 Section 9, Township 6 South, Range 89 West of the 6th P.M., described as follows:
Beginning at a point whence the common corner to Sections 4, 5, 8 and 9, Township 6 South, Range 89 West of the 6th P.M., bears N. 88°21' W. 727.5 feet; thence S. 23°38'30" E. 561.9 feet; thence S. 39°06'30" W. 217.5 feet; thence N. 20°55'30 W, 239.3 feet; thence S. 46°38'30" W. 435.4 feet; thence N. 05°33'10" W. 1340.4 feet; thence S. 41°17'30" E. 579.5 feet; thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

Have by these presents laid out and platted the same as shown on this plat under the name and style of Subdivision Exemption Plat for Lot Line Adjustment CDOT & Iron Mountain Hot Springs Parcels.

Executed this _____day of_____, A.D., 2019.

BY: _____

State of Colorado)
): ss
County of Garfield)

The forgoing certificate of dedication and ownership was acknowledged before me this

_____day of_____, A.D., 2019 by _____

as _____

My commission expires: _____

Witness my hand and official seal

_____ Notary Public

Title Certificate
I, Patrick Burwell, an Authorized Agent of Common Wealth Title Company of Garfield County, Inc, do hereby certify that I have examined the title to all lands shown upon this subdivision exemption plat and that title to such lands is vested in Iron Mountain Hot Springs are free and clear of all liens and encumbrances (including mortgages, deeds of trust, judgments, easements, contracts and agreements of record affecting the real property in this plat), except as follows:

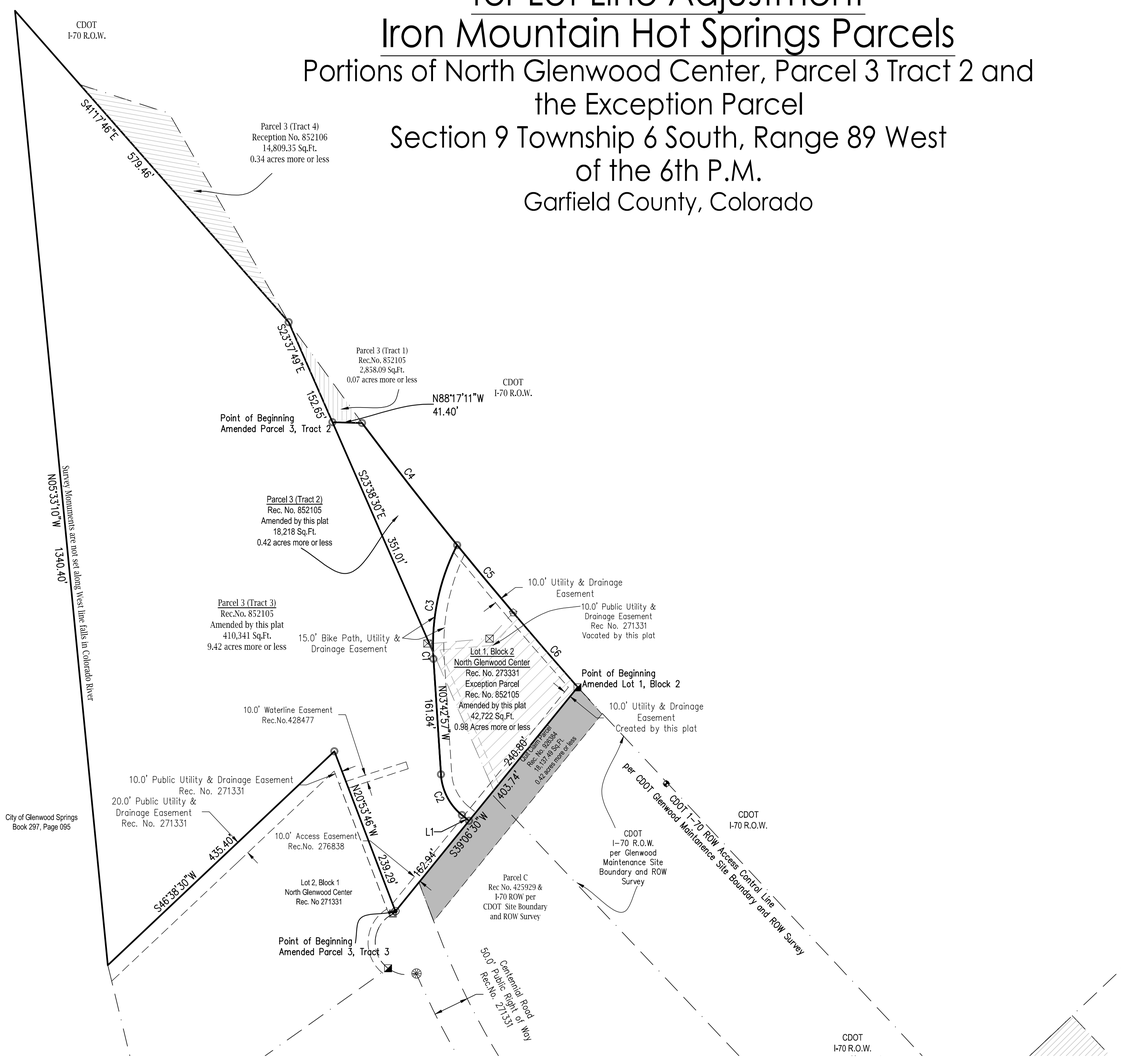
_____

_____

_____

dated this _____ day of _____, a.d. 2019. Common Wealth Title Company of Garfield County, Inc.

_____
Patrick Burwell-Authorized Agent



HOLY CROSS ENERGY ASSOCIATION CONSENT TO EASEMENT MODIFICATION:
The vacation of portions of the utility and electric line easements on Lot 1 Block 2 of North Glenwood Center as depicted on the plat of said subdivision as recorded at Reception No. 271331 and as the 'Exception Parcel' in that Special Warranty Deed as recorded at Reception No. 852105 in the records of the Garfield County Clerk and Recorder) and the grant of Holy Cross Energy Easements and utility easements as depicted hereon is hereby accepted and agreed to by Holy Cross Energy Association this _____ day of _____, 2019.

BY: _____

AGENT: _____

BLACK HILLS ENERGY CONSENT TO EASEMENT MODIFICATION:
The vacation of portions of the utility and electric line easements on Lot 1 Block 2 of North Glenwood Center as depicted on the plat of said subdivision as recorded at Reception No. 271331 and as the 'Exception Parcel' in that Special Warranty Deed as recorded at Reception No. 852105 in the records of the Garfield County Clerk and Recorder) and the grant of Black Hills Energy Easements and utility easements as depicted hereon is hereby accepted and agreed to by Black Hills Energy this _____ day of _____, 2019.

BY: _____

AGENT: _____

CENTURYLINK CONSENT TO EASEMENT MODIFICATION:
The vacation of portions of the utility and electric line easements on Lot 1 Block 2 of North Glenwood Center as depicted on the plat of said subdivision as recorded at Reception No. 271331 and as the 'Exception Parcel' in that Special Warranty Deed as recorded at Reception No. 852105 in the records of the Garfield County Clerk and Recorder) and the grant of Centurylink Easements and utility easements as depicted hereon is here by accepted and agreed to by Centurylink this _____ day of _____, 2019.

BY: _____

AGENT: _____

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:
This plat was approved by the City of Glenwood Springs Director of Community Development this _____ day of _____, A.D. 2019.

_____
Director

CITY COUNCIL CERTIFICATE
The amendment of lot lines and vacation of easements as shown hereon has been accepted by the City Council of Glenwood Springs this _____ day of _____, 2019, subject to the provisions that this acceptance in no way obligates the City of Glenwood Springs for financing of construction of improvements unless as specifically agreed to by the city.

_____
Mayor

Attest: _____
City Clerk

- LINE TABLE -

LINE #	BEARING	DISTANCE
L1	N50°54'36"W	12.56'

- CURVE TABLE -

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.28'	304.44'	1°44'50"	N02°50'32"W	9.28'
C2	65.90'	80.00'	47°11'38"	N27°18'46"W	64.05'
C3	155.11'	304.44'	29°11'31"	N12°37'39"E	153.44'
C4	216.27'	5566.32'	2°13'34"	N37°55'32"W	216.26'
C5	122.69'	5566.32'	1°15'46"	S39°40'12"E	122.69'

- LEGEND -

- Found Monument 3" CDOT
- Found No. 5/8" rebar
- Set No. 5 rebar & 1.25" Orange Plastic Cap 38182
- Found Rebar & 1.5" Alum. Cap, LS # 5933
- Found Rebar & 1.5" Alum. Cap, LS # 31551
- Found Rebar & Plastic Cap, LS 29030
- Found Magnetic Nail in concrete, LS unreadable
- Found Rebar & illegible Plastic Cap
- Found Rebar & 1.25" Yellow Plastic Cap, LS 15710

NOTES:

1. Basis of Bearings: Bearings shown hereon are based on the record bearing of N39°06'30"E, between the Southerly Corner of Parcel 3, Tract 3 and the Southeasterly corner of Lot 1, Block 2, both corners being monumented as shown hereon.
2. This map has been prepared pursuant to client request for an Subdivision Exemption Plat.Amending lots as shown here.
3. Date of field survey : July and August 2019
4. Units of linear measurements are displayed in US Survey Feet.
5. These amended lots are situated with Zone AE and X according to FIRM Panel 1162 Community # 080205 and 080071 Map 08045C1162E
6. SGM is not responsible for 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. Property descriptions shown hereon are based on the title commitment cited below.
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. For Parcel C all information pertaining to ownership, easement and other encumbrances of record have been taken from the title insurance commitment issued by Commonwealth Title Insurance Company of Garfield County, Inc, Commitment File No. 137020-3, having an effective date of July 29, 2019.
9. The City Council of Glenwood Springs by virtue of endorsing this plat does hereby approve the vacation of those easements identified hereon as "vacated by this plat".

RESULTING PARCEL DESCRIPTIONS:
Amended Lot 1 Block 2
A parcel of land situated in portions of Lot 1 Block 2 North Glenwood Center Reception No. 271331, Parcel 3 (Tract 2) and Parcel 3 (Tract 3), all in Section 9, Township 6 South, Range 89 West of the 6th Principal Meridian, Garfield County, State of Colorado, said parcel being more fully described as follows:

Beginning at a point on the southeasterly line of said Lot 1 Block 2 from whence the easterly most corner of Lot 2 Block 1 bears S39°06'30"W the record bearing from the plat North Glenwood Center and the basis of bearings, the monuments being a 1.5" Aluminum Cap stamped LS 5933 and a 1.25" Yellow Plastic Cap Stamped 29030, respectively, thence S 39°06'30" W along said southeasterly line Lot 1 Block 2 a distance of 240.80 feet; thence N 50°54'36" W a distance of 12.56 feet; thence 65.90 feet along a curve to the right, having a radius of 80.00 feet, a central angle of 47°11'38", the chord of which bears N 27°18'46" W, a distance of 64.05 feet; thence N 03°42'57" W a distance of 161.84 feet; thence 9.28 feet along a curve to the right, having a radius of 304.44 feet, a central angle of 1°44'50", the chord of which bears N 02°50'32" W, a distance of 9.28 feet; thence 155.11 feet along a curve to the right, having a radius of 304.44 feet, a central angle of 29°11'31", the chord of which bears N 12°37'39" E, a distance of 153.44 feet to a point of non-tangency also being the South line of the CDOT I-70 Right of Way; thence the following two (2) courses along said South line I-70 Right of Way:
(1) 122.69 feet along a curve to the left, having a radius of 5566.32 feet, a central angle of 1°15'46", the chord of which bears S 39°40'12" E a distance of 122.69 feet;
(2) 137.64 feet along a non-tangent curve to the left, having a radius of 5829.47 feet, a central angle of 1°21'10", the chord of which bears S 40°53'57" E a distance of 137.64 feet more or less to the point of beginning, said parcel containing 0.98 acres (42722 square feet), more or less.

Amended Parcel 3 (Tract 2)
A parcel of land situated in entirely within Parcel 3 (Tract 2), Section 9, Township 6 South Range 89 West of the 6th Principal Meridian County of Garfield, State of Colorado, said parcel being more fully described as follows:

Beginning at a point on the West line of said Parcel 3 (Tract 2) from whence the Easterly most corner of Lot 1, Block 2 North Glenwood Center as recorded at Reception No. 271331, bears S42°47'12"E a distance of 504.58 feet, with all bearings being relative to S39°06'30"W the record bearing along said southeasterly line said Lot 1 Block 2 North Glenwood Center and the extension there of, the monuments being a 1.5" Aluminum Cap stamp LS 5933 and a 1.25" Yellow Plastic Cap Stamped 29030, respectively, thence S 88°17'11" E a distance of 41.40 feet to a point on the CDOT I-70 South Right of Way line; thence along said right of way, 216.27 feet along curve to the left, having a radius of 5566.32 feet, a central angle of 2°13'34", the chord of which bears S 37°55'32" E a distance of 216.26 feet to a point of non-tangency; thence 155.11 feet along a non-tangent curve to the left, having a radius of 304.44 feet, a central angle of 29°11'31", the chord of which bears S 12°37'39" W a distance of 153.44 feet; thence N 23°38'30" W a distance of 351.01 feet to the point of beginning, said parcel containing 0.42 acres (18219 square feet), more or less.

Amended Parcel 3 (Tract 3)
A parcel of land situated entirely within Parcel 3 (Tract 3), Section 9, Township 6 South Range 89 West of the 6th Principal Meridian County of Garfield, State of Colorado, said parcel being more fully described as follows:

Beginning at the southerly most point of said Parcel 3 (Tract 3), with all bearings being relative to N39°06'30"E the record bearing along the southeasterly line Lot 1 Block 2 North Glenwood Center and the extension there of, the monuments being a 1.25" Yellow Plastic Cap Stamped 29030 and a 1.5" Aluminum Cap stamped LS 5933, respectively, thence the following two (2) courses along the east and North Line of North Glenwood Center as recorded at Reception No. 271331, N 20°53'46" W a distance of 239.29 feet; thence S 46°38'30" W a distance of 435.40 feet; thence N 05°33'10" W a distance of 1340.40 feet; thence S 41°17'46" E a distance of 579.46 feet; thence S 23°37'49" E a distance of 152.65 feet; thence S 23°38'30" E a distance of 351.01 feet; thence 9.27 feet along a non-tangent curve to the left, having a radius of 304.44 feet, a central angle of 1°44'50", the chord of which bears S 02°50'32" E a distance of 9.28 feet; thence S 03°42'57" E a distance of 161.84 feet; thence 65.90 feet along a curve to the left, having a radius of 80.00 feet, a central angle of 47°11'38", the chord of which bears S 27°18'46" E, a distance of 64.05 feet; thence S 50°54'36" E a distance of 12.56 feet to a point on the north line of said North Glenwood Center; thence S 39°06'30" W along said North Line a distance of 162.94 feet more or less to the point of beginning, said parcel containing 9.42 acres (410341 square feet), more or less.

SURVEYOR'S CERTIFICATE:
I, Scott A. Hemmen, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this plat of the Subdivision Exemption Plat for Lot Line Adjustment CDOT & Iron Mountain Hot Springs Parcels is complete and accurate representation as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with the City of Glenwood Springs regulations governing the subdivision of land

In witness whereof I have set my hand and seal this _____ day of ___ A.D. 2019.

_____
Registered Land Surveyor

Scott A. Hemmen
Colorado PLS # 38182
For, and on behalf of SGM

CLERK AND RECORDER'S CERTIFICATE:
This plat was filed for record in the office of the Clerk and Recorder of Garfield County at o'clock __M on the ____ day of _____, 2019, as Reception No. _____.

_____
Clerk and Recorder

By _____
Deputy

- PRELIMINARY - FOR REVIEW ONLY

Graphic Scale
0 50 100 200
In U.S. Feet : 1" = 100'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

A Lot line Adjustment for
Iron Mountain Glenwood
Springs, CO

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.

1	2	3	4	5	6	7	8	9

2018-208.004
SAH
7/30/19
Approved: -- | PLS: SAH
2019MHS sub exempt LLadj

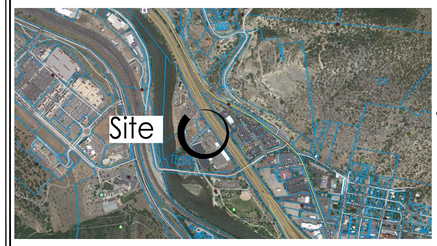
Subdivision Exemption Plat

1

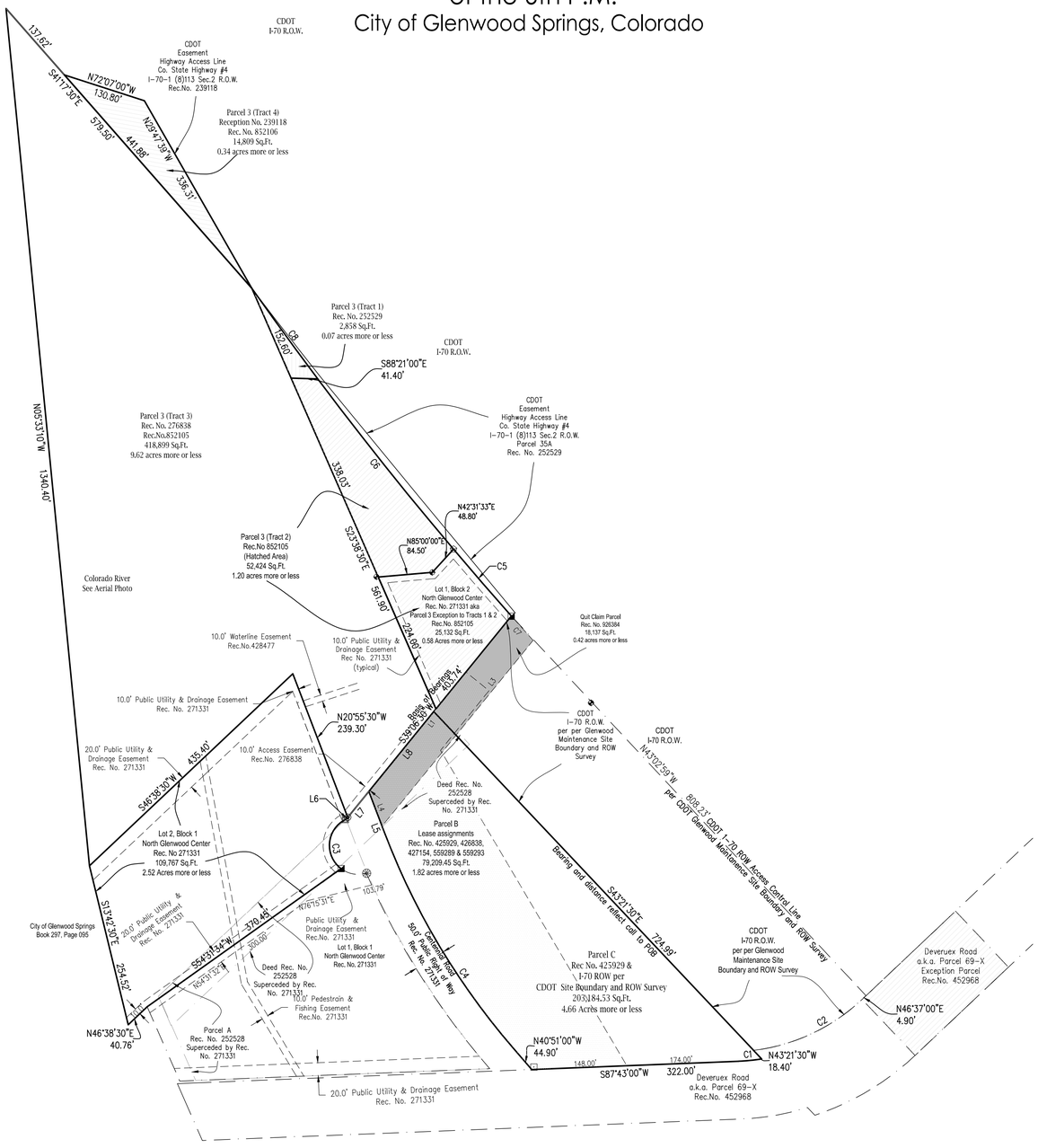
7

I:\2018\2018-208-IronMtnPermitting\004-Develop Trail Design\H-Dwgs\Surv\Dwgs\BaseMaps\2019MHS sub exempt LLadj.dwg Plotted: 11/12/2019 9:01 AM By: Scott Hemmen

Improvement Survey Plat
Iron Mountain Hot Springs Parcels
Sections 4 & 9 Township 6 South, Range 89 West of the 6th P.M.
City of Glenwood Springs, Colorado



- VICINITY MAP -
SCALE: 1 Inch = 2000 Feet



Parcel Lines

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L5	N20°55'00"W	70.20'
L6	N46°38'30"E	5.50'
L7	S39°06'30"W	51.86'
L8	N39°06'30"E	160.23'

- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.20'	313.10'	6°37'28"	N84°24'16"E	36.18'
C2	193.33'	296.55'	37°21'11"	N64°27'42"E	189.93'
C3	90.89'	45.00'	115°42'58"	S04°49'18"W	76.21'
C4	390.00'	1120.90'	19°56'07"	N30°52'57"W	388.04'
C5	137.65'	5829.60'	1°21'10"	S40°54'02"E	137.64'
C6	338.96'	5566.32'	3°29'21"	N38°33'25"W	338.91'
C8	174.40'	5829.60'	1°42'51"	S36°02'30"E	174.39'

Easement Lines

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L1	N39°06'30"E	351.85'
L3	S39°06'30"W	372.76'
L4	N20°53'35"W	57.81'

- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	50.70'	5829.60'	0°29'54"	S41°49'34"E	50.70'

PROPERTY DESCRIPTION:

Parcel No. 1:
Lot 2
Block 1
North Glenwood Center
In the City of Glenwood Springs
Parcel No. 2:
Lot 1
Block 2
North Glenwood Center
In the City of Glenwood Springs

Parcel 3 Tract 1: That part of Parcel No. 35-A of the State Department of Highways, Division of Highways, State of Colorado, Project No. I 70-1(8)113 Sec. 2, in the NW1/4NW1/4, Section 9, and Lot 8 Section 4, Township 6 South, Range 89 West of the 6th P.M., described as follows:
Beginning at a point on the South line of Section 4, Township 6 South, Range 89 West, from which point the SW corner of Section 4 bears N. 88°21' W. 727.5 feet; thence S. 88°21' E., along the South line of Section 4, 41.4 feet; thence along the arc of a curve to the right, having a radius of 5829.6 feet, 174.4 feet (the chord of this arc bears N. 36°02'30" W. 174.4 feet); thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

Parcel 3 Tract 2: That part of said Parcel No. 35-A described as follows:
Beginning at a point on the North line of Section 9, Township 6 South, Range 89 West, from which point the NW corner of Section 9 bears N. 88°21' W. 727.5 feet; thence S. 23°38'30" E., along the Southerly right-of-way line of the Denver & Rio Grande Western Railroad, 561.9 feet to a concrete monument, being that monument described in Book 340 at Page 565, of the Garfield County records; thence N. 39°06'30" E. 186.2 feet; thence along the arc of a curve to the right, having a radius of 5829.6 feet, 476.6 feet (the chord of this arc bears N. 39°14'W 476.4 feet) to the North line of Section 9; thence N. 88°21' W., along the North line of Section 9, 41.4 feet, more or less, to the point of beginning.

EXCEPTING all that portion of said Parcels 1) and 2) above described as follows, to-wit:
Beginning at the concrete monument referred to in the description of Tract 2) above, being that monument as described in Book 340 at Page 565, of the Garfield County records; thence N. 39°06'30" E. 186.21 feet; thence along the arc of a curve to the right having a radius of 5829.6 feet, 137.64 feet (the chord of this arc bears N. 40°53'57" W. 137.64 feet); thence S. 42°31'33" W. 48.80 feet; thence S. 85°00' W. 84.50 feet; thence S. 23°38'30: E. 224.00 feet, more or less, to the point of beginning.

Parcel 3 Tract 3: A tract of land in the SW1/4SW1/4 Section 4 and the NW1/4NW1/4 Section 9, Township 6 South, Range 89 West of the 6th P.M., described as follows:
Beginning at a point where the common corner to Sections 4, 5, 8 and 9, Township 6 South, Range 89 West of the 6th P.M., bears N. 88°21' W. 727.5 feet; thence S. 23°38'30" E. 561.9 feet; thence S. 39°06'30" W. 217.5 feet; thence N. 20°55'30 W, 239.3 feet; thence S. 46°38'30" W. 435.4 feet; thence N. 05°33'10" W. 1340.4 feet; thence S. 41°17'30" E. 579.5 feet; thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

Parcel 3 Tract. 4:
A tract or parcel of land No. E-35 of the State Department of Highways, State of Colorado, Project No. I 70-1(8)113 Sec. 2, in Lot 8 of Section 4, Township 6 South, Range 89 West of the 6th Principal Meridian, in Garfield County, Colorado, said tract or parcel being more particularly described as follows:
Beginning at a point from which the SW corner of Section 4, Township 6 South, Range 89 West of the 6th P.M., bears S. 79°52'30" W., a distance of 676.5 feet; Thence N. 29°47'30" W., a distance of 336.3 feet; Thence N. 72°07 W., a distance of 130.8 feet; Thence S. 41°17'30"E., a distance of 441.9 feet, more or less to the point of beginning.

Parcel C, CDOT Project 03-02-06
A part of tract or parcel of land No. "A" (Book 809 Page 998) of the State Department of Highways, Division of Highways, State of Colorado, Project No. 03-02-06, in Lot 6 and 7, Section 9, Township 6 South, Range 89 West of the Sixth P.M., in Garfield County, Colorado, said tract or parcel being more particularly described as follows:
Beginning at a point on the North right of way line of Access road "M" (Book 876 Page 608-610) from which the North Quarter corner of said Section 9 bears North 51°17'35" East a distance of 1584.78 feet;
1. Thence South 43°21'30" East along said right of way line, a distance of 18.40 feet;
2. Thence along said right of way line along the arc of a curve to the right having a radius of 313.10 feet, a distance of 36.20 feet, (the chord of said arc bears South 84°24'00" West, a distance of 36.20 feet);
3. Thence along said right of way line South 87°43'00" West, a distance of 322.00 feet;
4. Thence North 40°51'00" West along the Westerly line of parcel described in Book 809 at Page 997 Garfield County Records, a distance of 44.90 feet;
5. Thence along said Westerly line along the arc of a curve to the right having a radius of 1120.90 feet, a distance of 390.00 feet, (the chord of said arc bears North 30°52'59" West, a distance of 388.00 feet);
6. Thence North 20°55'00" West a distance of 70.20 feet to the Northerly line of said parcel.
7. Thence along said Northerly line North 39°06'30" East a distance of 160.23 feet;
8. Thence South 43°21'30" East along I-70 R.O.W line a distance of 724.99 feet to the Point of Beginning.

NOTES:

1. Basis of Bearings: Bearings shown hereon are based on the record bearing of N39°06'30"E, between the Southerly Corner of Parcel 3, Tract 3 and the Southeasterly corner of Lot 1, Block 2, both corners being monumented as shown hereon.
2. This map has been prepared pursuant to client request for an Improvement Survey Plat with topographic information to facilitate development approval. Sheet one depicts primarily boundary and easement information, Sheet two graphically depicts improvements relative to parcel lines, Sheet three is a georectified photographic overlay for reference.
3. Date of field survey : July 27, 2019
4. Units of linear measurements are displayed in US Survey Feet.
5. Elevation Datum: Elevation information shown hereon is based upon GPS observations utilizing City of Glenwood Springs CORS (or OPUS), Geoid 12B to derive the NGVD 29 elevation of 5721.8' at the top of a survey monument as shown hereon on Sheet 2. Contour Interval: One (1) Foot minor interval and five (5).
6. SGM will not be 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. Property descriptions shown hereon are based on Commonwealth Title Insurance Company of Garfield County, Inc, Commitment File No. 1901032-1.
8. Survey monuments were not set at the time of this survey in anticipation of the resubdivision of certain portions of the parcels depicted hereon.
9. Fences shown hereon, if any, have been shown for general reference and do not necessarily depict limits of ownership.
10. 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. For Parcel C all information pertaining to ownership, easement and other encumbrances of record has been taken from the title insurance commitment issued by Commonwealth Title Insurance Company of Garfield County, Inc, Commitment File No. 1901032-1, having an effective date of March 11, 2019.

Every attempt has been made to show all easements, rights-of-way, etc. referred to in the Schedule B2 Exceptions recited in said title insurance policy. Some such items may not be shown (i.e. Items 1 thru 8) if they are standard title commitment exceptions, or if not sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc. In regards to other such items:

Item 9: Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted and a right of way for ditches or canals as constructed by the authority of the United States, as reserved in United States Patent recorded February 10, 1892 as Reception No. 13534 and July 1, 1893 as Reception No. 16047. Affects the subject parcel but cannot be graphically depicted

Item 10: Reservation of all coal, oil, gas and other hydrocarbons and all clay and other valuable minerals in instrument recorded February 8, 1972 as Reception No. 252528 and any and all assignments thereof or interests therein. May affect the subject but the legal description appears to contain an erroneous tie. Regardless of the parcel's true location the burden or benefit is not graphically depictable.

Item 11: Terms and conditions set forth in Lease and Agreement recorded April 15, 1976 in Book 494 on Page 319 at Reception No.272169 this document does not appear to affect the subject parcel as it references 'land situated in the County of Pitkin'; Agreement recorded July 31, 1991 in Book 809 on Page 992 at Reception No. 425929, Assignment of Lease recorded August 19, 1991 in Book 811 on Page 592 at Reception No. 426538 and re-recorded September 11, 1991 in Book 813 on Page 69 at Reception No. 427154, Assignment of Leasehold Interest recorded February 11, 2000 in Book 1172 on Page 819 at Reception No. 559289 and in Book 1172 on Page 844 at Reception No 559293. Affect the subject parcels as shown hereon.

Item 12: Easements, rights of way, encroachments, fences and all matters shown on the Glenwood Maintenance Site Boundary and ROW Survey prepared October 1, 2005. Affect the subject Parcel as shown hereon.

Additionally, for all other parcels cited within the heading, "Property Descriptions"; 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. For Parcel C all information pertaining to ownership, easement and other encumbrances of record has been taken from the title insurance commitment issued by Commonwealth Title Insurance Company of Garfield County, Inc, Commitment File No. 137020-3, having an effective date of July 29, 2019.

Item 10 & 11: Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted and a right of way for ditches or canals as constructed by the authority of the United States, as reserved in United States Patent recorded February 10, 1892 in Book 12 at Page 106 and April 7, 1892 in Book 12 at Page 131. Affects on the subject parcels cannot be graphically depicted.

Item 12: Permanent Easement granted to the Department of Highways, State of Colorado as described in instrument recorded October 6, 1967 in Book 388 at Page 291. Affects the subject parcel as shown hereon.
Item 13: Each and every right or rights of access to and from any part of the right-of-way for I-70 as described in instrument recorded October 6, 1967 in Book 388 at Page 291 and in Book 427 at Page 91. Affect the subject parcel as shown hereon.

Item 14: Reservation of the Habo Spring Pump and Pipeline and an easement for a road right-of-way 10 feet in width and the right to enter the land to produce, pump, direct and convey away any and all fluids and substances from Habo Spring as described in instrument recorded February 15, 1977 in Book 493 at Page 460. Affects the subject parcel as shown hereon.

Item 15: Easements, rights of way and all matters shown on the Final Plat of North Glenwood Center recorded February 13, 1976 at Reception No. 271331. Affects the subject parcel as shown hereon.

Item 16: Terms, conditions and all matters set forth in Agreement recorded February 20, 1981 in Book 565 at Page 943. Affects the subject parcels but cannot be graphically depicted.

Item 17: Terms, conditions and all matters set forth in City of Glenwood Springs Ordinances as follows:

Ordinance Number	Recording Date	Book	Page
17 Series of 1975	March 12, 1982	591	500
8 Series of 1975	March 12, 1982	591	502
40 Series of 1981	March 12, 1982	591	519

Affect the subject parcel but cannot be graphically depicted

Item 18: Easement for a water line as described in instrument recorded October 23, 1991 in Book 816 at Page 113.Affects the subject Parcel as shown hereon.

Item 19: Terms, conditions and all matters set forth and described in Settlement Agreement by and between Pitkin Iron Corporation and the Glenwood Hot Springs Lodge and Pool, Inc. recorded October 1, 2007 at Reception No. 734175. Affects the subject parcel but cannot be graphically depicted.

Item 20: Rights of way, apparent easement for overhead utilities, right of way for pedestrian fishing easement, apparent right of way for concrete culvert and all matters shown on Improvement Survey prepared by Gamba and Associates, Inc., dated August 15, 2013, Project No. 13829.

SURVEYOR'S CERTIFICATE:

I, Scott A. Hemmen, being a registered Professional Land Surveyor, licensed in the State of Colorado, do hereby certify to Iron Mountian Hot Springs, LLC, that this is an Improvement Survey Plat as defined by CRS 38-51-102(9), resulting from a monumented land survey, showing the current location of all significant visible structures, utilities, fences, hedges, or walls situated on the described parcel and within five feet of all boundaries of such parcel, and also any visible conflicting boundary evidence or encroachments, and all easements and rights-of-way of a public or private nature that are visible, or apparent, or of record, and underground utilities described in or other sources as specified in the title commitment referenced hereon, and that this Improvement Survey Plat was prepared by SGM, on this date, July 30, 2019, based on site conditions as they existed during a field survey performed during July 24, 2019, under my direct supervision and checking and that it is true and correct to the best of my knowledge and belief.

Scott A. Hemmen
Colorado PLS # 38182
For, and on behalf of SGM

Graphic Scale
0 50 100 200
In U.S. Feet : 1" = 100'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Iron Mountain Hot Springs Parcels
Glenwood Springs, CO

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.

	2018-208.004
	SAH
	7/30/19
Approved: –	PLS: SAH
	2019 IronMountainL ISP sht1

Improvement Survey Plat

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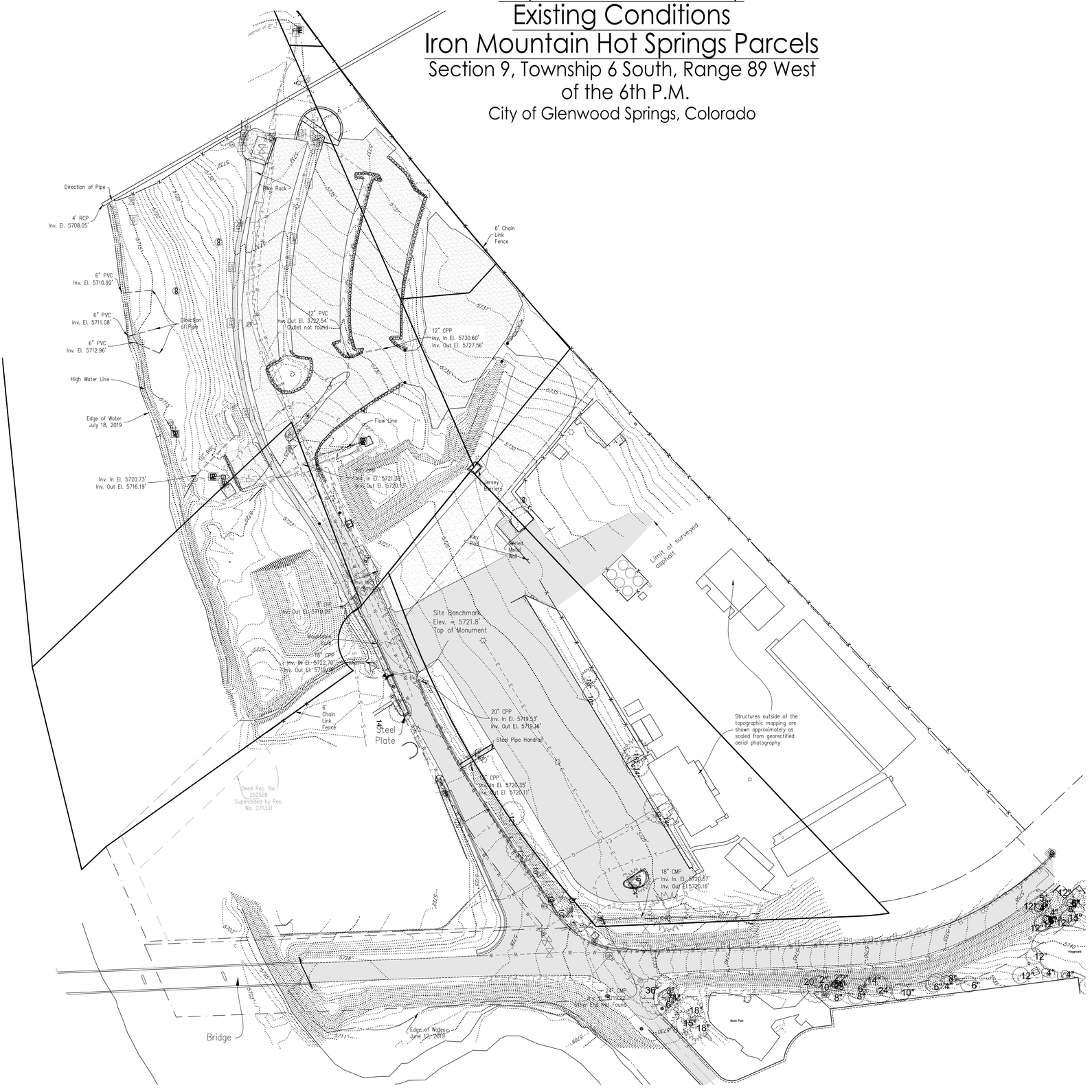
L:\2018\2018-208 - IronMtnPermitting\004 - Deverux Trail Design\Hi-Dwgs\Surv\Dwgs\BaseMaps\2019 IronMountainL ISP sht1.dwg Plotted: 10/31/2019 11:36 AM By: Scott Hemmen

Improvement Survey
Existing Conditions
Iron Mountain Hot Springs Parcels
Section 9, Township 6 South, Range 89 West of the 6th P.M.
City of Glenwood Springs, Colorado



LEGEND

- Found 1.25" Yellow Plastic Cap L.S. 15710, Site Benchmark
- Found Rebar & Illegible Aluminum Cap
- Found Rebar & Yellow Plastic Cap, L.S. 29030
- Found Mag Nail In Concrete
- Found Rebar & 1.5" Aluminum Cap L.S. 53933
- Found 5/8" Rebar
- Electric vault
- Electric Manhole
- Electric Transformer
- Light Pole
- Electric Ped
- Telephone Ped
- Water valve
- Fire Hydrant
- Water Spigot
- Landscape Light
- Irrigation Cont. Box
- Irrigation Cont. Valve
- Sprinkler Head
- Sanitary Sewer Manhole
- Cleanout
- CATV Pedestal
- Sign – Single Pole
- Manhole (unknown utility)
- Gate post

- Fenceline
- Edge of Landscaping
- Rock wall
- Concrete
- Asphalt paving
- Gravel

8" — Typical Tree Size Labels – indicates one tree, 8" trunk (DBH) — *Deciduous Tree*

2-10" — Typical Tree Size Labels – indicates two trees, 10" trunk (DBH) — *Evergreen Tree*

PLEASE SEE ADDITIONAL SURVEY NOTES ON PAGE 1

All utilities shown hereon have been derived from the best available information at the time of this survey. Underground utilities have been marked by Roaring Fork Utility Locators LLC with paint marks and/or utility pin flags on the ground surface and those paint marks or pin flags were subsequently located by SGM during the course of this survey along with above ground utility appurtenances. All existing utilities may not be shown here on. 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.

July 30, 2019

Sheet No. 2 Of 3

Title: Improvement Survey Existing Conditions

File: I:\2018\2018-208-IronMtnPermitting\004-Deverux Trail Design\H-Dwgs\Surv\Dwgs\BaseMaps\2019 IronMountainEX.dwg
Approved: SMH
Date: July 27, 2019
Job No.: 2018-208.003

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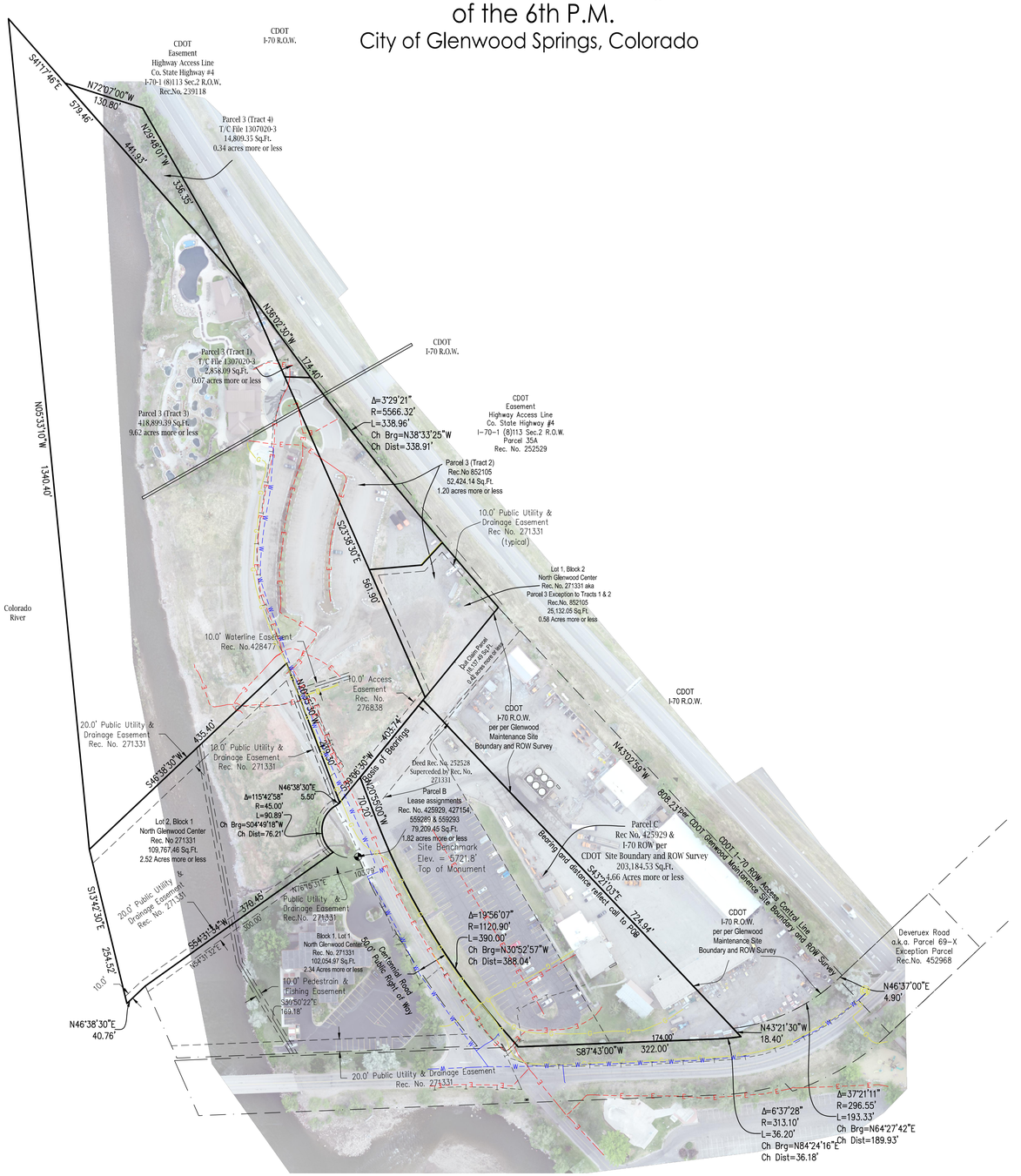
Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification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

Improvement-Existing Conditions Map Iron Mountain Glenwood Springs, CO

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Graphic Scale
0 30 60 120
In U.S. Feet : 1" = 60'

Improvement Survey
Photo Overlay
Iron Mountain Hot Springs Parcels
Section 9, Township 6 South, Range 89 West of the 6th P.M.
City of Glenwood Springs, Colorado



SGM employed UAV derived orthophotography to locate certain features shown on this survey. The UAV flight was performed with a DJI Phantom 4 Pro UAV with a FC6310_8.8_5472x3078 (RGB) camera on July 22, 2019. The GSD (Ground Sampling Distance) of the UAV project is 0.1'. The expected horizontal accuracy using SGM's data collection techniques and processing methods is 2X GSD.

Graphic Scale
0 50 100 200
In U.S. Feet : 1" = 100'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Iron Mountain Improvements
Glenwood Springs, CO

No	Revision	Date	By:
1			
2			
3			
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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.	2018-208.004
Drawn by:	HS
Date:	July 27, 2019
Approved:	-- PLS: SAH
File:	2019 IronMountainEX

Title:
Existing Conditions
Photo Overlay
Map

Sheet No.
3
Of : 3

Jul
y 30,
20
19

I:\2018\2018-208-IronMtnPermitting\004-Deveroux Trail Design\Vr-Dwgs\Surv\Dwgs\BaseMaps\2019 IronMountainEX.dwg Plotted: 10/31/2019 1:11 PM By: Scott Hammen

Exhibit J
CDOT Letter of Authorization
for
Exchange Agreement

COLORADO
Department of Transportation
Region 3
222 South 6th Street, #317
Grand Junction, CO 81501-2769

November 4, 2019

Ms. Gretchen Ricehill
Assistant Economic/Community Development Director
City of Glenwood Springs
101 W. 8th Street
Glenwood Springs, CO 81601
Sent Via Email To: gretchen.ricehill@cogs.us

Subject: ***Letter of Authorization to Submit Application Materials for the proposed Caverns Village Mixed Use Condominium Project.***

Dear Ms. Ricehill:

On October 17, 2019, the Colorado Transportation Commission passed a resolution authorizing the Colorado Department of Transportation (CDOT) to enter an Exchange Agreement involving properties owned by CDOT and Glenwood Caverns, LLC. The properties which are the subject of the Exchange Agreement include 3.389 acres owned by CDOT, and portions of North Glenwood Center owned by Glenwood Caverns, LLC. Put simply, when fully implemented CDOT will convey ownership of 3.389 acres to Glenwood Caverns, LLC, and Glenwood Caverns, LLC will convey to CDOT ownership of the first floor unit of the proposed Caverns Village Mixed Use Condominiums. Accordingly, CDOT authorizes Glenwood Caverns, LLC and its representatives to submit all required and appropriate application materials to the City of Glenwood Springs for the following:

- Project Name: Caverns Village Mixed Use Condominium.
- Owner/Applicant: Steve Beckley, Managing Member, Glenwood Caverns LLC.
- Location: North Glenwood Center Subdivision.
- Proposal: Major Site Plan/Architectural Plan Review and Boundary Line Adjustment.

Thank you Gretchen for your assistance. Please feel free to contact me if you have questions or require additional information.

Respectfully,

Tim Woodmansee
Right of Way Manager
CDOT Region 3

cc: Steve Beckley
Douglas Pratte, ASLA

Exhibit A
Title Policy and Warranty Deeds

Commonwealth Title Company
of Garfield County, Inc.

127 E. 5th Street
Rifle, CO 81650
(970) 625-3300 Phone
(970) 625-3305 Fax

Date: August 14, 2014

To: Iron Mountain Hot Springs, LLC, a Colorado limited liability company
51000 Two Rivers Plaza Road
Glenwood Springs, CO 81601

Thank you for your order.
Enclosed please find the following
in connection with our File No. 1307020-3:

£ Commitment

☑ Title Policy

£ Endorsement

£ Tax Certificate

£ Other

POLICY OF TITLE INSURANCE

SCHEDULE A

Amount of Insurance: **$5,000,000.00**

Policy No. **8130606-91758288**

Premium **$8670.00**

File No. **1307020-3**

Date of Policy: **August 1, 2014 at 5:00 PM**

1. Name of Insured

   Iron Mountain Hot Springs, LLC, a Colorado limited liability company

2. The Estate or interest in the land described herein and which is covered by this policy is Fee Simple and is at the date of Policy vested in:

   Iron Mountain Hot Springs, LLC, a Colorado limited liability company

3. The land referred to in this policy is described in the said instrument, is situated in the County ofGARFIELD, State of CO, and is identified as follows:

   See Attached Exhibit "A"

Countersigned: _____

Authorized Officer or Agent

NM I PA 10
ALTA Owner's Policy (6/17/06)
Form 1190-2 Schedule A

EXHIBIT "A"

Parcel No. 1:

Lot 2
Block 1
North Glenwood Center
In the City of Glenwood Springs

Parcel No. 2:

Lot 1
Block 2
North Glenwood Center
In the City of Glenwood Springs

Parcel No. 3:

Tract 1) That part of Parcel No. 35-A of the State Department of Highways, Division of Highways, State of Colorado, Project No. I 70-1(8)113 Sec. 2, in the NW1/4NW1/4, Section 9, and Lot 8 Section 4, Township 6 South, Range 89 West of the 6th P.M., described as follows:

Beginning at a point on the South line of Section 4, Township 6 South, Range 89 West, from which point the SW corner of Section 4 bears N. 88°21' W. 727.5 feet;
thence S. 88°21' E., along the South line of Section 4, 41.4 feet;
thence along the arc of a curve to the right, having a radius of 5829.6 feet, 174.4 feet (the chord of this arc bears N. 36°02'30" W. 174.4 feet);
thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

Tract 2) That part of said Parcel No. 35-A described as follows:

Beginning at a point on the North line of Section 9, Township 6 South, Range 89 West, from which point the NW corner of Section 9 bears N. 88°21' W. 727.5 feet;
thence S. 23°38'30" E., along the Southerly right-of-way line of the Denver & Rio Grande Western Railroad, 561.9 feet to a concrete monument, being that monument described in Book 340 at Page 565, of the Garfield County records;
thence N. 39°06'30" E. 186.2 feet;
thence along the arc of a curve to the right, having a radius of 5829.6 feet, 476.6 feet (the chord of this arc bears N. 39°14' W. 476.4 feet) to the North line of Section 9;
thence N. 88°21' W., along the North line of Section 9, 41.4 feet, more or less, to the point of beginning.

EXCEPTING all that portion of said Parcels 1) and 2) above described as follows, to-wit:

Beginning at the concrete monument referred to in the description of Tract 2) above, being that monument as described in Book 340 at Page 565, of the Garfield County records;
thence N. 39°06'30" E. 186.21 feet;
thence along the arc of a curve to the right having a radius of 5829.6 feet, 137.64 feet (the chord of this arc bears N. 40°53'57" W. 137.64 feet);
thence S. 42°31'33" W. 48.80 feet;
thence S. 85°00' W. 84.50 feet;
thence S. 23°38'30: E. 224.00 feet, more or less, to the point of beginning.

Tract 3) A tract of land in the SW1/4SW1/4 Section 4 and the NW1/4NW1/4 Section 9, Township 6 South, Range 89 West of the 6th P.M., described as follows:

Beginning at a point whence the common corner to Sections 4, 5, 8 and 9, Township 6 South, Range 89 West of the 6th P.M., bears N. 88°21' W. 727.5 feet;
thence S. 23°38'30" E. 561.9 feet;
thence S. 39°06'30" W. 217.5 feet;
thence N. 20°55'30 W, 239.3 feet;
thence S. 46°38'30" W. 435.4 feet;
thence N. 05°33'10" W. 1340.4 feet;
thence S. 41°17'30" E. 579.5 feet;
thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

Parcel No. 4:

A tract or parcel of land No. E-35 of the State Department of Highways, State of Colorado, Project No. I 70-1(8)113 Sec. 2, in Lot 8 of Section 4, Township 6 South, Range 89 West of the 6th Principal Meridian, in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point from which the SW corner of Section 4, Township 6 South, Range 89 West of the 6th P.M., bears S. 79°52'30" W., a distance of 676.5 feet;

1. Thence N. 29°47'30" W., a distance of 336.3 feet;
2. Thence N. 72°07 W., a distance of 130.8 feet;
3. Thence S. 41°17'30"E., a distance of 441.9 feet, more or less to the point of beginning.

SCHEDULE B

This Policy does not insure against loss or damage by reason of the following:

1. Rights or claims of parties in possession not shown by the Public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts, which a correct survey and inspection of the premises would disclose, and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof.
6. Taxes and assessments for the year 2014, not yet due or payable.
7. Any and all water rights, claims, or title to water, whether or not the matters excepted are shown by the public record.
8. Easements and rights of way for all ditches, pipelines, laterals and canals.
9. Any question, dispute or adverse claims as to any loss or gain as a result of any change in the river bed location by other than natural causes, or alteration through accretion, reliction, erosion or avulsion of the center thread, bank, channel or flow of waters in Colorado lying within subject land; and any questions as to the location of such center thread, bed, bank or channel as a legal description monument or marker for purposes of describing or locating subject lands.
10. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted and a right of way for ditches or canals as constructed by the authority of the United States, as reserved in United States Patent recorded February 10, 1892 in Book 12 at Page 106.
11. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted and a right of way for ditches or canals as constructed by the authority of the United States, as reserved in United States Patent recorded April 7, 1892 in Book 12 at Page 131.
12. Permanent Easement granted to the Department of Highways, State of Colorado as described in instrument recorded October 6, 1967 in Book 388 at Page 291.
13. Each and every right or rights of access to and from any part of the right-of-way for I-70 as described in instrument recorded October 6, 1967 in Book 388 at Page 291 and in Book 427 at Page 91.
14. Reservation of the Hobo Spring Pump and Pipeline and an easement for a road right-of-way 10 feet in width and the right to enter the land to produce, pump, direct and convey away any and all fluids and substances from Hobo Spring as described in instrument recorded February 15, 1977 in Book 493 at Page 460.
15. Easements, rights of way and all matters shown on the Final Plat of North Glenwood Center recorded February 13, 1976 at Reception No. 271331.
16. Terms, conditions and all matters set forth in Agreement recorded February 20, 1981 in Book 565 at Page 943.

(Continued)

Exceptions Number 1,2,3 AND 4 are hereby omitted.

American Land Title Association
Owner's Policy Schedule B Form 2005-47

SCHEDULE B
(Continued)

17. Terms, conditions and all matters set forth in City of Glenwood Springs Ordinances as follows:

Ordinance Number	Recording Date	Book	Page
17 Series of 1975	March 12, 1982	594	500
8 Series of 1975	March 12, 1982	594	502
40 Series of 1981	March 12, 1982	594	519

18. Easement for a water line as described in instrument recorded October 23, 1991 in Book 816 at Page 113.

19. Terms, conditions and all matters set forth and described in Settlement Agreement by and between Pitkin Iron Corporation and the Glenwood Hot Springs Lodge and Pool, Inc. recorded October 1, 2007 at Reception No. 734175.

20. Rights of way, apparent easement for overhead utilities, right of way for pedestrian fishing easement, apparent right of way for concrete culvert and all matters shown on Improvement Survey prepared by Gamba and Associates, Inc., dated August 15, 2013, Project No. 13829.

21. Deed of Trust from Iron Mountain Hot Springs, LLC, a Colorado limited liability company to the Public Trustee of Garfield County for the use of Pitkin Iron Corporation, a Colorado corporation, showing an original amount of $4,500,000.00, dated July 31, 2014 and recorded August 1, 2014 as Reception No.852108.

Reception#: 852102
08/01/2014 04:34:28 PM Jean Alberico
1 of 2 Rec Fee:$16.00 Doc Fee:500.00 GARFIELD COUNTY CO

Recorded at _____ o'clock _____ M. _____
Reception No. _____ Recorder.

SPECIAL WARRANTY DEED

THIS DEED, made on July 31, 2014,

between **Delaney Family Investments, LLLP as to an undivided 1/2 interst in Parcel 1; Pitkin Iron Corporation, a Colorado Corporation as to Parcels 2, 3 and as to an undivided 1/2 interest in Parcel 1**

of the County of Garfield, and State of Colorado, grantor,

and **Pow, Inc., a Colorado Corporation as to an undivided 50% interest as tenants in common with Turtlepoop LLC, a Colorado limited liability company as to an undivided 50% interest**

whose legal address is : 51000 Two Rivers Plaza Road, Glenwood Springs, CO 81601

of the County of Garfield, and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Garfield and State of Colorado described as follows:

See Attached Exhibit "A"

CWT 1307020

also known by street and number as:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Delaney Family Investments, LLLP as to an undivided 1/2 interst in Parcel 1

By: _____
Diane Delaney, General Partner

Pitkin Iron Corporation, a Colorado Corporation as to Parcels 2, 3 and as to an undivided 1/2 interest in Parcel 1

By: _____
Diane D. Delaney, Vice-President

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me on July 31, 2014, by Diane Delaney as General Partner of Delaney Family Investments, LLLP as to an undivided 1/2 interst in Parcel 1; Diane D. Delaney as Vice-President of Pitkin Iron Corporation, a Colorado Corporation as to Parcels 2, 3 and as to an undivided 1/2 interest in Parcel 1.

WITNESS my hand and official seal

_____
Notary Public

My commission expires:

LINDA GABOSSI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19894007523
My Commission Expires May 23, 2017

Commonwealth File No. 1307020-2
Return to:
Iron Mountain Hot Springs LLC
51000 Two Rivers Plaza Road
Glenwood Springs, CO 81601

No. 16. Rev. 4-94. SPECIAL WARRANTY DEED

Doc 500.00 2

Reception#: 852102
08/01/2014 04:34:28 PM Jean Alberico
2 of 2 Rec Fee:$16.00 Doc Fee:500.00 GARFIELD COUNTY CO

File No. 1307020-2

EXHIBIT "A"

Parcel No. 1:

Lot 2
Block 1
North Glenwood Center
In the City of Glenwood Springs

Parcel No. 2:

Lot 1
Block 2
North Glenwood Center
In the City of Glenwood Springs

Parcel No. 3:

Tract 1) That part of Parcel No. 35-A of the State Department of Highways, Division of Highways, State of Colorado, Project No. I 70-1(8)113 Sec. 2, in the NW1/4NW1/4, Section 9, and Lot 8 Section 4, Township 6 South, Range 89 West of the 6th P.M., described as follows:

Beginning at a point on the South line of Section 4, Township 6 South, Range 89 West, from which point the SW corner of Section 4 bears N. 88°21' W. 727.5 feet;
thence S. 88°21' E., along the South line of Section 4, 41.4 feet;
thence along the arc of a curve to the right, having a radius of 5829.6 feet, 174.4 feet (the chord of this arc bears N. 36°02'30" W. 174.4 feet);
thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

Tract 2) That part of said Parcel No. 35-A described as follows:

Beginning at a point on the North line of Section 9, Township 6 South, Range 89 West, from which point the NW corner of Section 9 bears N. 88°21' W. 727.5 feet;
thence S. 23°38'30" E., along the Southerly right-of-way line of the Denver & Rio Grande Western Railroad, 561.9 feet to a concrete monument, being that monument described in Book 340 at Page 565, of the Garfield County records;
thence N. 39°06'30" E. 186.2 feet;
thence along the arc of a curve to the right, having a radius of 5829.6 feet, 476.6 feet (the chord of this arc bears N. 39°14' W. 476.4 feet) to the North line of Section 9;
thence N. 88°21' W., along the North line of Section 9, 41.4 feet, more or less, to the point of beginning.

EXCEPTING all that portion of said Parcels 1) and 2) above described as follows, to-wit:

Beginning at the concrete monument referred to in the description of Tract 2) above, being that monument as described in Book 340 at Page 565, of the Garfield County records;
thence N. 39°06'30" E. 186.21 feet;
thence along the arc of a curve to the right having a radius of 5829.6 feet, 137.64 feet (the chord of this arc bears N. 40°53'57" W. 137.64 feet);
thence S. 42°31'33" W. 48.80 feet;
thence S. 85°00' W. 84.50 feet;
thence S. 23°38'30: E. 224.00 feet, more or less, to the point of beginning.

Tract 3) A tract of land in the SW1/4SW1/4 Section 4 and the NW1/4NW1/4 Section 9, Township 6 South, Range 89 West of the 6th P.M., described as follows:

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thence N. 20°55'30 W, 239.3 feet;
thence S. 46°38'30" W. 435.4 feet;
thence N. 05°33'10" W. 1340.4 feet;
thence S. 41°17'30" E. 579.5 feet;
thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

Reception#: 852105
08/01/2014 04:34:28 PM Jean Alberico
1 of 2 Rec Fee:$16.00 Doc Fee:0.00 GARFIELD COUNTY CO

SPECIAL WARRANTY DEED

THIS DEED, made on July 31, 2014,

between **Pow, Inc., a Colorado Corporation as to an undivided 50% interest and Turtlepoop LLC, a Colorado limited liability company as to an undivided 50% interest**

of the County of Garfield, and State of Colorado, grantor(s), and

Iron Mountain Hot Springs LLC, a Colorado limited liability company

whose legal address is : 51000 Two Rivers Plaza Road, Glenwood Springs, CO 81601

of the County of Garfield, and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Garfield and State of Colorado described as follows:

See Attached Exhibit "A"

also known by street and number as:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor(s), for themselves, their heirs, and personal representatives, successors and assigns do covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

CUST 1307020

Pow, Inc., a Colorado Corporation

By: Steve Beckley, President

Turtlepoop LLC, a Colorado limited liability company

By: Mogli Cooper, Member/Manager

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me on July 31, 2014, by Steve Beckley as President of Pow, Inc., a Colorado Corporation and Mogli Cooper as Member/Manager of Turtlepoop LLC, a Colorado limited liability company.

WITNESS my hand and official seal

My commission expires:

Notary Public

LINDA GABOSSI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19894007523
My Commission Expires May 23, 2017

Commonwealth File No. 1307020-3
Return to:
Iron Mountain Hot Springs LLC
51000 Two Rivers Plaza Road
Glenwood Springs, CO 81601

Reception#: 852105
08/01/2014 04:34:28 PM Jean Alberico
2 of 2 Rec Fee:$16.00 Doc Fee:0.00 GARFIELD COUNTY CO

File No. 1307020-2

EXHIBIT "A"

Parcel No. 1:

Lot 2
Block 1
North Glenwood Center
In the City of Glenwood Springs

Parcel No. 2:

Lot 1
Block 2
North Glenwood Center
In the City of Glenwood Springs

Parcel No. 3:

Tract 1) That part of Parcel No. 35-A of the State Department of Highways, Division of Highways, State of Colorado, Project No. I 70-1(8)113 Sec. 2, in the NW1/4NW1/4, Section 9, and Lot 8 Section 4, Township 6 South, Range 89 West of the 6th P.M., described as follows:

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thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

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thence N. 39°06'30" E. 186.2 feet;
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thence S. 23°38'30: E. 224.00 feet, more or less, to the point of beginning.

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thence N. 20°55'30 W, 239.3 feet;
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thence N. 05°33'10" W. 1340.4 feet;
thence S. 41°17'30" E. 579.5 feet;
thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

Exhibit B
CTL Thompson Geologic
And
Geotechnical Investigation

CTL | THOMPSON INCORPORATED

GEOLOGIC AND GEOTECHNICAL INVESTIGATION IRON MOUNTAIN HOT SPRINGS GLENWOOD SPRINGS, COLORADO

Prepared For:

IRON MOUNTAIN HOT SPRINGS, LLC
51000 Two River Plaza Road
Glenwood Springs, CO 81601

Attention: Ms. Mogli Cooper

Project No. GS05875-145

June 29, 2014

234 Center Drive | Glenwood Springs, Colorado 81601 Telephone: 970-945-2809 Fax: 970-945-7411

TABLE OF CONTENTS

SCOPE 1

SITE CONDITIONS 1

PROPOSED CONSTRUCTION 2

SITE GEOLOGY AND GEOLOGIC HAZARDS 3

SUBSURFACE CONDITIONS 6

OVERLOT GRADING 6

FOUNDATION 8
- Footings 9
- Mat Foundations 9

FLOOR SLABS 10

POOLS 11

BELOW GRADE CONSTRUCTION 12

ACCESS ROAD CONSTRUCTION 13
- Utility Construction 13

PAVEMENT CONSTRUCTION 14
- Pavement Materials 15
- Asphalt Concrete (AC) or Hot Mix Asphalt (HMA) 15
- Aggregate Base Course (ABC) 17
- Moisture Treated Subgrade 17

CONSTRUCTION DETAILS 18

MAINTENANCE 18

CONCRETE 19

SURFACE DRAINAGE 19

ADDITIONAL CONSULTATION, CONSTRUCTION OBSERVATIONS AND MONITORING 20

GEOTECHNICAL RISK 21

LIMITATIONS 21

FIGURE 1 – VICINITY MAP

FIGURE 2 – EXISTING SITE CONDITIONS

FIGURE 3 – PROPOSED SITE PLAN

FIGURE 4 – EXTERIOR FOUNDATION WALL DRAIN

FIGURE 5 – RECOMMENDED POOL DRAIN DETAIL

APPENDIX A – FIGURES FROM GS-1717

APPENDIX B - GUIDELINE MAINTENANCE RECOMMENDATIONS

SCOPE

This report presents the results of our geologic and geotechnical investigation for the proposed Iron Mountain Hot Springs development to be built in Glenwood Springs, Colorado. The purpose of our investigation was to evaluate site geology, geologic hazards and to provide geotechnical design and construction criteria for the proposed buildings, water features and associated paved parking area and drives. This investigation was conducted in general accordance with our Proposal No. GS 14-0191, dated July 16, 2014.

This report includes descriptions of the site geology and potential geologic hazards and subsoil and groundwater conditions encountered in our previous test pits excavated at the site. We are providing recommended foundation systems and pavement sections and design and construction criteria for details influenced by the subsoils. This report was prepared using data from our 1995 field and laboratory investigations at the site and our experience.

SITE CONDITIONS

The site is a triangle shaped parcel of approximately 7.5 acres. The Colorado River borders the site to the west. Interstate 70 borders the site to the north and east. Colorado Department of Transportation property is adjacent to the east. A vicinity map is shown on Figure 1 of this report. Numerous single family residential buildings, sheds and a hot springs lodge have previously been razed at the site. Man-made fill has been stockpiled at the southeast and southwest parts of the site. Access drives and parking areas are on the southwest and central parts of the site. An artesian geothermal well is located in the south central part of the site.

Ground surfaces are flat to gently rolling and slope down to the west. Vegetation consists of deciduous trees and areas of brush, grasses and weeds along the Colorado River. Existing site conditions are shown on Figure 2 of this report.

PROPOSED CONSTRUCTION

Plans for water features were developed by Fieldscape of Avon, Colorado and were dated July 7, 2014. Building plans were by The Drawingboard of Glenwood Springs and dated July 7, 2014. Locations of the water features and buildings are shown on Figure 3 of this report.

Water features will include an approximately 40 feet by 60 feet main pool with a hot tub and three separate 15 foot diameter pools. An in-ground slide will be accessed by a path from the main pool and drop down to the bottom pond. The slide will go below a new pedestrian bridge connecting heated stone walkways. The bridge will provide access to the northern area of the development.

The main building will be to the east, and above the water features and west of a drop-off circle. A maintenance building and concession building will be north and west of the main building, respectively. The main building will be approximately 30 feet by 60 feet, wood frame with slab-on-grade floors. The building will have a partial basement for storage and will be one-story above ground. Foundation loads are anticipated to be light. The maintenance and concessions buildings will be lightly loaded one-story, wood frame buildings with slab-on-grade floors.

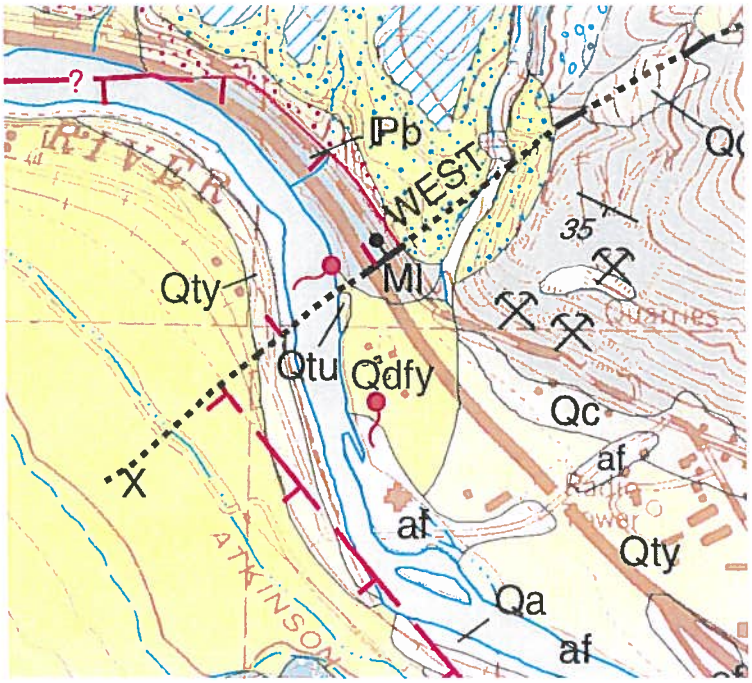
The following elevations are shown on plans we reviewed. Building elevations are finished floor, pool elevations are bottom of pool.

Main Building	5735 feet
Mechanical Building	5738 feet
Concession Building	5728 feet
Main Pool	5728 feet
Smaller Polls	5718 to 5728 feet

SITE GEOLOGY AND GEOLOGIC HAZARDS

Site geology and geologic hazards on the Iron Mountain Hot Springs parcel were evaluated by David A. Glater, P.E., C.P.G., using a review of available literature, aerial photographs and data from our exploratory pits and a site visit on July 20, 2014. This section of the report is intended to address Article 070.100 from the Glenwood Springs City Code entitled "***Development in Areas of Geologic Hazards.***" Literature references are cited at the end of this section.

Mapping by the Colorado Geological Survey (2008, Reference 1) indicates the strata beneath the parcel consist of at thin layer of Younger Debris Flow Fan deposits (map symbol Qdfy) over cobbles and boulders from the Younger Terrace Alluvium of Quaternary age (map symbol Qty). Some of the soils are cemented with calcium travertine related to hot springs activity on and above the site. We believe the debris fan and alluvium deposit continues for many feet to bedrock at an unknown depth. An excerpt from Reference 1 is presented below.



Excerpt from CGS 2008 Geologic Map of Glenwood Springs Quadrangle. The Iron Mountain site is in the approximate center of the map proximate to the red hot spring symbol south of the West Glenwood Fault.

The Iron Mountain Hot Springs parcel is situated along the Colorado River just west of Glenwood Springs. The hot springs activity is related to the West Glenwood Fault, which is considered tectonically inactive. Mineral-rich waters created the travertine deposits.

Geologic hazards typical in Colorado are described in Reference 2. We found no evidence that avalanches, landslides, rockfalls, mudflows, subsidence features, expansive soil and bedrock affect the site. Earthquake hazard is no higher than the regional exposure, and that is considered low risk. The site contains prehistoric debris flow fan deposits. Due to proximity to the Colorado River, we believe the debris flow fan deposits are relatively thin and have likely been reworked and flooded many times in the thousands of years prior to development of Glenwood Springs, thus the hazard from hydrocompactive soils is deemed low. The hazard from future debris flow is considered nil due to urban development that has changed natural drainage patterns. The site contains soils that may be considered highly corrosive to steel and concrete. Special precautions to prevent

premature degradation of structures composed of these materials will have to be taken. The slopes along the river are moderately steep and could be subject to some erosion during high flows. Development is planned above 100-year flood boundaries, which we believe mitigates the hazard from flooding and erosion.

The soil and bedrock units are not expected to respond unusually to seismic activity. Liquifaction potential is considered nil. We believe the parcel can be considered to be Site Class C. Only minor damage to relatively new, properly designed and built structures would be expected.

In summary, we find no geologic hazards that preclude development of this parcel for the planned uses.

Geology Section References

1. "Geologic Map of the Glenwood Springs Quadrangle, Garfield County, Colorado" compiled by Kirkham, et al, Colorado Geological Survey Map Series 38, scale 1:24,000, 2008

2. "Guidelines and Criteria for Identification and Land-Use Controls of Geologic Hazard and Mineral Resource Areas" by W.P. Rogers, et. al, Special Publication 6, Colorado Geologic Survey, 1974

3. Aerial Photography by Google Earth dated September 22, 2011

4. Geologic Hazards of the Glenwood Springs Metropolitan Area, Garfield County Colorado, Colorado Geological Survey Open File Report 78-10, Plate 10, 1978

SUBSURFACE CONDITIONS

We performed field and laboratory investigations at the site in 1995. Subsurface conditions were investigated by excavating twelve (12) test pits. We have included results of our previous field and laboratory investigations in Appendix A. Our representative was on site during excavating operations to log the soils found in our test pits and obtain samples. Test pits were excavated with a trackhoe. Test pit locations, graphic logs of the soils found in our test pits and laboratory test data are presented and summarized on the Table in Appendix A.

Our test pits penetrated up to 2 feet of organic clays underlain by medium dense to very dense, clayey to silty gravels with cobbles. A hard travertine cemented layer was found below the gravels at 3 to 11 feet deep in our test pits TP-1 through TP-4 and TP-7 through TP-12. Very soft to medium dense, sandy to gravely clays and/or man-made fill was above the gravels in our test pits TP-5 and TP-7 through TP-9. Artesian groundwater was encountered below and percolating up through the travertine cemented layer in our test pits TP-1 through TP-4, TP-8 and TP-12. Non artesian groundwater was found in our test pits TP-5 and TP-6.

OVERLOT GRADING

The site will be overlot graded to achieve rough grades for buildings, water features and landscaping. It appears grading on the south half of the site will consist of shallow cuts and thin fills of 5 feet or less. The thickest fills and deepest cuts appear to be required for the slide construction from the bridge to the lower pond. Removal of the overburden soils above the travertine cemented layer could result in heaving and cracking of the layer due to removal of surcharge pressure above and hydrostatic pressure below. The travertine cemented layer must not be disturbed or loss of control of the geothermal resource may result. We recom-

mend limiting excavations at the site to provide a minimum 2 feet deep cover above the travertine cemented layer.

We believe that the clayey to silty gravels are Type C and the clays are Type B as described in the October, 1989 Occupation Safety and Health Administration (OSHA) Standards published by the Department of Labor governing excavations. The publication indicates a maximum temporary slope of 1.5 to 1 horizontal to vertical) for the Type C soils and 1 to 1 for Type B soils above the water table. Excavations will tend to collapse to 4 to 1 or flatter below the water table.

Artesian groundwater was found in our test pits as shallow as 3 feet deep. We are concerned that groundwater may enter excavations on this site during construction. As a precaution, excavation floors should be sloped to direct groundwater to a positive gravity outfall or to sumps where water can be removed by pumping, if needed.

We recommend that foundations bear on the natural gravels or densely compacted granular structural fill (see "Foundation" section). Foundation recommendations will need to be considered during overlot grading. Areas to receive fill should be grubbed and stripped of all man-made fill, organic soils or other deleterious materials. Existing construction and utilities should be completely removed from below and within 5 feet of areas to be built on. The resulting stripped surface should be moisture treated and proof rolled with a heavy pneumatic tired vehicle prior to fill placement. Soils that deflect significantly should be stabilized or removed.

Fill can consist of the on-site clayey to silty gravels or similar free of debris, organics, rock larger than 4 inches in diameter or other deleterious materials. The on-site clays and existing fill, free of organics, vegetation, debris or other deleterious materials can be mixed with the on-site gravels or import materials to achieve a fill material with 100 percent finer than 4 inches and a minimum 5 percent silt

and clay size particles (passing the No. 200 sieve). Specifications should prohibit the use of expansive clay soils below buildings. If import soils are required for fill material, a sample should be evaluated by our office prior to importing to the site. Fill should be moisture conditioned to within 2 percent of optimum moisture content and placed in 10 inch maximum loose lifts and compacted. Structural fill placed below building footprints and adjacent flatwork should be compacted to at least 98 percent of the maximum dry density determined by the standard Proctor density test (ASTM D 698). Fill placed in areas not to be built on can be placed as common fill and be compacted to at least 95 percent of ASTM D 698. The performance of the fill is critical to structure performance. A representative of CTL/Thompson, Inc. should observe fill placement technique and check fill density and moisture during placement.

FOUNDATION

Structures can be founded with footings bearing on the natural gravels or densely compacted, granular structural fill. A positive alternative to footings would be a mat foundation. A mat foundation would act as the building foundation and floor. Mat foundations result in less differential settlement than footings and slabs-on-grade. Resistance to uplift can be achieved with a mass of concrete in the foundation. Installation of micropiles to resist uplift is not recommended because of potential adverse affects of penetrating the travertine cap and subsequent release of groundwater under pressure. The maximum bearing pressure recommended below should result in total settlements on the order of 1 inch. Differential settlement of about one-half of the actual total settlement is anticipated along 10 feet of continuous footing and between footing pads. Future settlement of a mat foundation would be about one-half that anticipated for footings. Because of the granular nature of the soils, settlement due to dead loads will occur during construction and settlements due to live loads upon first application of the live

load. Footings or mat foundations can be designed and constructed using the following criteria:

Footings

1. Footings should bear on the undisturbed natural gravels, granular structural fill placed on the natural gravels or on an at least 3.0 feet thick pad of densely compacted granular structural fill where fill is placed on the natural clays. Soils loosened during the excavation or forming process should be compacted. Footings bearing on the natural gravels can be designed for a maximum soil bearing pressure of 5,000 psf. Footings bearing on structural fill can be designed for a maximum bearing pressure of 4,000 psf on the structural fill and not to exceed 1,000 psf on the natural clays (see Figure 8, Appendix A);

2. Foundation walls for continuous footings should be reinforced top and bottom to span undisclosed loose soils pockets. Reinforcement should be designed by a qualified structural engineer;

3. Minimum footing sizes are desirable. We suggest a minimum width of 16 inches for continuous footings and at least 2 feet by 2 feet for isolated column pads. Larger sizes will be required based on the structural loads;

4. The soils below exterior footings should be protected from freezing. We suggest a frost protection depth of 36 inches. The owner should verify the frost depth requirement with the local area building department;

5. Backfill along foundation walls and in utility trenches should be compacted to between 90 and 95 percent of ASTM D 698.

Mat Foundations

Reinforced concrete mat foundations can be constructed on the undisturbed, natural gravel soils. Mats should be designed for a maximum allowable soil pressure of 2,000 psf if constructed on the undisturbed, natural sand and gravel soil.

Modulus of subgrade reaction (K_s) is normally used for mat foundation design. The modulus of subgrade reaction is dependent upon the compressibility of the foundation soils and the size (or effective loaded area) of the foundation. If the entire mat foundation is uniformly loaded, then a K_s value of 325 pci should be used for the gravel soil.

To resist lateral loads, a coefficient of friction of 0.45 can be used for concrete in contact with the gravel or structural fill. Lateral loads can be resolved by evaluating passive resistance using an equivalent fluid density of 375 pcf for the sand and gravel, provided the backfill is compacted and is not removed. A moist unit weight of 130 pcf can be assumed for backfill soils. These values have not been factored; appropriate factors of safety should be applied in design. The soils beneath the mat should be protected from freezing. We recommend a minimum 4 inch thick layer of clean gravel below the mat to break capillary rise.

FLOOR SLABS

Floors will bear on natural gravels and/or densely compacted fill built with similar granular soils (see OVERLOT GRADING). Fill required below floors should be gravels with a maximum particle diameter of 4 inches and a minimum 5 percent silt and clay size particles (passing the No. 200 sieve). A Colorado Department of Transportation Class 5 or Class 6 aggregate base course would also be suitable fill. Structural fill should be moisture conditioned to within 2 percent of optimum moisture content, placed in 10 inch maximum loose lifts and compacted to at least 98 percent of the maximum dry density determined by a standard Proctor density test (ASTM D 698). Slab-on-grade floors can be designed and constructed using the following criteria:

1. Floor slabs should bear on a minimum 4-inch thick layer of clean gravel (washed 3/4-inch rock) to break capillary rise of water placed atop the natural, silty gravels or fill placed as discussed above;

2. Slabs-on-grade should be separated from exterior walls and interior bearing members. Vertical movement of the slabs should not be restricted;

3. Plumbing and utilities which pass through the slabs should be isolated from the slabs;

4. Exterior flatwork and sidewalks should be separated from the structure. These slabs should be reinforced to function as independent units;

5. Frequent control joints or reinforcement should be provided in all slabs to reduce problems associated with shrinkage. The American Concrete Institute (ACI) recommends joint spacing of 15 feet in both directions.

POOLS

A main pool, hot tubs and water slide with lower pond will be built. It appears the main pool excavation will be in natural gravels and the groundwater will be between 5 to 10 feet below the existing ground surface depending on time of year and runoff. We anticipate that the slide will be approximately 4 to 6 feet deep. We anticipate that the pools and slide will be concrete lined. We believe pool excavations will be made and the excavations will then be coated with several layers of gunite to produce the slide and pools liners. Decking adjacent to the pools and slide will be slabs-on-grade. We recommend a 12 inch thick layer of densely compacted, granular structural fill be placed below the pool deck. Fill should be placed as recommend in the OVERLOT GRADING section.

If a near surface water table develops, buoyancy forces will heave and crack the pool and stream liners. To reduce the potential for development of buoyancy forces, we recommend provision of a gravel sub-drain beneath the pool and slide complex. A detail for construction of the drainage layer is shown on Figure 5.

BELOW GRADE CONSTRUCTION

Building foundation walls which extend below-grade should be designed for lateral earth pressures where backfill is not present to about the same extent on both sides of the wall. Many factors affect the values of the design lateral earth pressure. These factors include, but are not limited to, the type, compaction, slope and drainage of the backfill, and the rigidity of the wall against rotation and deflection. For a very rigid foundation wall where negligible or very little deflection will occur, an "at-rest" lateral earth pressure should be used in design. For walls which can deflect or rotate 0.5 to 1 percent of wall height (depending upon the backfill types), lower "active" lateral earth pressures are appropriate. Our experience indicates that building foundation walls deflect or rotate slightly under normal design loads, and that this deflection results in satisfactory wall performance. Thus, the earth pressures on the walls will likely be between the "active" and "at-rest" conditions.

If the on-site soils, with maximum particle size of 4 inches and free of deleterious material, are used as backfill, we recommend design of below-grade walls using an equivalent fluid density of at least 50 pcf for this site. This equivalent density does not include allowances for sloping backfill, surcharges or hydrostatic pressures. Backfill placed adjacent to foundation wall exteriors should be moisture treated and compacted to between 90 and 95 percent of standard Proctor maximum dry density (ASTM D 698).

We understand that below grade building construction will be limited to a partial basement below the main building. We have recommended a layer of washed gravel to break the capillary rise of water below the floor slabs. We suggest that the below slab layer of gravel be connected to a drain placed along the perimeter of the building to allow removal of water collected in the washed gravel

layer. The drain should consist of slotted PVC pipe encased in "free draining" gravel and lead to a positive gravity outfall. A typical drain detail is presented on Figure 4.

ACCESS ROAD CONSTRUCTION

Utility Construction

We believe excavations for utility installation in the soils at the site can be performed with conventional heavy-duty or large backhoes. Permanent groundwater levels are controlled by, and directly related to, water levels in the Colorado River. If groundwater is encountered during construction in shallow excavations, dewatering can likely be accomplished by sloping excavations to occasional sumps where water can be removed by pumping. Piping would need to be designed to resist buoyancy force.

Utility trenches should be sloped or shored to meet local, State and federal safety regulations. The clay soil will classify as a Type B soil and the gravels will classify as a Type C soil based on OSHA standards. OSHA recommended temporary excavation slopes are provided in the OVERLOT GRADING section. Excavation slopes specified by OSHA are dependent upon soil types and ground water conditions encountered. Contractors should identify the soils encountered in the excavation and refer to OSHA standards to determine appropriate slopes.

Water and sewer lines are usually constructed beneath paved roads. Compaction of trench backfill can have a significant effect on the life and serviceability of pavements. Trench backfill should be placed in thin, loose lifts, and moisture conditioned to within 2 percent of optimum content. Trench backfill should be compacted to at least 95 percent of maximum dry density (ASTM D 698). The placement and compaction of fill and backfill should be observed and

tested by our firm during construction. Backfill soils maximum diameter should be limited to 4 inches to avoid nesting of larger diameter rock in the trench. If imported trench backfill is required, we recommend a CDOT Class 6 aggregate base course.

PAVEMENT CONSTRUCTION

Areas to be paved should be stripped to the natural soils. The subgrade surface below pavements should be moisture treated to within 2 percent of optimum moisture content and compacted to at least 95 percent of the standard Proctor maximum dry density (ASTM D 698) before placement of base course and/or pavement. The entire area should be proof rolled with a heavy pneumatic tire vehicle (i.e. a loaded 10 wheel dump truck) before fill, base course or pavement is placed. Soils which deform excessively should be removed and replaced with structural fill or otherwise stabilized.

For pavement areas for automobile traffic and automobile parking, we suggest 5.0 inches of full depth asphalt or 3.0 inches of asphalt over 6.0 inches of aggregate base course. Areas subject to truck or bus traffic should be paved with 6 inches of portland cement concrete. The performance history of a combination asphalt and aggregate base course section has shown higher maintenance costs and decreased serviceability compared to either full depth asphalt or concrete pavement. The above pavement sections are based on our anticipation of relatively light traffic loads. If requested, we could perform a subgrade investigation and pavement design. We would need anticipated vehicle traffic information for this investigation.

The performance of pavement sections depends on the quality of the materials used. Aggregate base course should conform to the Colorado Department of Transportation specifications for Class 6 aggregate and should have a minimum

R-value of 78. The base course should be moisture conditioned to near optimum moisture content and compacted to at least 95 percent of modified Proctor maximum dry density (ASTM D 1557). Asphalt should have a total resistance (Rt) of at least 94 and should be compacted to at least 95 percent of the maximum laboratory density. Portland cement concrete should contain at least 5.5 sacks of cement per cubic yard, 5 to 7 percent entrained air and have a minimum modulus of Rupture of 650 psi. We recommend observation and testing of material placement by a representative of our firm during construction.

Garbage, drywall, sod and concrete trucks are often times over the legal weight limit. The driving and parking of these types of overweight trucks can cause pavement rutting in areas where the underlying subgrade is wet. We recommend these types of trucks be required to be beneath the legal load limit of 18,000 pounds per axle. Where possible, drivers should be instructed to avoid driving and/or parking near the curb lines. These precautions should reduce the risk of additional pavement damage during construction.

Pavement Materials

Material properties and construction criteria for the pavement alternatives are provided below. These criteria were developed from analysis of the field and laboratory data and our experience. If the materials cannot meet these recommendations, then the pavement design should be reevaluated based upon available materials.

Asphalt Concrete (AC) or Hot Mix Asphalt (HMA)

1. HMA should be composed of a mixture of aggregate, filler, hydrated lime and asphalt cement. Some mixes may require polymer modified asphalt cement, or make use of up to 20 percent reclaimed asphalt pavement (RAP). A job mix design is recommended and periodic checks on the job site should be made to verify compliance with specifications.

2. HMA should be relatively impermeable to moisture and should be designed with crushed aggregates that have a minimum of 80 percent of the aggregate retained on the No. 4 sieve with two mechanically fractured faces.

3. Gradations that approach the maximum density line (within 5 percent between the No. 4 and 50 sieve) should be avoided. A gradation with a nominal maximum size of 1 or 2 inches developed on the fine side of the maximum density line should be used.

4. Total void content, voids in the mineral aggregate (VMA) and voids filled should be considered in the selection of the optimum asphalt cement content. The optimum asphalt content should be selected at a total air void content of approximately 4 percent. The mixture should have a minimum VMA of 14 percent and between 65 percent and 80 percent of voids filled.

5. Asphalt cement should meet the requirements of the Superpave Performance Graded (PG) Binders. We recommend using PG 58-28 or PG 58-22 asphalt cement for this project.

6. Hydrated lime should be added at the rate of 1 percent by dry weight of the aggregate and should be included in the amount passing the No. 200 sieve. Hydrated lime for aggregate pretreatment should conform to the requirements of ASTM C 207, Type N.

7. Paving should only be performed when subgrade temperatures are above 40°F and air temperature is at least 40°F and rising.

8. HMA should not be placed at a temperature lower than 245°F for mixes containing PG 58-28 or PG 58-22 asphalt, and 290°F for mixes containing polymer modified asphalt. The breakdown compaction should be completed before the mixture temperature drops 20°F.

9. The maximum compacted lift should be 3.0 inches and joints should be staggered. No joints should be placed within wheel paths.

10. HMA should be compacted to between 92 and 96 percent of Maximum Theoretical Density. The surface shall be sealed with a finish roller prior to the mix cooling to 185°F.

11. Placement and compaction of HMA should be observed and tested by a representative of our firm. Placement should not commence until the subgrade is properly prepared (or stabilized), tested and proofrolled. Proof rolling should be performed with the heaviest machine

available at the time. The proof roller should be selected from machines providing both mass and high contact pressure.

Aggregate Base Course (ABC)

1. A Class 5 or 6 Colorado Department of Transportation (CDOT) specified aggregate base course should be used. A recycled concrete alternative which meets the Class 5 or 6 designation is also acceptable.

2. Aggregate base course should have a minimum Hveem stabilometer value of 77. Aggregate base course or recycled concrete material must be moisture stable. The change in R-value from 300 psi to 100 psi exudation pressure should be 12 points or less.

3. Aggregate base course or recycled concrete should be laid in thin lifts not to exceed 8 inches; moisture treated to within 2 percent of optimum moisture content and compacted to at least 95 percent of maximum modified Proctor dry density (ASTM D 1557, AASHTO T 180).

4. Placement and compaction of aggregate base course or recycled concrete should be observed and tested by a representative of our firm. Placement should not commence until the underlying subgrade is properly prepared and tested.

Moisture Treated Subgrade

1. Subgrade should be stripped of organic matter, scarified, moisture treated and compacted.

2. Subgrade soils should be moisture conditioned to between 2 percent below and 2 percent above optimum moisture content and compacted to at least 95 percent of standard Proctor maximum dry density (ASTM D 698, AASHTO T 99).

3. Final grading of the subgrade should be carefully controlled so the design cross-slope is maintained and low spots in the subgrade that could trap water are eliminated.

4. Once final subgrade elevation has been reached and the subgrade compacted and tested, the area should be proof-rolled with the heaviest machine available at the time. The proof roller should be

selected from machines providing both mass and high contact pressure.

5. The proof-roll should be performed while moisture contents of the subgrade are still within the recommended limits. Drying of the subgrade prior to proof-roll or paving should be avoided. Areas of soft or wet subgrade should be remedied.

CONSTRUCTION DETAILS

The design of a pavement system is as much a function of the quality of the paving materials and construction as the support characteristics of the subgrade. The construction materials are assumed to possess sufficient quality as reflected by the strength coefficients used in the flexible pavement design calculations. These strength coefficients were developed through research and experience to simulate expected material of good quality, as explained herein. During construction careful attention should be paid to the following details:

- Placement and compaction of trench backfill.
- Compaction at curb lines and around manholes and water valves.
- Excavation of completed pavements for utility construction and repair.
- Design slopes of the adjacent ground and pavement to rapidly remove water from the pavement surface.

MAINTENANCE

Routine maintenance, such as sealing and repair of cracks, is necessary to achieve the long-term life of a pavement system. We recommend a preventive maintenance program be developed and followed for all pavement systems to assure the design life can be realized. Choosing to defer maintenance usually re-

sults in accelerated deterioration leading to higher future maintenance costs, and/or repair. A recommended maintenance program is outlined in Appendix B.

CONCRETE

Soils in the vicinity of mineral springs in the area are known to have high concentrations of water soluble sulfates. We believe that concrete exposed to the natural soils or groundwater will be exposed to severe sulfate exposure. We recommend Type V or equivalent sulfate resistant cement to be used in all concrete exposed to the natural soils or groundwater at this site. We recommend the use of de-icing salts on concrete pavement or exterior flatwork be minimized during the first year after construction.

SURFACE DRAINAGE

Performance of concrete flatwork and foundations is influenced by the moisture conditions in the subsoils. Risk of wetting of the subsoils can be reduced by carefully planned and maintained surface drainage. We recommend the following precautions be observed during construction and maintained at all times after construction is completed:

1. Wetting or drying of open excavations should be avoided;

2. Surface grades should provide for the rapid runoff of water off of pavements and away from buildings. Ponding of water adjacent to buildings or on pavements should be eliminated;

3. The ground surface surrounding the exterior of buildings should be sloped to drain away from the buildings in all directions. We recommend a minimum slope of at least 6 inches in the first 10 feet for landscaped areas. Exterior slabs adjacent to buildings should also slope as much as allowable away from the buildings;

4. Backfill of foundation walls should be moistened and compacted as outlined under "Overlot Grading". Deep backfill zones will settle over time, even with proper compaction. Settlement of 0.5 to 2 percent of the fill height can occur. Support of flatwork, entrances or other structures in backfill zones should consider the potential settlement. The use of structural sections supported on foundation walls should be considered in sensitive areas;

5. Roof downspouts and drains should discharge well beyond the limits of all backfill. Splash blocks and downspout extensions should be provided at all drainage locations;

6. Plastic membranes should not be used to cover the ground surface immediately surrounding the building. These membranes tend to trap moisture and prevent normal evaporation from occurring. Geotextile fabrics can be used to limit weed growth and allow for evaporation.

ADDITIONAL CONSULTATION, CONSTRUCTION OBSERVATIONS AND MONITORING

This report has been prepared for the exclusive use of Iron Mountain Hot Springs, LLC and the design team for the purpose of providing geotechnical design and construction criteria for the proposed project. The information, conclusions, and recommendations presented herein are based upon consideration of many factors including, but not limited to, the type of structures proposed, the geologic setting, and the subsurface conditions encountered. The conclusions and recommendations contained in the report are not valid for use by others. Standards of practice evolve in geotechnical engineering. The recommendations provided are appropriate for about three years. If the proposed project is not constructed within about three years, we should be contacted to determine if we should update this report.

CTL | Thompson, Inc. should provide construction observation services to allow us the opportunity to verify whether soil conditions are consistent with those found during this investigation. If others perform these observations, they must

accept responsibility to judge whether the recommendations in this report remain appropriate.

GEOTECHNICAL RISK

The concept of risk is an important aspect with any geotechnical evaluation, primarily because the methods used to develop geotechnical recommendations do not comprise an exact science. We never have complete knowledge of subsurface conditions. Our analysis must be tempered with engineering judgment and experience. Therefore, the recommendations presented in any geotechnical evaluation should not be considered risk-free. We cannot provide a guarantee that the interaction between the soils and a proposed structure will be as desired or intended. Our recommendations represent our judgment of those measures that are necessary to increase the chances that the structures will perform satisfactorily. It is critical that all recommendations in this report are followed during construction. Home owners must assume responsibility for maintaining the structure and use appropriate practices regarding drainage and landscaping.

LIMITATIONS

Our test pits were located to provide a reasonably accurate picture of subsurface conditions. Variations in the subsurface conditions not indicated by the pits will occur. A representative of our firm should be called to test structural fill placement and to observe the completed foundation excavation to confirm that the exposed soils are suitable for support of the footings as designed.

This investigation was conducted in a manner consistent with that level of care and skill ordinarily exercised by geotechnical engineers currently practicing under similar conditions in the locality of this project. No warranty, express or implied, is

made. If we can be of further service in discussing the contents of this report, please call.

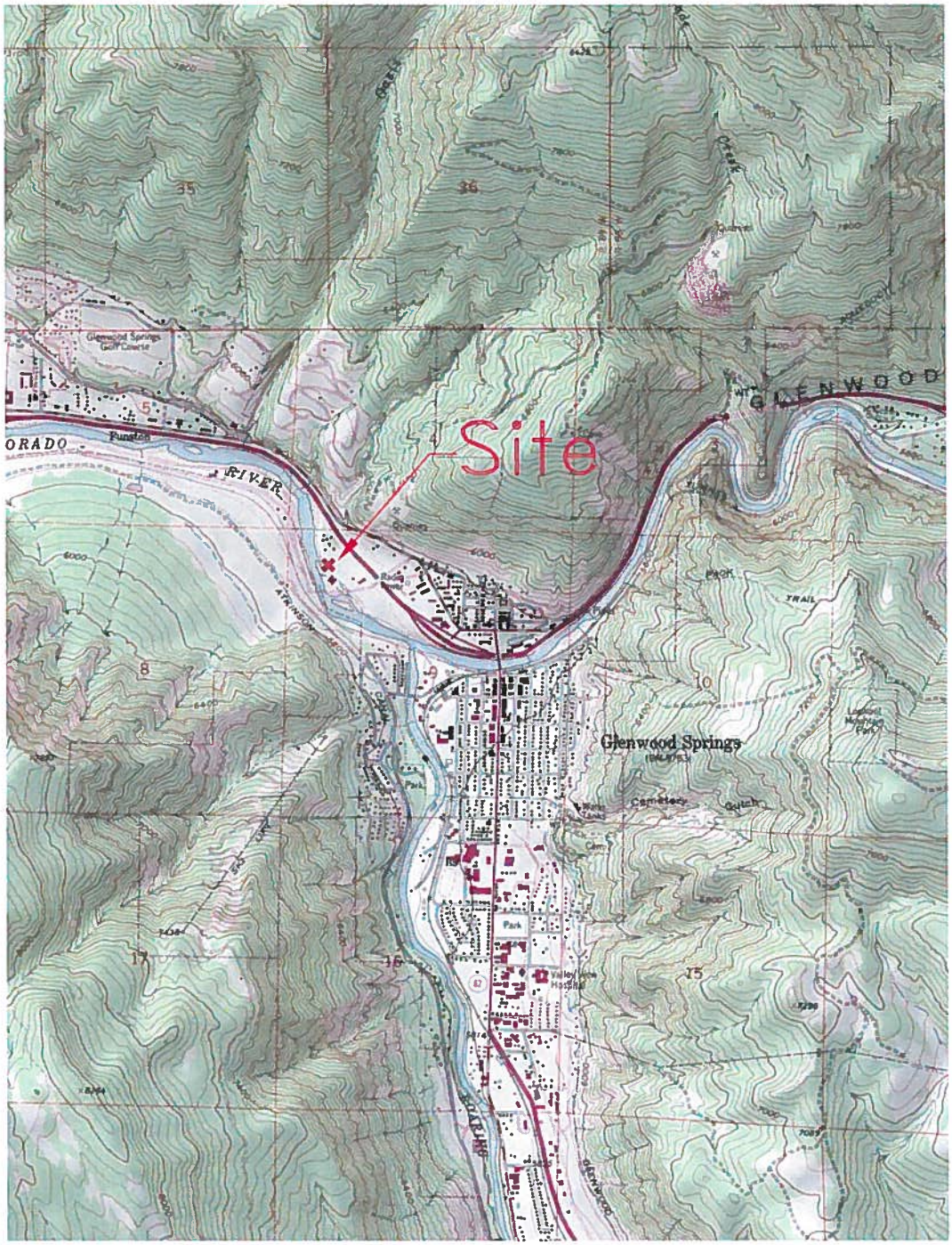
CTL | THOMPSON, INC.

John Mechling, P.E.
Branch Manager

JM:cd

cc: Via email mogli@planbrealestate.com

SCALE: 1" = 2,000'

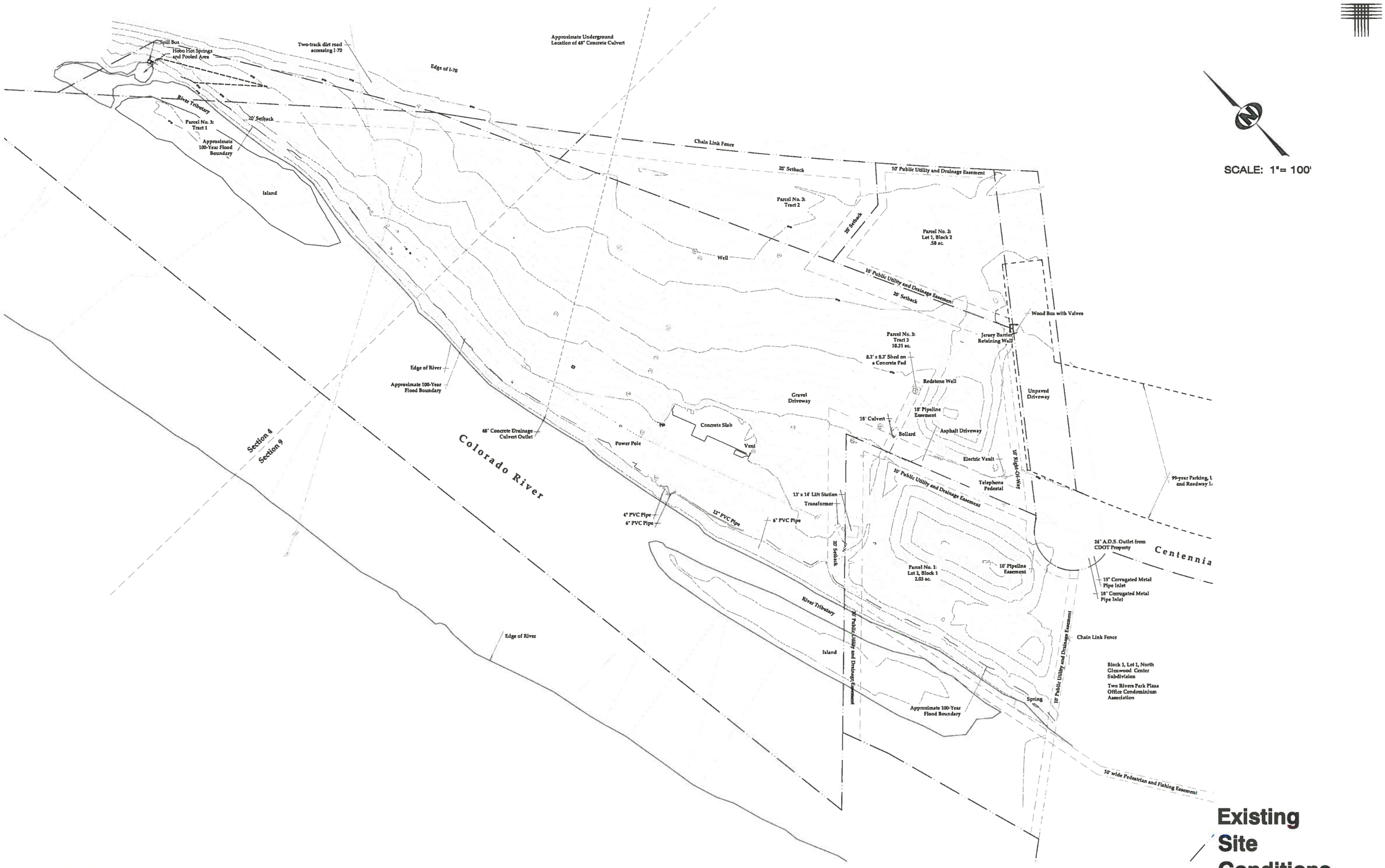


Vicinity Map

IRON MOUNTAIN HOT SPRINGS, LLC
IRON MOUNTAIN HOT SPRINGS
Project No. GS05875-145

Fig. 1

GS05875_F1 07/28/14 ERW

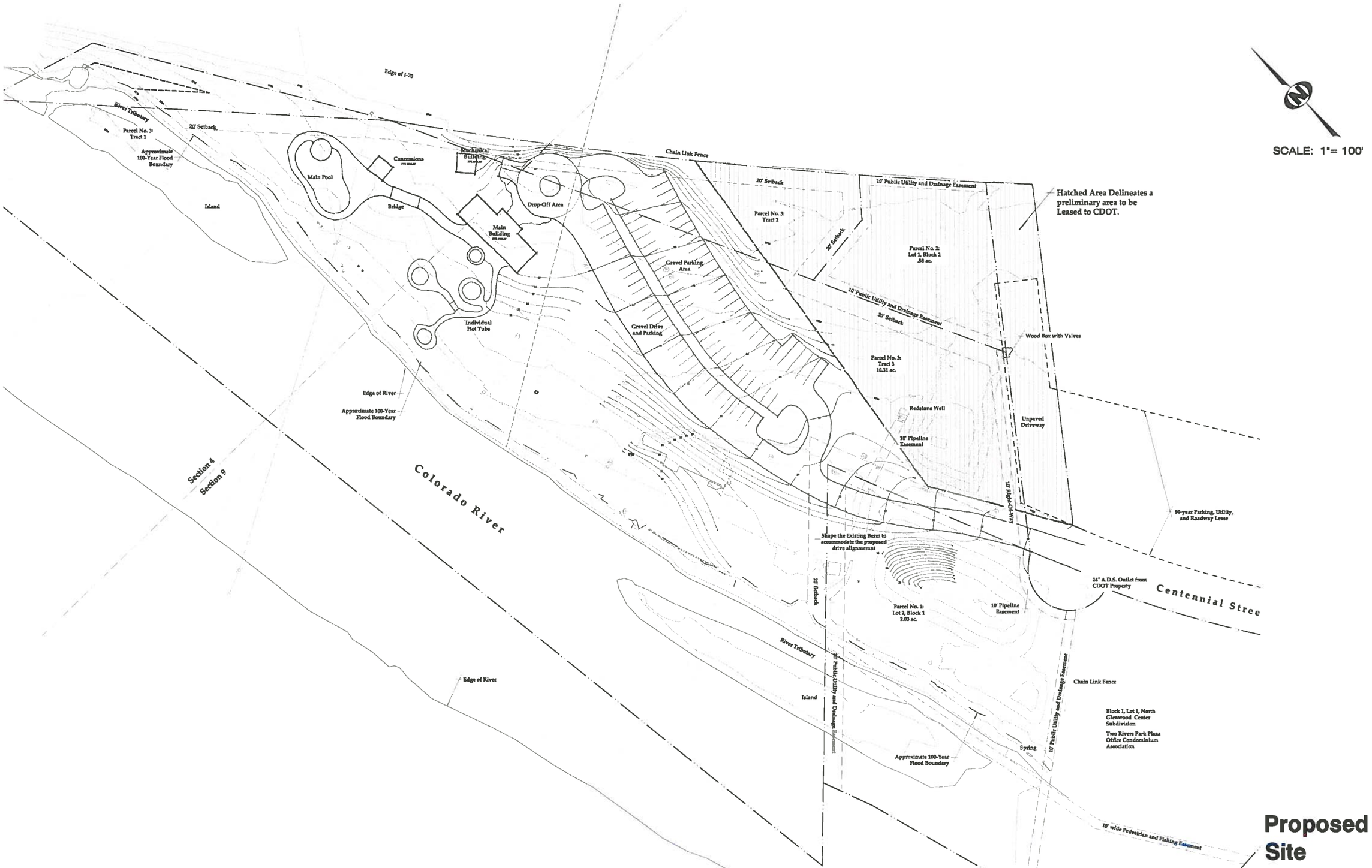


Existing Site Conditions

IRON MOUNTAIN HOT SPRINGS, LLC
IRON MOUNTAIN HOT SPRINGS
Project No. GS05875-145

GS05875_P2 07/28/14 ERW

Fig. 2



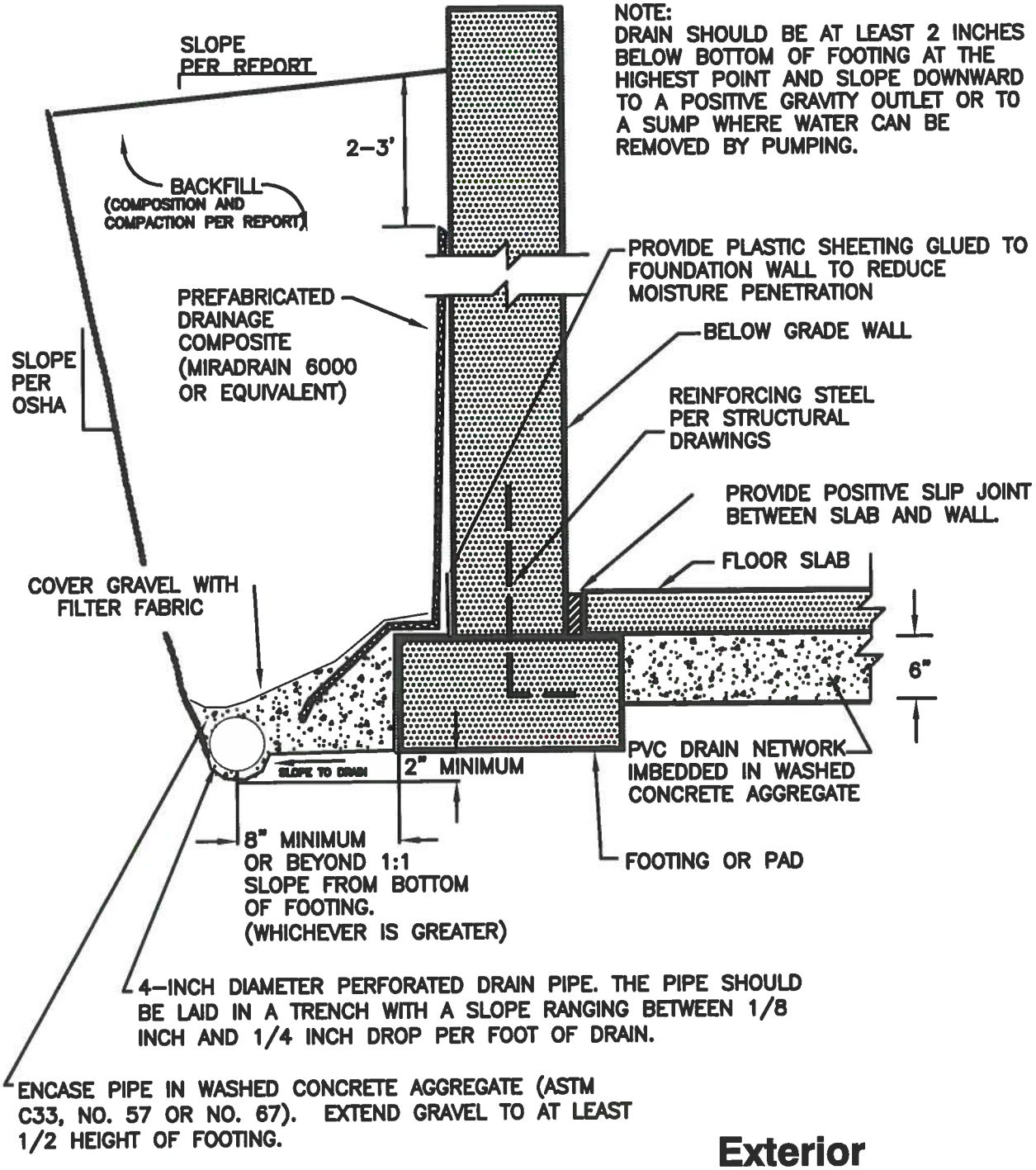
Proposed Site Plan

IRON MOUNTAIN HOT SPRINGS, LLC
IRON MOUNTAIN HOT SPRINGS
Project No. GS05875-145

GS05875_P3 07/28/14 ERW

Fig. 3

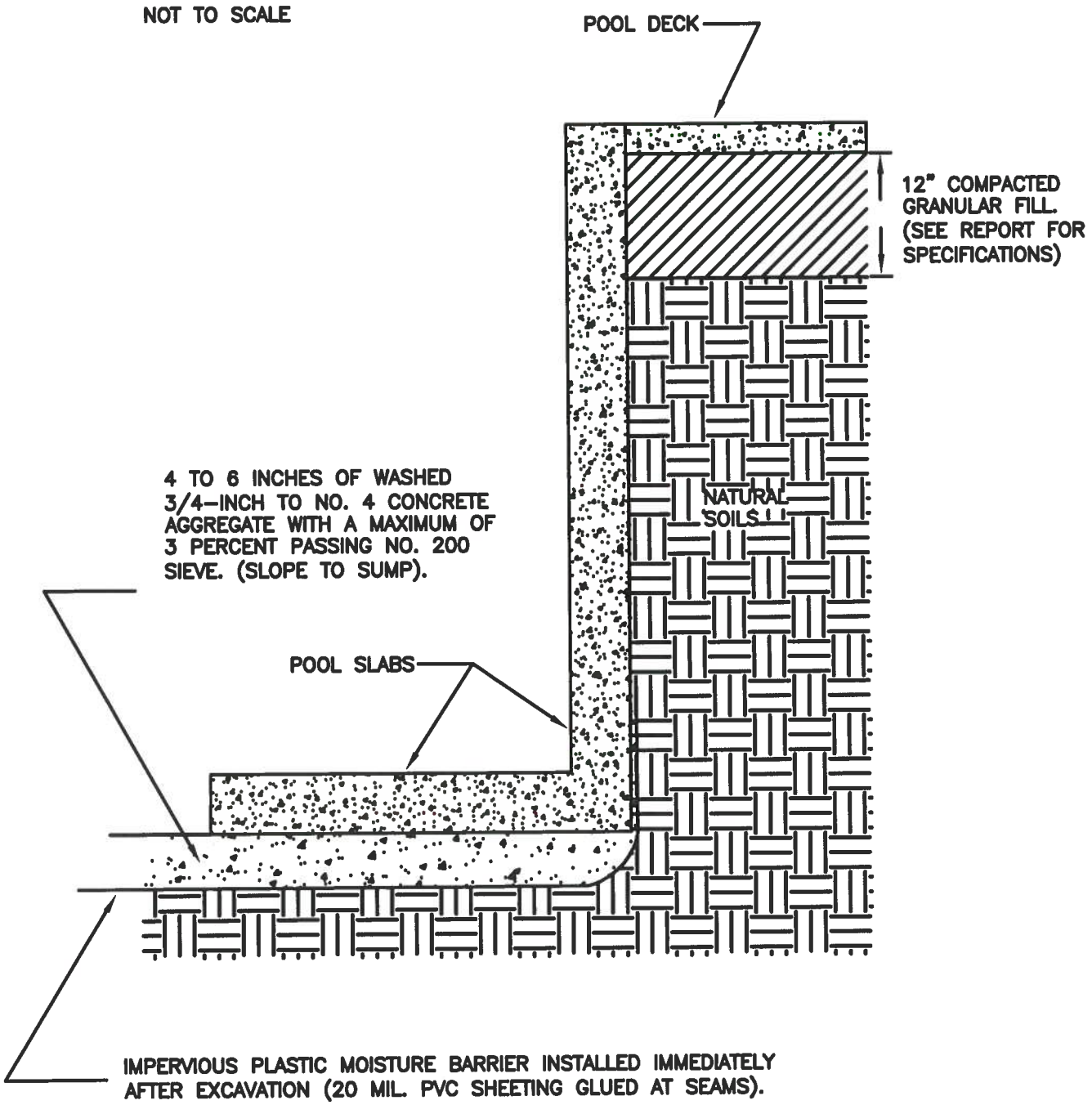
Drain-2-CD 3-13-14



Exterior Foundation Wall Drain

IRON MOUNTAIN HOT SPRINGS, LLC
IRON MOUNTAIN HOT SPRINGS
Project No. GS05875-145

Fig. 4



Recommended Pool Drain Detail

Fig. 5

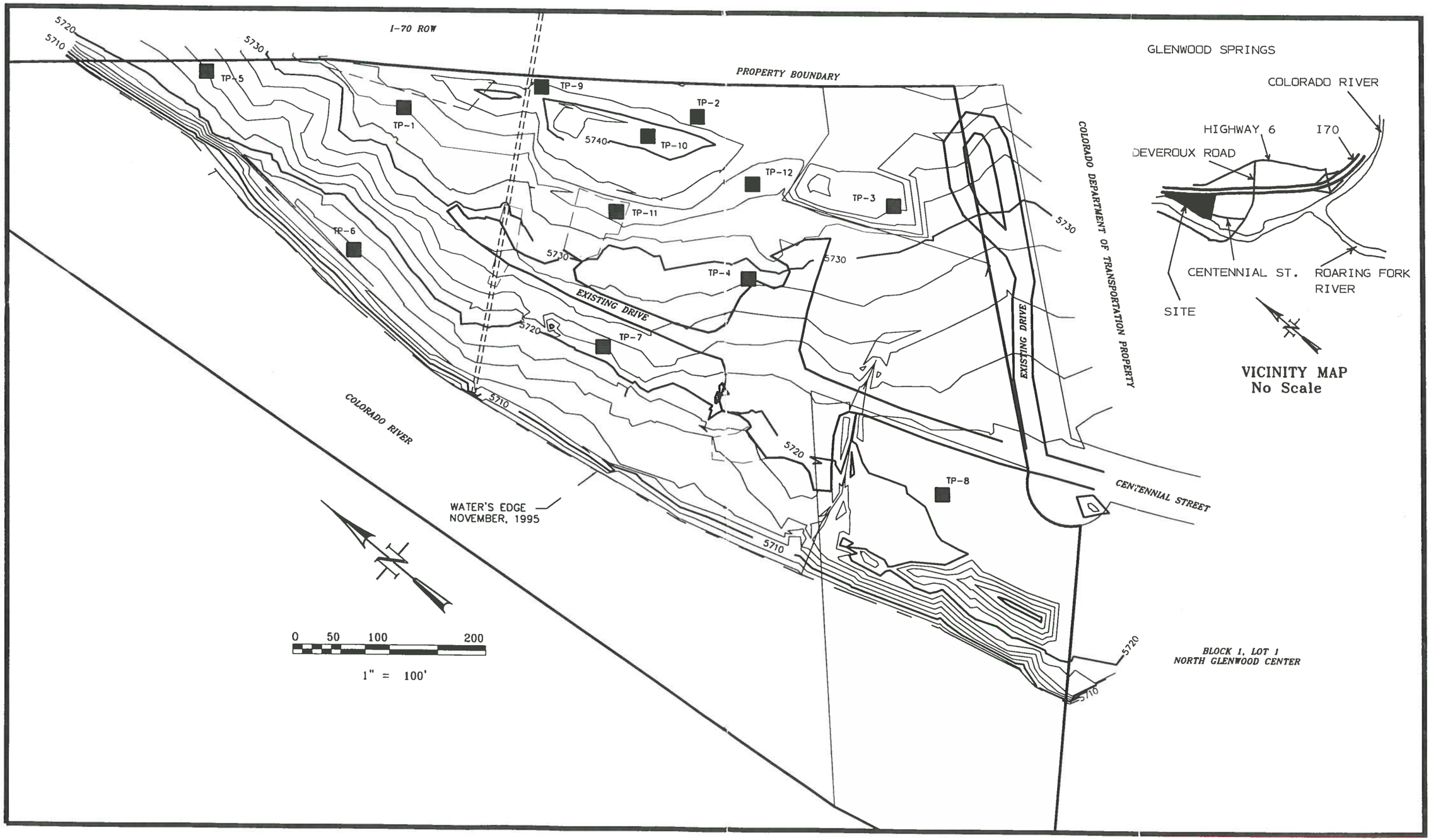
IRON MOUNTAIN HOT SPRINGS, LLC
IRON MOUNTAIN HOT SPRINGS
Project No. GS05875-145

30-POOL_03 CD

APPENDIX A

FIGURES FROM GS-1727

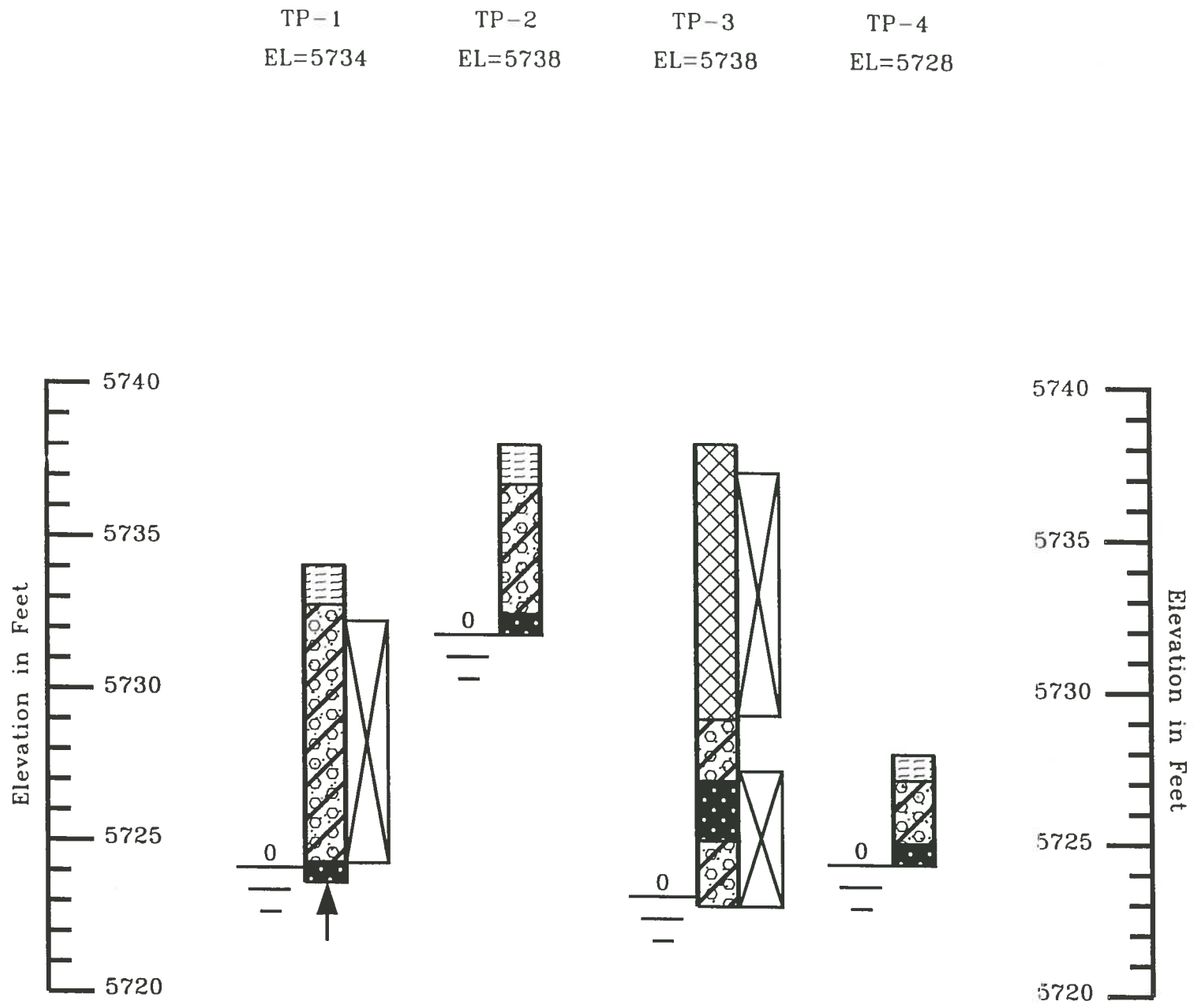
PROPOSED NORTH GLENWOOD WATER PARK
GLENWOOD SPRINGS, COLORADO



LOCATIONS OF TEST PITS

Job No. GS-1727

Fig. 2



LEGEND:

- Organic clays, soft, moist, brown. (OL)
- Man Made Fill – clay, silty to sandy, soft, moist, red brown.
- Gravel, clayey to silty with cobbles, medium dense to very dense, moist to wet, brown. (GM, GC)
- Travertine cemented sandy gravels.
- Clay, sandy to gravely, very soft to medium dense, moist to wet, brown. (CL, SC)
- Indicates bulk sample.
- 0 — Indicates free water level. Numeral indicates number of days after excavating that measurement was taken.
- Indicates backhoe refusal.

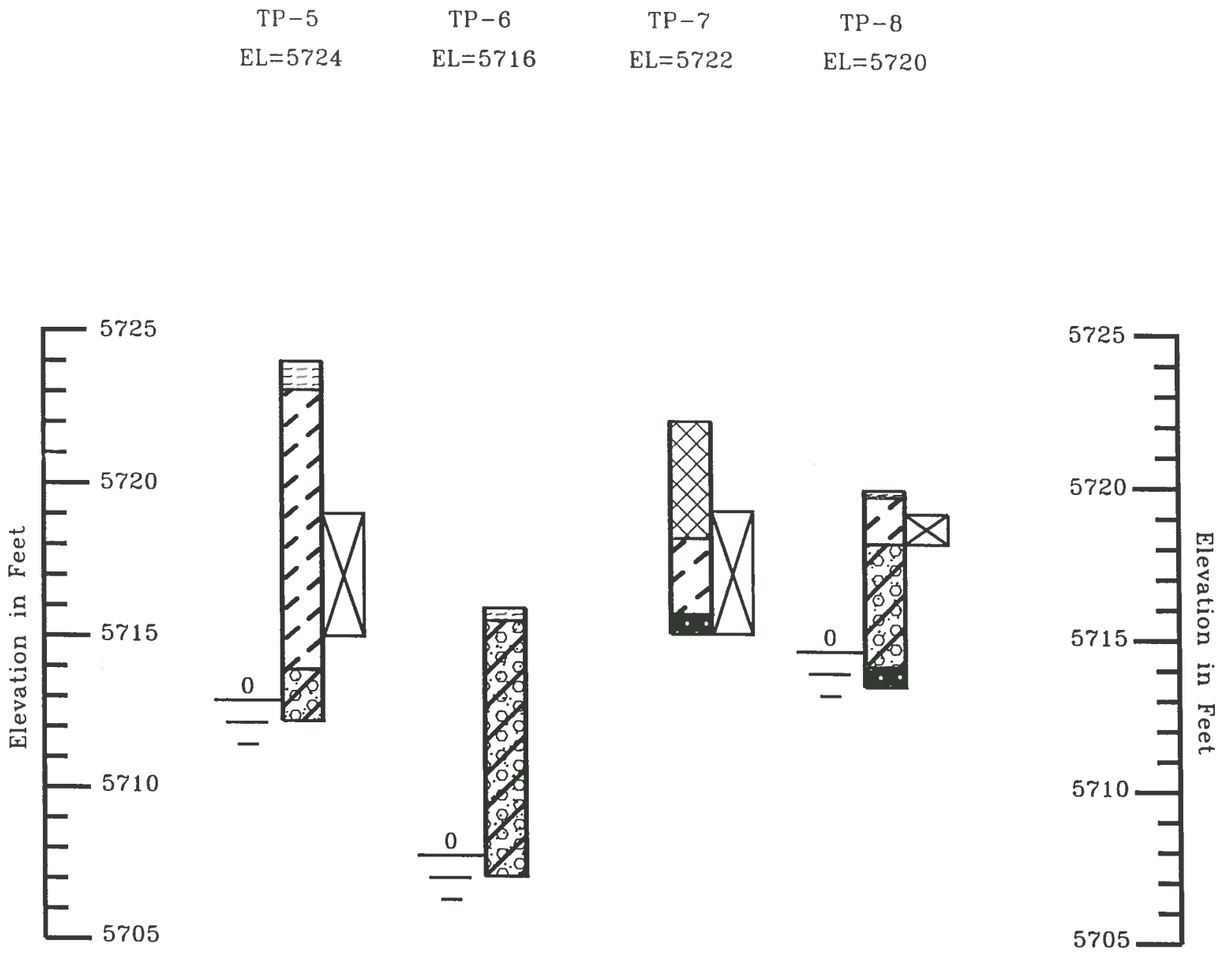
NOTES:

1. Test pits were excavated on December 14, 1995 with a trackhoe.
2. Elevations were obtained from topographic mapping provided by Jerome Gamba & Associates and are approximate.
3. These test pits are subject to the explanations, limitations and conclusions as contained in this report.

SUMMARY LOGS OF TEST PITS

Job No. GS-1727

Fig. 3



LEGEND:

- Organic clays, soft, moist, brown. (OL)
- Man Made Fill – clay, silty to sandy, soft, moist, red brown.
- Gravel, clayey to silty with cobbles, medium dense to very dense, moist to wet, brown. (GM, GC)
- Travertine cemented sandy gravels.
- Clay, sandy to gravely, very soft to medium dense, moist to wet, brown. (CL, SC)
- Indicates bulk sample.
- 0 — Indicates free water level. Numeral indicates number of days after excavating that measurement was taken.
- Indicates backhoe refusal.

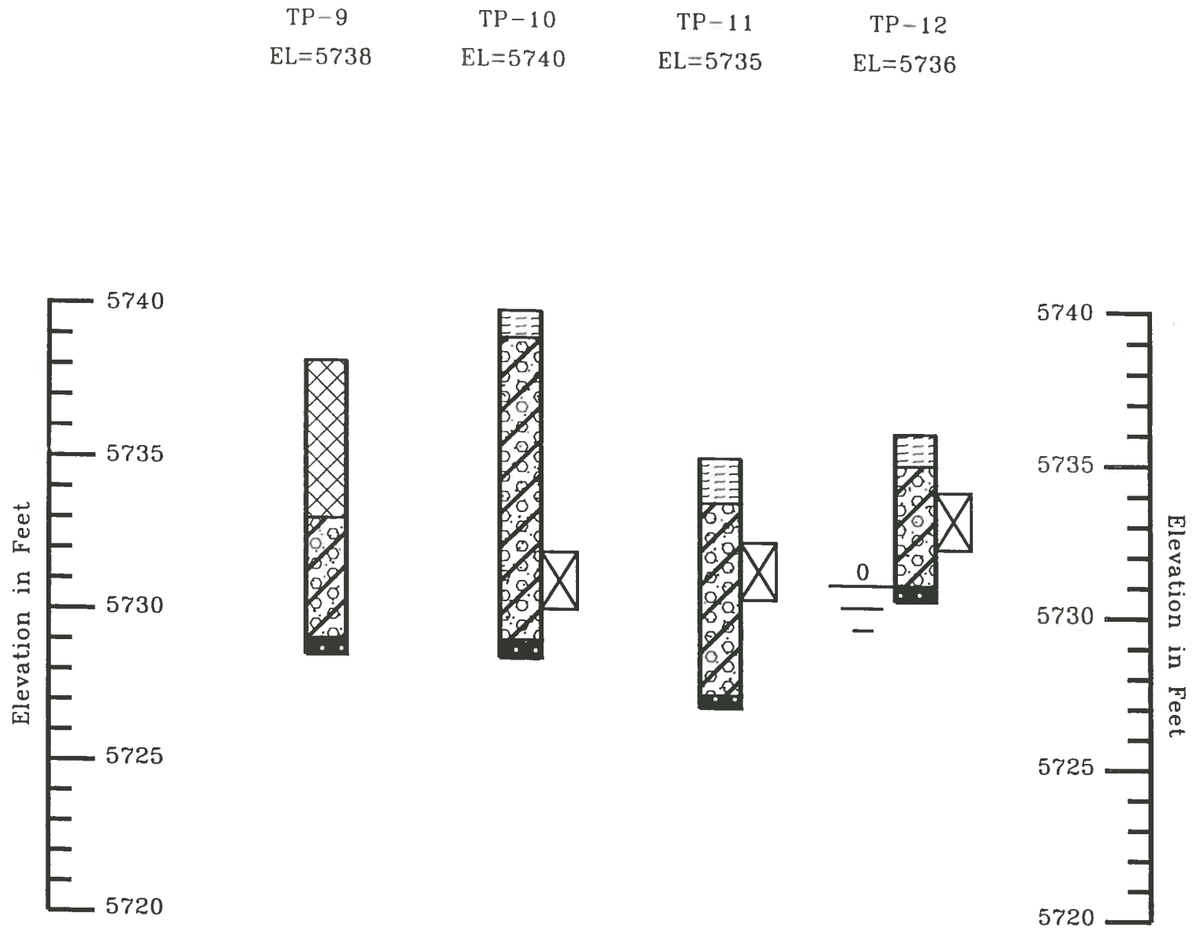
NOTES:

1. Test pits were excavated on December 14, 1995 with a trackhoe.
2. Elevations were obtained from topographic mapping provided by Jerome Gamba & Associates and are approximate.
3. These test pits are subject to the explanations, limitations and conclusions as contained in this report.

Job No. GS-1727

SUMMARY LOGS OF TEST PITS

Fig. 4



LEGEND:

- Organic clays, soft, moist, brown. (OL)
- Man Made Fill – clay, silty to sandy, soft, moist, red brown.
- Gravel, clayey to silty with cobbles, medium dense to very dense, moist to wet, brown. (GM, GC)
- Travertine cemented sandy gravels.
- Clay, sandy to gravely, very soft to medium dense, moist to wet, brown. (CL, SC)
- Indicates bulk sample.
- 0 — Indicates free water level. Numeral indicates number of days after excavating that measurement was taken.
- Indicates backhoe refusal.

NOTES:

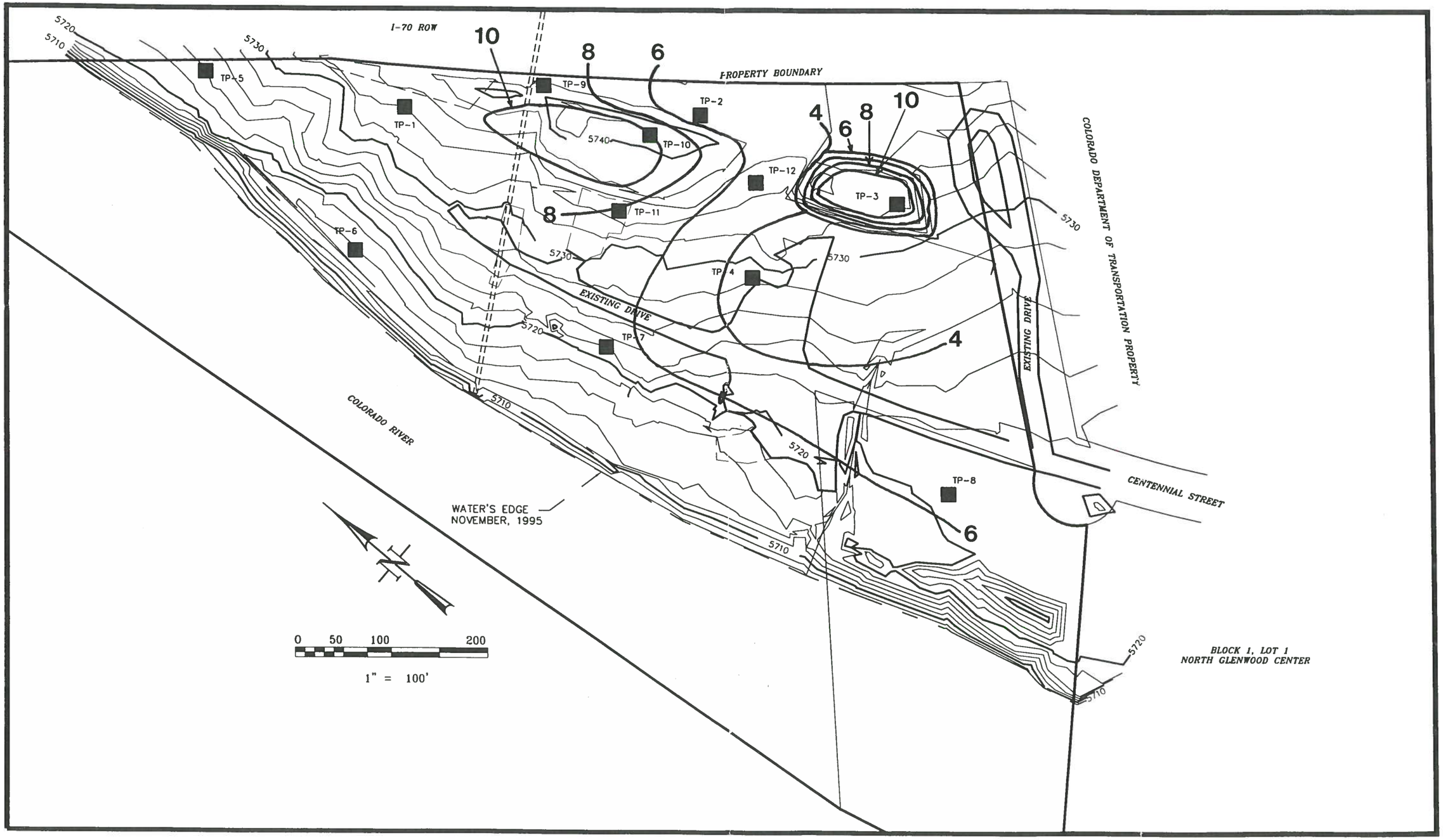
1. Test pits were excavated on January 3, 1996 with a trackhoe.
2. Elevations were obtained from topographic mapping provided by Jerome Gamba & Associates and are approximate.
3. These test pits are subject to the explanations, limitations and conclusions as contained in this report.

Job No. GS-1727

SUMMARY LOGS OF TEST PITS

Fig. 5

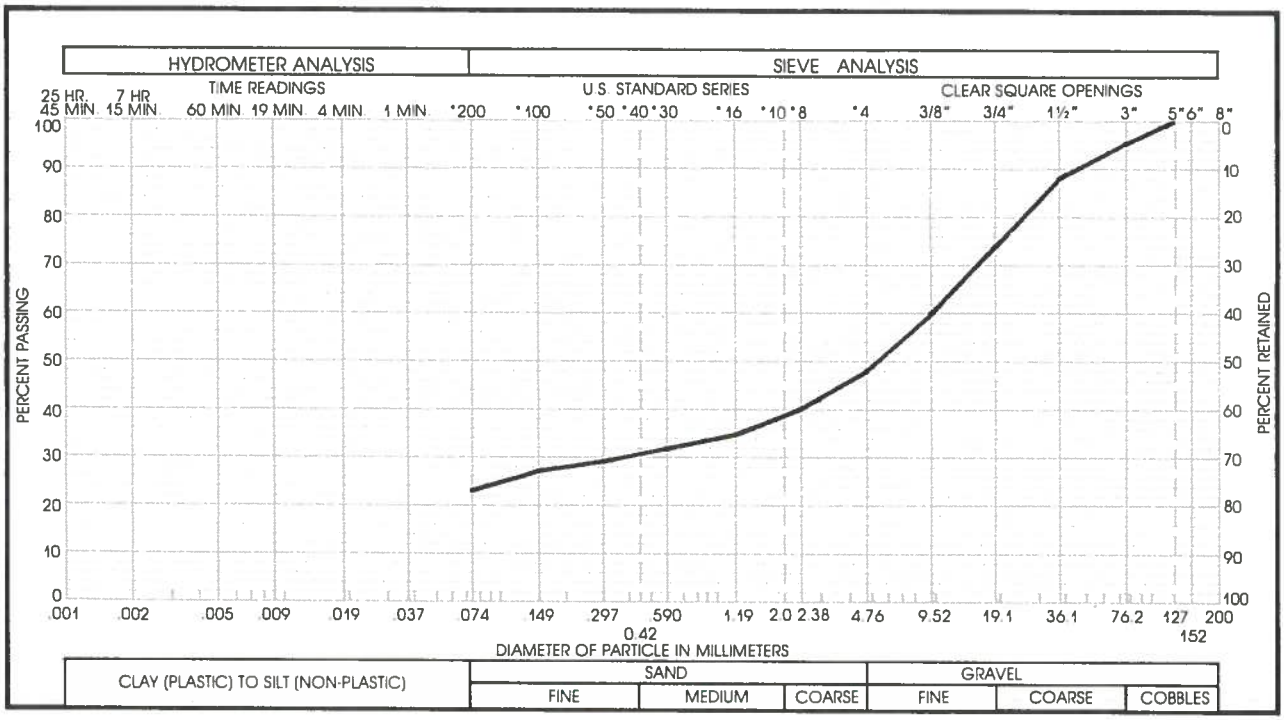
PROPOSED NORTH GLENWOOD WATER PARK
GLENWOOD SPRINGS, COLORADO



APPROXIMATE DEPTH TO TRAVERTINE CEMENTED LAYER CONTOUR MAP

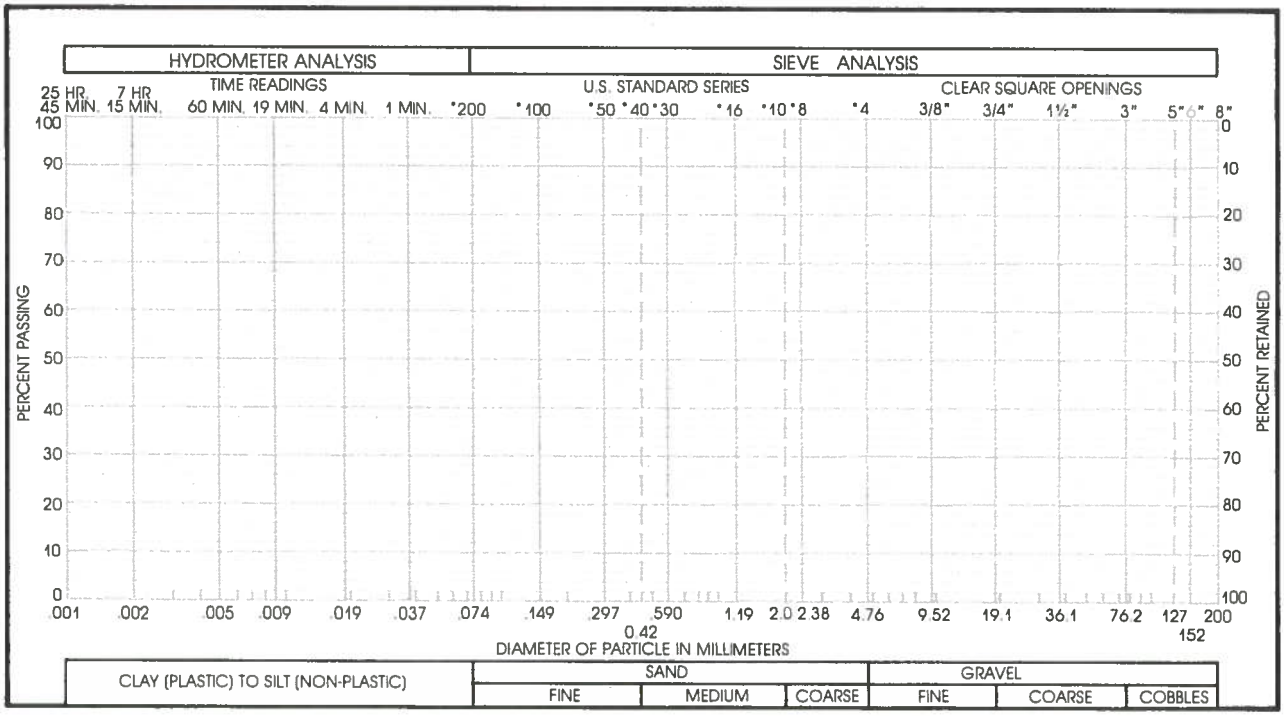
Job No. GS-1727

Fig. 6



Sample of GRAVEL, SILTY (GM)
From TP-1 AT 2 TO 10 FEET

GRAVEL 52 % SAND 25 %
SILT & CLAY 23 % LIQUID LIMIT 23 %
PLASTICITY INDEX 8 %



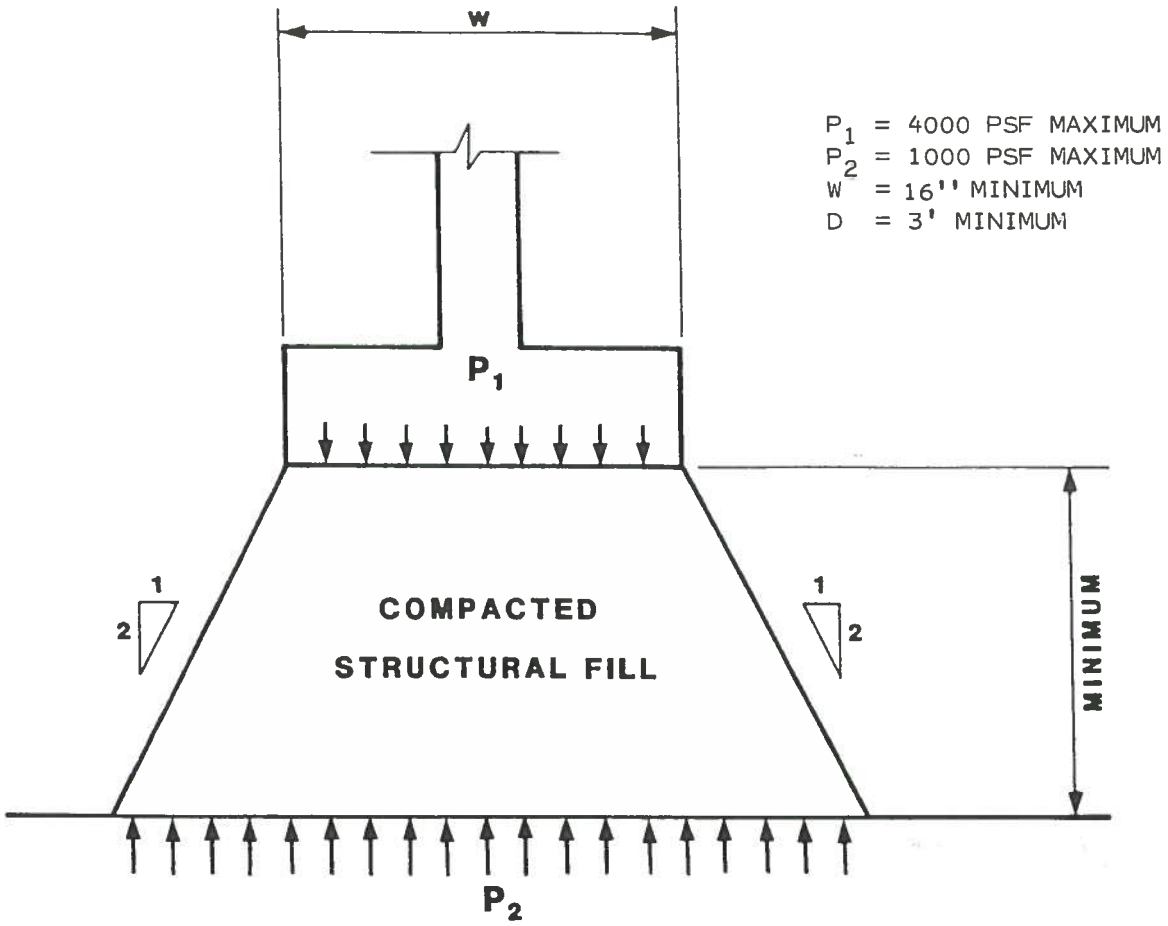
Sample of _____
From _____

GRAVEL _____ % SAND _____ %
SILT & CLAY _____ % LIQUID LIMIT _____ %
PLASTICITY INDEX _____ %

Gradation Test Results

JOB NO. GS-1727

FIG. 7



P_1 = ALLOWABLE PRESSURE ON COMPACTED FILL:

P_2 = ALLOWABLE PRESSURE ON NATURAL SOILS:

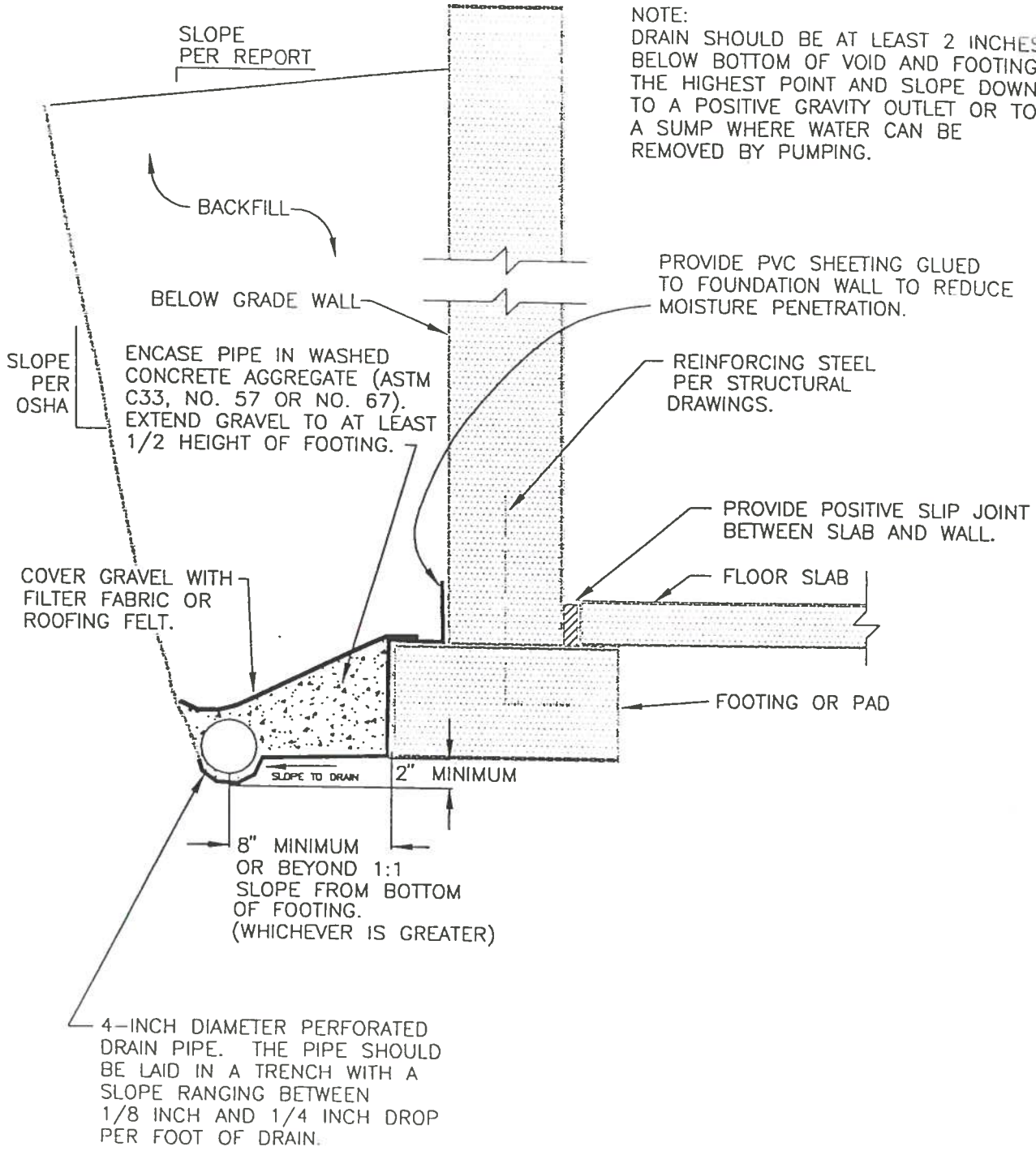
$$P_2 = \frac{P_1(w)}{(w+d)}$$

w = WIDTH OF FOOTING
d = DEPTH OF FILL BENEATH THE FOOTING

DISTRIBUTION OF PRESSURE FOR FOOTINGS ON FILL

JOB NO. GS-1727

FIG. 8

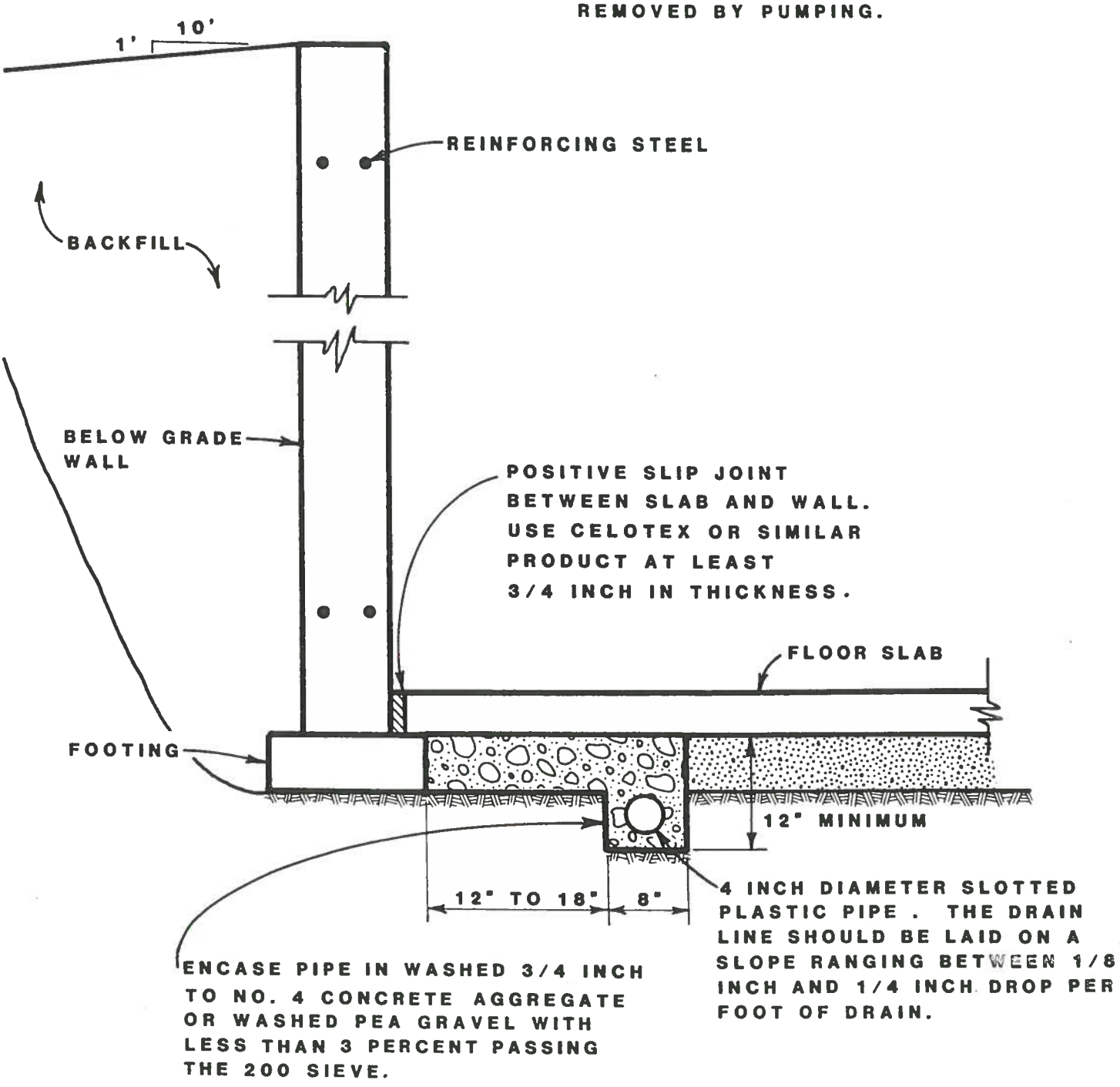


EXTERIOR FOUNDATION WALL DRAIN

JOB NO. GS-1727

FIG. 9

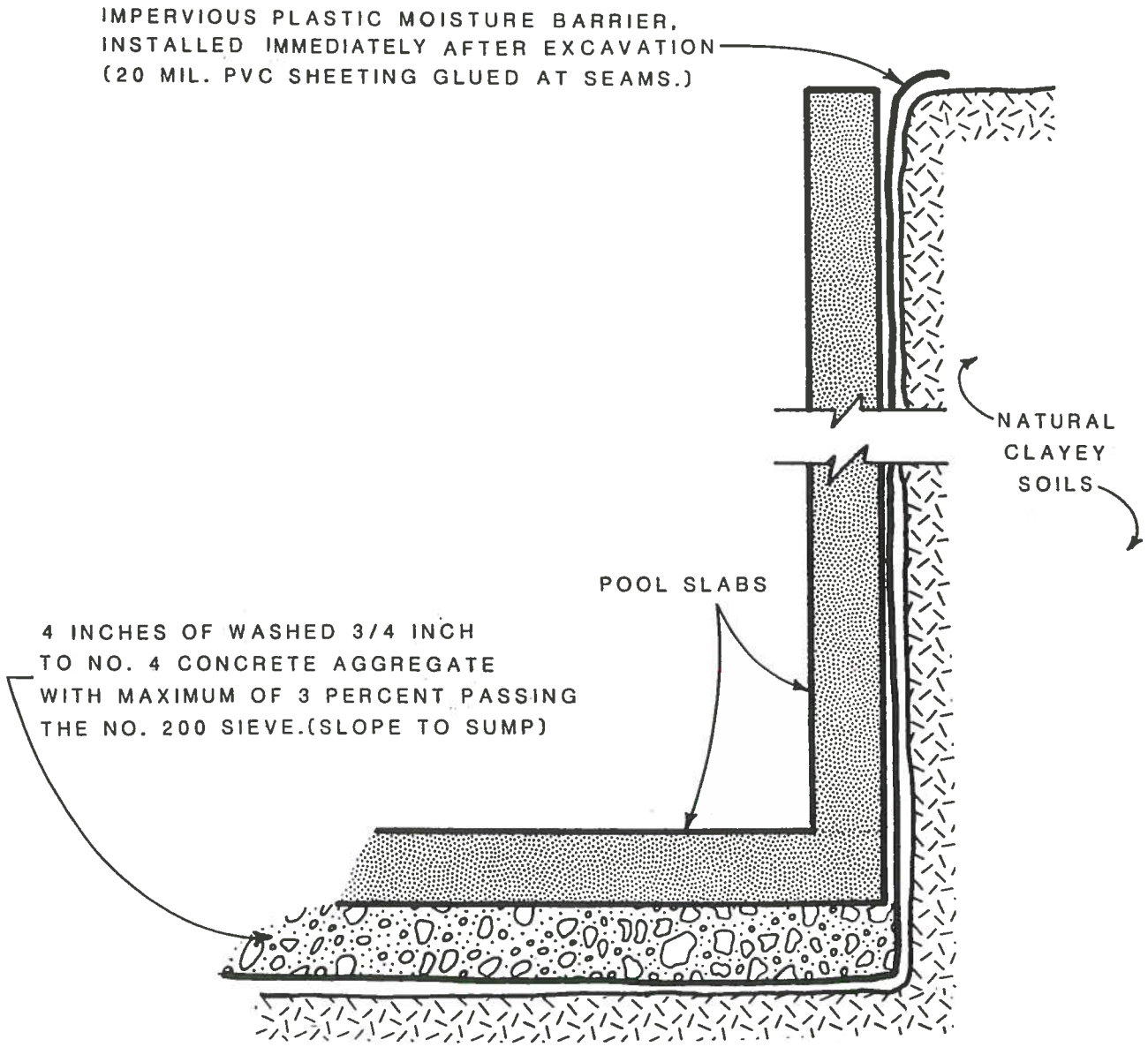
NOTE: DRAIN SHOULD BE 12 INCHES BELOW BOTTOM OF SLAB AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.



TYPICAL DRAIN DETAILS

JOB NO. GS-1727

FIG. 10



RECOMMENDED POOL DRAINAGE DETAIL

JOB NO. GS-1727

FIG. 11

JOB NO. GS-1727

TABLE I

SUMMARY OF LABORATORY TEST RESULTS

HOLE	DEPTH (FEET)	NATURAL MOISTURE (%)	NATURAL DENSITY (pcf)	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH (psf)	SOLUBLE SULFATE (%)	PASSING NO. 4 SIEVE (%)	PASSING NO. 200 SIEVE (%)	SOIL TYPE
				LIQUID LIMIT (%)	PLASTICITY INDEX (%)					
TP-1	2-10			23	8				48	GRAVEL, SILTY (GM)
TP-3	1-9	20.8		31	10				74	CLAY, SANDY (CL)
TP-5	9	27.3		25	8				82	CLAY, SANDY (CL)
TP-7	3-7	21.4							26	GRAVEL, SILTY (GM)
TP-8	2	16.7		28	9				78	CLAY, SANDY (CL)

APPENDIX B

GUIDELINE MAINTENANCE RECOMMENDATIONS

MAINTENANCE RECOMMENDATIONS FOR FLEXIBLE PAVEMENTS

A primary cause for deterioration of pavements is oxidative aging resulting in brittle pavements. Tire loads from traffic are necessary to "work" or knead the asphalt concrete to keep it flexible and rejuvenated. Preventive maintenance treatments will typically preserve the original or existing pavement by providing a protective seal or rejuvenating the asphalt binder to extend pavement life.

1. Annual Preventive Maintenance

    a. Visual pavement evaluations should be performed each spring or fall.
    b. Reports documenting the progress of distress should be kept current to provide information on effective times to apply preventive maintenance treatments.
    c. Crack sealing should be performed annually as new cracks appear.

2. 3 to 5 Year Preventive Maintenance

    a. The owner should budget for a preventive treatment at approximate intervals of 3 to 5 years to reduce oxidative embrittlement problems.
    b. Typical preventive maintenance treatments include chip seals, fog seals, slurry seals and crack sealing.

3. 5 to 10 Year Corrective Maintenance

    a. Corrective maintenance may be necessary, as dictated by the pavement condition, to correct rutting, cracking and structurally failed areas.
    b. Corrective maintenance may include full-depth patching, milling and overlays.
    c. In order for the pavement to provide a 20-year service life, at least one major corrective overlay should be expected.

MAINTENANCE RECOMMENDATIONS FOR RIGID PAVEMENTS

High traffic volumes create pavement rutting and smooth, polished surfaces. Preventive maintenance treatments will typically preserve the original or existing pavement by providing a protective seal and improving skid resistance through a new wearing course.

1. Annual Preventive Maintenance

    a. Visual pavement evaluations should be performed each spring or fall.
    b. Reports documenting the progress of distress should be kept current to provide information of effective times to apply preventive maintenance.
    c. Crack sealing should be performed annually as new cracks appear.

2. 4 to 8 Year Preventive Maintenance

    a. The owner should budget for a preventive treatment at approximate intervals of 4 to 8 years to reduce joint deterioration.
    b. Typical preventive maintenance for rigid pavements include patching, crack sealing and joint cleaning and sealing.
    c. Where joint sealants are missing or distressed, resealing is mandatory.

3. 15 to 20 Year Corrective Maintenance

    a. Corrective maintenance for rigid pavements includes patching and slab replacement to correct subgrade failures, edge damage and material failure.
    b. Asphalt concrete overlays may be required at 15 to 20 year intervals to improve the structural capacity of the pavement.

Exhibit C
SGM Traffic Impact Study

TRAFFIC IMPACT STUDY

IRON MOUNTAIN HOT SPRINGS - PHASE 2

April 2019

Prepared by

SGM

DAN COKLEY, PE
LICENSE NO. 29799
4/8/2019

COLORADO LICENSED
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29799
04/10/2019
PROFESSIONAL ENGINEER

TABLE OF CONTENTS

1.0 Introduction 1-1

2.0 Project Description 2-1

3.0 Methodology and Assumptions 3-1

4.0 Existing Traffic Conditions 4-1

4.1 Local Circulation Network 4-1

4.2 Existing Traffic Volumes (2018) 4-2

4.3 Existing (2018) Intersection Capacity Analysis 4-3

4.4 Existing (2018) Intersection Queuing Analysis 4-1

5.0 20-Year Background Traffic 5-1

5.1 20-year Background Traffic Volumes 5-4

5.2 20-year Background Intersection Capacity Analysis 5-4

5.3 20-year Background Intersection Queuing Analysis 5-4

6.0 20-year Total Traffic 6-1

6.1 Project Trip Generation 6-1

6.2 Trip Distribution and Assignment 6-1

6.3 Project Generated Traffic Volumes 6-2

6.4 20-year Total Traffic Volumes 6-2

6.5 20-year Total Intersection Capacity Analysis 6-2

6.6 20-year Total Intersection Queuing Analysis 6-3

6.7 State Highway Access Permit Evaluation 6-3

6.8 20-year Total Traffic Turn Lane Analysis 6-3

6.9 Sight Distance and Access Conditions 6-1

7.0 Conclusions and Proposed Mitigation Measures 7-1

7.1 Summary of Conclusions 7-1

7.2 Proposed Mitigation Measures 7-2

LIST OF TABLES

Table 1 - 2017 AADT at CDOT Station #10039 4-2
Table 2 - Level of Service (LOS) Criteria 4-3
Table 3 - Existing 2018 Intersection Level of Service Summary 4-1
Table 4 - Existing (2018) 95th Percentile Queue Summary 4-1
Table 5 - US 6 Seasonal Factor Data 5-2
Table 6 - 30th Highest Attendance Data 5-2
Table 7 - Seasonal Factor Data 5-2
Table 8 - IMHS/GCAP Growth Factor Data 5-3
Table 9 - Parking Summary 5-3
Table 10 - Parking Diversion 5-3
Table 11 - 20-Year Background Intersection Level of Service Summary 5-4
Table 12 - 20-year Background 95th Percentile Queue Summary 5-4
Table 13 - Estimated Weekday Traffic Generation Summary 6-1
Table 14 - Estimated Weekend Traffic Generation Summary 6-1
Table 15 - Percentage Increase in Traffic 6-2
Table 16 - 20-year Intersection Level of Service Summary 6-2
Table 17 - Percentage Increase in Delay (s) 6-2
Table 18 - 20-year Total 95th Percentile Queue Summary 6-3
Table 19 - CDOT SHAC Auxiliary Lane Warrant Analysis 6-4

LIST OF FIGURES

Figure 1 -Project Area 1-1
Figure 2 - Proposed Concept Site Development Plan 2-2

LIST OF APPENDICES

Appendix A Methodology / Assumptions (Correspondence with CDOT)
Appendix B .Intersection Traffic Volume Figures (2018, 20-year Background, 20-year Total)
Appendix C . Seasonal and Growth Factor, Parking Diversion
Appendix D Trip Generation
Appendix E Synchro /SimTraffic output
Appendix F 2018 Traffic Counts
Appendix G CDOT Access Permit 314157
Appendix H Turnkey Traffic Memo

1.0 Introduction

This study is prepared as a CDOT Level Three Traffic Impact Study and provides estimates for peak hour traffic generation for the Iron Mountain Hot Springs (IMHS) property Phase 2 development, proposed to be constructed at the north end of Centennial Street in Glenwood Springs, Colorado. The purpose of this traffic analysis is to document the existing traffic conditions in the vicinity of the site, analyze the trip generation and trip distribution of the proposed development, estimate traffic volumes to the 20-year planning horizon, and analyze the intersections within the study area for operational impacts to the highway or city road system. Access to the site will continue to be provided from Centennial Street and the majority of traffic will use Devereux Road and US 6 for primary access.

This study will assess the Level of Service (LOS) and existing auxiliary lanes along US 6 at the Devereux Road intersection to determine if they meet CDOT requirements under future conditions and discuss any other mitigation measures that may reduce the site's impact on the adjacent infrastructure.

IMHS opened in 2015, the remaining undeveloped site (with exception of CDOT/CSP) is shown shaded in red and the study intersections (Centennial Drive & Devereux Road, Devereux Road & US 6, and Traver Trail & US 6) are noted by the star symbol in the Figure 1 below.

Figure 1 -Project Area

2.0 Project Description

The proposed site development shown in Figure 2 is proposed south of the IMHS and will include uses that complement the adjacent recreational uses at IMHS and the Glenwood Caverns Adventure Park (GCAP) by providing a hotel for recreational visitors, additional hot spring pools and an office / apartment building. The developer is negotiating with the State to obtain the parking lot and office structures (Parcel 1) currently owned by the State and occupied by CDOT and CSP.

The proposed development will consist of the following:

- Three (3) additional hot springs pools at IMHS
- Combined use Office (8900 sf) and employee housing apartments (20 units)
- Hotel (100 rooms)
- Procurement of CDOT/CSP office and parking (186 spaces)

The procurement of Parcel 1 will include the existing CDOT and CSP office spaces. These will be used as future operating space for IMHS and GCAP. The new office building located in Parcel 3 will house the relocated CDOT and CSP office space. There will be additional office space within the building, a total of 8900 sf of new office space will be available within the project.

The 20-unit employee housing apartment units will be available for City of Glenwood Springs residents.

The hotel will not include a restaurant, as the current IMHS and GCAP facilities both include restaurants. The hotel is located about 0.1 mile from the IMHS and approximately 0.4 mile from the GCAP tram. There are 10 fresh water pools located along the hotel frontage, these pools will be fenced and for hotel guests only. The hotel will also provide shuttle service.

The additional parking (186 spaces) will be used for GCAP overflow parking and will offset parking lost near the GCAP tram building currently leased from Land Rover (94 spaces). The CDOT/CSP spaces are about ¼ mile walking distance from the tram base and will be served by newly constructed pedestrian connection on the south side of Devereux Rd (along Two Rivers Park) between the overflow parking and the tram.

Walking distance is an important concept in the fields of transportation and public health. A ¼ mile is often used as an acceptable walking distance in U.S. research studies, that distance equates to about a 5-minute walk. Destination attractions significantly increase the potential for walking to a venue, and an increased acceptable walking distance. It is common for attractions such as stadiums and amusement parks to have a significant percentage of parking beyond a ¼ mile radius. The “CDOT” parking is located within a reasonable walking distance to be considered as on-site parking.

An illustrative concept plan is provided in Figure 2 on the following page.

Figure 2 - Proposed Concept Site Development Plan

3.0 Methodology and Assumptions

This traffic analysis has been prepared in accordance with section 2.3(5) of the State Highway Access Code (Code) and the original assumptions have been vetted with the CDOT access manager and engineer for Region 3. The assumptions and methodology will provide a conservative analysis for the purposes of assessing traffic impacts resulting from buildout of the proposed development. Discussions with and concurrence from CDOT regarding methodology are documented in the Appendix.

The unsignalized intersections in the project area were analyzed using the Highway Capacity Manual (HCM) 2010 methodology.

Intersection analysis was performed using the Synchro/SimTraffic 10 analysis package to estimate the capacity of the unsignalized intersections in the study area. The measures of effectiveness that are compared for this study include Level of Service (LOS), delay and estimated 95th percentile queue lengths.

All Synchro/SimTraffic output is contained in the Appendix for reference.

Peak hour factors, heavy vehicle percentages, and other inputs were developed based on existing traffic counts taken in June and September 2018.

To provide a conservative analysis of site traffic impacts, no reductions of site traffic were assumed for multi-modal trips made by users or residents of the development. Users and residents may decide to make pedestrian, bicycle, shuttle, transit, or other trips rather than using their personal car, which should lessen the overall impact of the site when compared to the results of this analysis. The developer has previously committed to the shuttle service between IMHS and GCAP when demand exists.

The assumptions related to Design Hourly Volume (DHV) and background traffic; seasonal, 20-year growth, and parking demands are discussed in the Background Traffic section of this study.

4.0 Existing Traffic Conditions

Local Circulation Network

The Iron Mountain Hot Springs is currently located north of the Centennial Office Building and the CDOT/CSP regional headquarters on an extension of Centennial Street. No turn lanes exist along Devereux Road at the Centennial intersection. The initial IMHS development included the construction of pedestrian facilities consisting of a 6'-8' sidewalk along the west side of Centennial Street extending into the site.

US Highway 6 is the primary arterial that serves the north Glenwood Springs to West Glenwood Springs corridor. The segment of US Highway 6 (006K) within the study area is classified as an NR-B highway by the State Highway Access Category Assignment Schedule (2 CCR 601-1A, 9/13/13) and extends from Traver Trail on the west to the intersection of 6th and Laurel (SH 82) on the east. Westbound US 6 is posted at 25-mph from 6th and Laurel, increasing to 40 mph about 750-feet west of the Devereux intersection, while eastbound US 6 is posted at 35-mph about 800 feet west of the intersection, and then 25-mph at Traver Trail.

The intersection slopes down from west to east at an approximate 3% – 4% grade. Left and right turn deceleration lanes are provided on US 6 at Devereux and a short right turn pocket (60') is provided on the northbound Devereux Road approach controlled by a stop sign. Pedestrian facilities exist on all legs of the intersection, but no crossings are striped in either roadway. Large, painted medians separating the turn lanes at the intersection exist to provide delineation of the turning vehicular movements. Ramps are provided for the crossing of Devereux, but these are not compliant with the current PROWAG guidelines (ADA requirements) for design. The skew of the approach creates the need for drivers to pull ahead of the stop bar (existing) and into the pedestrian crossing when turning onto US 6.

West of Devereux Road, Traver Trail (220' west) is the only access within 1000' feet along US 6. Several intersections are located within 1000' of Devereux Road to the east including Linden Street (225'), W 1st Street south and Best Western driveway north (420'), Silver Spruce driveways south (580' and 740'), Best Western driveway north (790' and 840'), vacant Toyota dealership south (920'), and Hotel Access north (980').

CDOT's "Traffic Data" website provided the tables below. The 2017 Average Daily Traffic (ADT) on US 6, west of the intersection with SH 82/Laurel Street was approximately 10,000 vehicles per day (vpd) on an average weekday, including 6.4% truck traffic.

Table 1 - 2017 AADT at CDOT Station #10039

Route	Ref Point	End Ref Point	Start Point Description	Annual Average Daily Traffic	AADT Year	AADT Single Trucks	AADT Comb. Trucks	Percent Trucks	20 Year Factor	Design Hour Vol (% of AADT)
006K	0	0.338	ON SH 6, WEST 6TH ST W/O SH 82, GLENWOOD	10,000	2017	520	120	6.4%	1.04	8

Devereux Road is a two-lane collector roadway with two 12' travel lanes and a one-foot paved shoulder. The posted speed along Devereux Road is 25 mph. Devereux Road begins as the south leg of the US Highway 6 intersection and extends to the intersection with West Midland Avenue near I-70 interchange 114. The road generally serves recreational, office, industrial and service uses.

Centennial Drive is a two-lane local roadway with travel width that varies at its intersection with Devereux Road on the south, but generally is 24 feet to the north with two travel. The posted speed is 25 mph. Centennial Drive ends at the IMHS entrance and parking lot. Centennial Drive currently serves the Centennial office building, CDOT/CSP and IMHS. There is a three-way intersection with CDOT/CSP that was signed in June 2018 with temporary Stop signs for the northbound and southbound movements, while the westbound movement was uncontrolled.

Existing Traffic Volumes (2018)

The intersections in the immediate vicinity of the project area have had AM and PM peak hour turning movement counts performed within the past year. Those counts are summarized below;

Existing Traffic Count Data

- 6/13/18 Weekday (Wed) (Traver / Devereux / US 6) by All Traffic Data
- 9/29/18 Weekend (Sat) (Centennial; Devereux / Centennial; Devereux / US 6) by SGM
- 2/7/19 Weekday (Thu) (Devereux / Centennial; Devereux / US 6) by SGM

This study will use the weekday traffic data collected on 6/13/18 and the weekend traffic data collected on 9/29/18 for the existing traffic condition scenario.

The existing and proposed recreational / entertainment traffic generators result in peak traffic generation during the weekday PM and weekend mid-day peak hours, therefore the study will analyze the weekday PM and weekend mid-day peak hour scenarios.

Existing 2018 traffic volumes are provided in the Appendix for the study intersections.

Existing (2018) Intersection Capacity Analysis

Weekday PM and weekend mid-day level of service estimates were prepared in accordance with the Highway Capacity Manual (Transportation Research Board, 2010). For unsignalized intersections, the Highway Capacity Manual defines level of service and delay in terms of seconds of stopped delay per vehicle, which is based on the number of acceptable gaps in the conflicting traffic stream. In general, the traffic movements analyzed are those controlled by stop signs or yield signs, and the left turn movements from the uncontrolled major street. The following table represents the level of service criteria for unsignalized intersections:

Table 2 - Level of Service (LOS) Criteria

Unsignalized Intersections

Level of Service	Delay (seconds)
A (Highly Desirable)	< 10.0
B (Desirable)	10.1 to 15
C (Acceptable)	15.1 to 25
D (Acceptable in Urban Areas)	25.1 to 35
E (Unacceptable)	35.1 to 50
F (Unacceptable)	> 50.0

Source: Highway Capacity Manual, 2010

The “overall” intersection level of service at unsignalized intersections corresponds with the highest delay experienced on a minor street approach. In general, CDOT and the City of Glenwood Springs consider overall intersection operations of LOS “D” or better acceptable during the peak hours.

Using the existing 2018 traffic volumes, the capacity analysis was run in Synchro to determine level of service and delay for the study intersections. The following table shows the overall results of the capacity analysis for the impacted intersections in the study area. Upon review of the traffic data, it was determined the Traver Trail and US 6 intersection operates at acceptable LOS at existing conditions. Again, the LOS and delays reported for the unsignalized intersections correspond with the poorest performing side street approach movement (controlled by stop sign). The uncontrolled movements at these intersections all operate at LOS “A” or better.

Table 3 - Existing 2018 Intersection Level of Service Summary

Intersection	Weekday PM		Weekend	
	LOS	DELAY [1] (s)	LOS	DELAY (s)
Devereux & US 6	C	16.7	C	16.9
Traver Trail & US 6	B	13.1	-	-
Centennial & Devereux	A	8.2	A	9.4

1 – Delay expressed as average delay per vehicle in seconds/vehicle

As the table shows, the unsignalized intersections operate acceptably under existing conditions.

Existing (2018) Intersection Queuing Analysis

A second measure of effectiveness that was evaluated in this study was queue length. Queue length was evaluated to provide insight into operations and capacity of existing turn lanes, specifically at the Devereux Road & US 6 intersection. Queuing will be monitored for three approaches at two study intersections to determine peak hour queuing lengths. The three approaches and available storage lengths are:

- US 6 Westbound Left Turn approach to Devereux Rd (200 ft length)
- Devereux Rd Northbound Right Turn approach to US 6 (60 ft length)
- Centennial Southbound approach to Devereux Rd (no lane)

The following table shows the baseline analysis 95th percentile queue lengths estimated by the SimTraffic model. Five simulation runs for 1 hour were conducted to estimate the queue lengths in the table below.

Table 4 - Existing (2018) 95th Percentile Queue Summary

Approach	Weekday PM (ft)	Weekend (ft)	Available Length (ft)
US 6 WB Left Turn	43	55	200
Devereux Rd NB Right Turn	28	14	60
Centennial SB approach	52	47	-

The 95th percentile queue length represents the maximum queue length that occurs during 95% of the hour, so there may be times when it is exceeded for a short period of time during peak hours. The summary above shows that all movements operate at an acceptable level based upon existing storage length.

5.0 20-Year Background Traffic

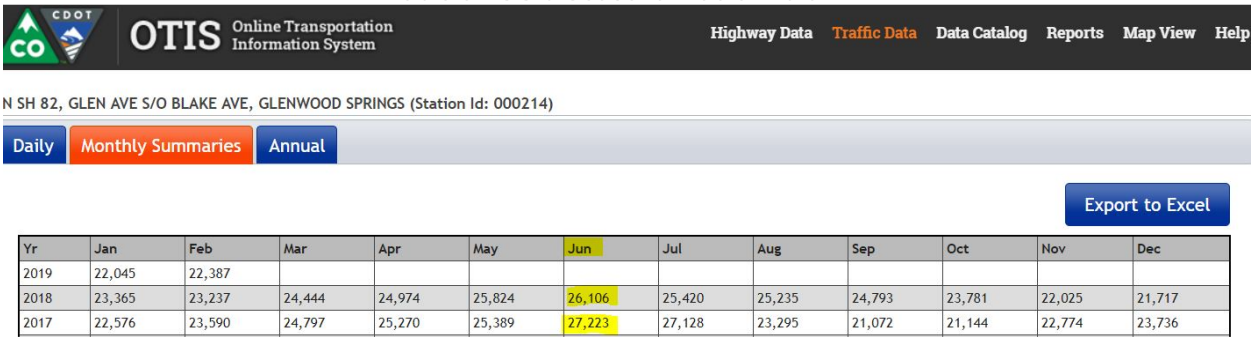
The existing traffic volumes were used as a basis to develop the 20-year background traffic volumes. The 2018 volumes were adjusted for annual seasonal and 20-year growth factors.

Seasonal factors were applied to the existing traffic counts to determine a Design Hourly Volume, which is generally defined as the 30th highest hourly volume in the design year. The definition infers that if a facility is to adequately serve throughout its life, its physical capacity will only be exceeded for about 30 hours out of the total 8,760 hours in the “design” year. The choice of the 30th highest hourly volume is a long-held concept which stems from

research published in A Policy on Geometric Design of Rural Highways from the American Association of State Highway Officials (AASHTO).

A seasonal factor for east-west oriented US 6 through traffic was determined from CDOT's OTIS website, using daily volumes collected at CDOT count station 000214 located just south of Glenwood Springs on SH 82. A monthly summary of that station is shown in Table 5.

Table 5 - US 6 Seasonal Factor Data



Yr	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2019	22,045	22,387										
2018	23,365	23,237	24,444	24,974	25,824	26,106	25,420	25,235	24,793	23,781	22,025	21,717
2017	22,576	23,590	24,797	25,270	25,389	27,223	27,128	23,295	21,072	21,144	22,774	23,736

Table 5 shows that June is generally the highest monthly average volume, therefore a seasonal factor was not applied to the June weekday traffic volumes. Weekend volumes are in the range of 75% of weekday volumes, and those volumes are not driven by consistent commuter traffic. A seasonal factor was not applied to the September weekend traffic counts for US 6.

Seasonal factors for the IMHS and GCAP facilities were calculated using the DHV concept defined above. Attendance records were used to determine the 30th highest daily attendance for each site, those 30th highest attendance days were compared to the attendance on the traffic count days and a seasonal factor calculated. This calculation assumes one peak hour period daily for the facility, weekday PM and weekend midday. See Tables 6 & 7.

Table 6 - 30th Highest Attendance Data

	Attendance Data - IMHS / GCAP		Attendance			Count Day	
			IMHS	GCAP	Combined	IMHS	GCAP
2018	WEEKEND/HOLIDAY'	30th HIGHEST at 1 PH/Day	1237	1277	2514	1342	998
	WEEKDAY	30th HIGHEST	772	1032	1804	503	752
20 yr Growth							
	WEEKEND/HOLIDAY'	*30th HIGHEST at 1 PH/Day*	1468	1867	3335		
	WEEKDAY	*30th HIGHEST*	916	1509	2425		

Table 7 - Seasonal Factor Data

	Seasonal Factors			
	IMHS	GCAP	Combined	Count Day
WEEKEND/HOLIDAY'	92%	128%	107%	9/29/2018
WEEKDAY	153%	137%	144%	6/13/2018
WEEKEND/HOLIDAY'	109%	187%	143%	9/29/2018
WEEKDAY	182%	201%	193%	6/13/2018

The seasonal factors were applied to the existing and 20-year IMHS and GCAP traffic volumes.

The 20-year factor used for US 6 based on CDOT data at count station 000391 was 1.04 (Table 5), or an overall growth of 4% over 20 years applied to the US 6 through traffic at the Devereux Road and Traver Trail intersections.

The 20-year growth factor for IMHS/GCAP was calculated based upon an assumed capacity of 300,000 for each facility as provided by the Owner. The calculation of the 20-year growth factor is shown in Table 8, based upon 2018 annual attendance at each location as compared to the future capacity.

Table 8 - IMHS/GCAP Growth Factor Data

20-year GROWTH FACTOR	GCAP	IMHS	TOTAL
2018 ANNUAL ATTENDANCE	205,208	252,787	457,995
FUTURE CAPACITY	300,000	300,000	600,000
	146%	**119%**	**131%**

Another aspect of the proposed development involves the redistribution of existing parking for the GCAP site. As noted previously, 94 parking spaces located immediately northeast of the tram are currently leased from Land Rover. The Land Rover spaces would no longer be used and would be replaced by 186 spaces that currently exist to the west between Centennial Drive and the existing CDOT/CSP office facility, shown within Parcel 1 of Figure 2. Available parking by location is summarized in Table 9.

Table 9 - Parking Summary

On-Site Parking			
Location	Existing	Proposed	Change
GCAP	345	251	-94
"CDOT"		186	186
IMHS	144	171	27
Hotel		100	100
Housing		40	40
Office		32	32
Total	**489**	**780**	**291**

There is a total of 345 existing parking spaces available for use near the GCAP tram. This study uses a reasonable assumption based on the observation of daily operations that existing parking capacity is exceeded at approximately 1200 visitors, equating to 3.5 visitors per vehicle. Using the 30th highest weekday & weekend attendance coupled with the available re-distributed parking results in the following calculation of parking needs and trips diverted from GCAP to the CDOT parking lot at IMHS. Those results are shown in Table 10.

Table 10 - Parking Diversion

	Pkg Need (veh)		Pkg Diversion (veh)		Design
Location	Weekday	Weekend	Weekday	Weekend	Year
"CDOT"	297	367	46	116	2018
	434	**537**	**183**	**286**	**20-year**

The seasonal and growth factored parking needs and diverted trips are included in the 20-year background traffic

[redacted]20-year Background Traffic Volumes

20-year background traffic volumes (seasonal and growth factored) are provided in the Appendix for the study intersections.

[redacted]20-year Background Intersection Capacity Analysis

Using the 20-year background traffic volumes, the capacity analysis was run in Synchro to determine level of service and delay for the study intersections. The following table shows the overall results of the capacity analysis for all three intersections in the study area. Again, the LOS and delays reported for the unsignalized intersections correspond with the poorest performing side street approach movement (controlled by stop sign). The uncontrolled movements at these intersections all operate at LOS "B" or better.

Table 11 - 20-Year Background Intersection Level of Service Summary

Intersection	Weekday PM		Weekend	
	LOS	DELAY 1 (s)	LOS	DELAY (s)
Devereux & US 6	C	19.7	C	21.2
Traver Trail & US 6	B	13.4	-	-
Centennial & Devereux	A	8.4	A	9.5

As the table shows, the unsignalized intersections operate acceptably under 20-year Background traffic conditions. The weekend Devereux northbound left turn movement delay is just below meeting the LOS D threshold of 25 seconds.

[redacted]20-year Background Intersection Queuing Analysis

The following table shows the baseline analysis 95th percentile queue lengths estimated by the SimTraffic model. Five simulation runs for 1 hour were conducted to estimate the queue lengths in the table below.

Table 12 - 20-year Background 95th Percentile Queue Summary

Approach	Weekday PM (ft)	Weekend (ft)	Available Length (ft)
US 6 WB Left Turn	48	66	200
Devereux Rd NB Right Turn	40	14	60
Centennial SB approach	51	45	-

The 95th percentile queue length represents the maximum queue length that occurs during 95% of the hour, so there may be times when it is exceeded for a short period of time during peak hours. The summary above shows that all movements operate at an acceptable level based upon existing storage length.

6.0 20-year Total Traffic

[redacted] Project Trip Generation

ITE's Trip Generation (10th Edition) was used to provide trip generation rates for the proposed development uses. The reference does not provide trip generation rates for a "Hot Springs" pool facility. However, 2018 weekend traffic counts (9/29/18) at the IMHS entrance on Centennial Drive were used to establish a per pool rate for that day. That rate is adjusted based upon attendance to provide a 30th design hourly rate for weekday and weekend. The GCAP overflow (OF) parking rates are based upon the discussion in section 5.0. The employee housing (apartment), office and hotel rates are based upon standard ITE rates.

Table 13 - Estimated Weekday Traffic Generation Summary

				Weekday Design Hour Traffic			
	Number	ITE	Weekday	AM	AM	PM	PM
Land Use	of Units	Code	Traffic	IN	OUT	IN	OUT
IMHS pool	3	n/a	0	0	0	5	3
Employee Housing	20	220	110	2	8	9	5
Hotel	100	310	702	27	18	25	24
Office	9	710	104	9	1	2	9
GCAP OF Parking	186	n/a	366	0	0	14	14
			1,282	**38**	**27**	**55**	**55**

Table 14 - Estimated Weekend Traffic Generation Summary

				Saturday Design Hour Traffic	
	Number	ITE	Saturday		
Land Use	of Units	Code	Traffic	IN	OUT
IMHS pool	3	n/a		8	5
Employee Housing	20	220		7	7
Hotel	100	310		40	32
Office	8	710		2	2
GCAP OF Parking	186	n/a	372	18	10
				75	**56**

IMHS Pool - based upon 2018 Sat. Count (factored)
ITE Code 220 - Multi-Family Housing (Low-Rise) (20 apartments)
ITE Code 310 - Hotel (100 rooms)
ITE Code 710 - General Office (8900 sf)
GCAP Overflow Parking (occurs at 1200 visitors)

[redacted] Trip Distribution and Assignment

The distribution and assignment of site generated trips follows the distributions established in the original traffic study for Iron Mountain Hot Springs, "Level 2 Traffic Assessment - Iron Mountain Hot Springs" (SGM, December 2014), which generally followed "Iron Mountain PUD – Initial Traffic Evaluation" (Turnkey Consulting, April 2013).

For this analysis, 73% of site traffic is oriented to the east on US 6, 15% is oriented to the west on US 6, 10% is oriented to the west on Devereux Road, and 2% is oriented to and from Traver Trail.

Project Generated Traffic Volumes

The developed project traffic volumes are provided in the Appendix for the study intersections.

20-year Total Traffic Volumes

The 20-year traffic volumes are the sum of the 20-year background traffic volumes plus the proposed site-generated traffic volumes.

The percent increase in traffic at the study intersections, based on the peak hour background plus site-generated traffic versus 2018 volumes are summarized in the table below.

Table 15 - Percentage Increase in Traffic

	Weekday PM		Weekend	
	Overall	Project Leg	Overall	Project Leg
Centennial / Devereux	174%	211%	173%	266%
Devereux / US 6	120%	152%	130%	177%
Traver Trail / US 6	107%	108%	-	-

20-year traffic volumes are provided in the Appendix for the study intersections.

20-year Total Intersection Capacity Analysis

Table 16 - 20-year Intersection Level of Service Summary

Intersection	Weekday PM		Weekend	
	LOS	DELAY [1] (s)	LOS	DELAY (s)
Devereux & US 6	C	24.3	D	27.9
Traver Trail & US 6	B	13.6	-	-
Centennial & Devereux	A	9.3	B	10.2

1 – Delay expressed as average delay per vehicle in seconds/vehicle

Using the 20-year total traffic volumes, the capacity analysis was run in Synchro to determine level of service and delay for the study intersections. The following table shows the overall results of the capacity analysis for the impacted intersections in the study area. The LOS and delays reported for the unsignalized intersections correspond with the poorest performing side street approach movement (controlled by stop sign). The uncontrolled movements at these intersections all operate at LOS "B" or better.

As the table shows, the unsignalized intersections operate acceptably under 20-year Total traffic conditions. The weekend Devereux northbound left turn movement delay increased beyond 25 seconds into the LOS D threshold.

The percent increase in delay at the study intersections, based on the peak hour background plus site-generated traffic versus 2018 volumes are summarized in the table below.

Table 17 - Percentage Increase in Delay (s)

	Weekday PM	Weekend
Centennial / Devereux	145%	273%

Devereux / US 6	131%	109%

20-year Total Intersection Queuing Analysis

The following table shows the baseline analysis 95th percentile queue lengths estimated by the SimTraffic model. Five simulation runs for 1 hour were conducted to estimate the queue lengths in the table below.

Table 18 - 20-year Total 95th Percentile Queue Summary

Approach	Weekday PM (ft)	Weekend (ft)	Available Length (ft)
US 6 WB Left Turn	59	78	200
Devereux Rd NB Right Turn	48	29	60
Centennial SB approach	57	51	-

The 95th percentile queue length represents the maximum queue length that occurs during 95% of the hour, so there may be times when it is exceeded for a short period of time during peak hours. The summary above shows that all movements operate at an acceptable level based upon existing storage length. The Centennial approach is provided as reference to understand another measure of effectiveness. Since the approach operates at an acceptable LOS, a two-lane approach is not recommended at this time.

State Highway Access Permit Evaluation

The need for an access permit at the US 6 and Devereux Road intersection is based on the proposed project generated development traffic volume entering US 6 at the Devereux Road leg divided by the existing volume of traffic on the Devereux Road approach (205 DHV), as provided for in CDOT Access Permit 314157, dated January 27, 2015. The result is 98 DHV / 205 DHV = 47%, an increase greater than 20% requires a new access permit.

Also, per CDOT, when the volume exceeds 205 DHV, a new permit is required. The existing (2018) traffic on that leg is 147 during the AM peak and 305 during the PM peak. Existing PM peak hour traffic currently exceeds the permit volume.

Project generated traffic is projected to add 98 DHV to that leg, while 20-year Total traffic including seasonal and annual growth is projected at 453 DHV.

The passenger car equivalent (PCE) DHV for permit purposes is calculated by applying the 2018 heavy vehicle percentage on the Devereux Road leg of the US 6 intersection, 3.2% to the projected DHV and assuming 2 PCE's per Heavy Vehicle, for a total of 468 PCE's.

20-year Total Traffic Turn Lane Analysis

Auxiliary turn lane requirements for accesses along Colorado State Highways are based on the projected DHV's, the speed limit and geometry of the highway adjacent to the access, and the classification of the highway. For design purposes, the speed limit along US 6 adjacent to the access is 25 mph for the eastbound approach and 25 mph for the westbound approach on an NR-B highway. Based on the State Highway Access Code (Code), a right turn deceleration lane is required when the peak hour turning volume exceeds 50 vph, a left turn deceleration lane is required when the peak hour turning volume exceeds 25 vph.

For the Devereux Road approach, and the Devereux Road and Centennial Drive intersection a similar analysis was completed. Low volume, lVow speed intersections may not typically be analyzed in this fashion, as LOS and Delay are usually indicators of unsignalized intersection operations. Because of the high volume of EB right and SB left turns at the 20-year Total traffic volumes, this provides a method to determine the need for auxiliary lanes. Devereux Road was assumed be classified as a NR-C highway, with a speed limit of 25 mph at each approach.

The Table 19 summarizes the existing conditions, DHV and warrant volumes by intersection and movement.

Table 19 - CDOT SHAC Auxiliary Lane Warrant Analysis

CDOT SHAC Auxiliary Lane Warrant Analysis								
Auxiliary Turn Lane		Existing (2018)		20-year Total		Existing Turn Lane		Design Waiver <100 DHV
Type (Decel)	Required when DHV >	DHV (vph)	Warrant met?	DHV (vph)	Warrant met?	?	Length (ft)	
Devereux & US 6 (NR-B highway)								
WB Left	25	68	Yes	130	Yes	Yes	200	
EB Right	50	47	No	61	Yes	Yes	250	
NB Left	25	37	Yes	50	Yes	Yes	-	
NB Right	50	153	Yes	212	Yes	Yes	60	
Centennial & Devereux (use NR-C highway)								
EB Right	50	3	No	3	No	No		
EB Left	25	13	No	20	No	No		
WB Right	50	31	No	93	Yes	No		29
WB Left	25	11	No	11	No	No		
SB Left	25	66	Yes	124	Yes	No		48

The design of the turn lanes should accommodate 20-year Total traffic turning volumes shown in Table 19 above. The design of NR-B lanes for speeds under 40 mph includes the length of the taper distance plus the length required for storage. Taper rate or distance is based on speed and width of the turn lane, while storage is based on peak hour traffic demand. Both US 6 lanes are currently 12' wide and the required taper rates are 7.5:1. Therefore, the taper distances for required by the Code to be 90 feet. The storage distances would be 50 feet and 130 feet for the eastbound and westbound lanes, respectively.

The eastbound right turn lane should be designed 140 feet long by Code. This lane is currently striped about 250 feet full width (plus 125-foot taper) and develops west of the Traver Trail intersection to the north. The westbound left turn lane should be 220 feet long by Code. This lane is currently striped about 150 feet full width (plus 125-foot taper) and develops east of Linden. The turn lanes of the US 6 corridor of intersection are currently sized to accommodate 20-year Total traffic DHV turning movements projected for the IMHS Phase 2 development plus background traffic.

The northbound Devereux Road approach consists of two unstriped 11 to 12-foot wide approach lanes with a full width length of about 60 feet, the existing taper (5.5:1) is approximately 60 feet long transitioning back to a single 12-foot travel lane width. Based upon the posted speed limit, the 95th percentile queue length and LOS of the northbound movements the operation of the approach is acceptable.

At the Centennial Drive and Devereux Road intersection, westbound right and southbound left turn lanes would be warranted based upon 20-year Total traffic DHV's. The SHAC (3.5 (5)) allows a design waiver for volume warranted movements that have low opposing traffic volumes, generally less than 100 DHV, which applies to these movements. Based upon the 95th percentile queue length, LOS of the intersection, and low opposing volumes to the southbound left and west bound right movements, the operation of the intersection is acceptable.

Sight Distance and Access Conditions

The Devereux Road and US 6 intersection is controlled by a stop sign on the Devereux Road approach. This approach lies within the inside of a horizontal curve and allows about 350 feet of clear sight line to the east and about 550 feet of clear sight line to the west. The Code requires 250 feet for passenger vehicles, 325 feet for single-unit trucks and 425 feet for a Multi-Unit truck for each approach (25 mph) to access the highway. Although almost all users of the proposed development will be driving passenger vehicles, the design vehicle for the proposed development would be an RV or Bus.

Based on the Code, the sight distance meets the Code for the user and design vehicles but is slightly below the minimum standard under today's conditions for multi-unit trucks. Additionally, observations concluded that the vehicles stopping at the stop sign on Devereux sometimes pull forward into the pedestrian crossing area in order to safely view eastbound oncoming traffic before turning onto US 6.

At the Centennial Street intersection with Devereux Road there is adequate sight distance (>425 feet) for traffic entering Devereux Road, a 25-mph roadway, although the westbound sight distance may be obscured by low-lying branches during the summer months. The access is very wide at the throat of the intersection (120 feet). Following the initial development of IMHS, a revised striping plan was implemented to provide for a 90° intersection and 50-foot entering radii. The intersection approach provided better delineation, while maintain access for larger CDOT maintenance vehicles at the intersection.

7.0 Conclusions and Proposed Mitigation Measures

Summary of Conclusions

- A new access permit is required. The new permit volume is calculated to be a DHV of 468 in passenger car equivalents.
- The study intersections operate at an acceptable LOS at the 20-year Total traffic volume condition.
- The study intersections have acceptable auxiliary turn lanes, in terms of width, storage length and taper rates.
- The study intersections generally provide acceptable sight distance, except as noted in Section 7.2 below.
- The study intersections are both at skewed angles and enhanced delineation could be implemented for improved turning and pedestrian movements.
- The Traver Trail and US 6 intersection is not significantly impacted by the 20-year Total traffic volumes.

Proposed Mitigation Measures

- Provide improved delineation at Devereux Road / US 6 and Centennial Drive / Devereux Road intersections. The improvements could include signage, striping, raised medians that would serve to improve the intersection safety for pedestrians and vehicles.
- Provide continuous pedestrian connection from Centennial Drive to Two Rivers Plaza Drive to serve future overflow GCAP parking.
- Remove trees, branches, bushes within the City right-of-way adjacent to the Hampton Inn to improve sight distance to the east at the Devereux Road and US 6 intersection.

Appendix A

Methodology / Assumptions (Correspondence with CDOT)

Appendix #1

Emailed to CDOT 2/4/19 – Dan R and Mark B

Iron Mountain Hot Springs - 2019

Level III Traffic Impact Study Assumptions

This memo documents the initial assumptions that SGM intends to use for the Level 3 traffic analysis for IMHS proposed development at the north end of Centennial Drive in Glenwood Springs.

The proposed development will consist the following mix of potential uses:

- __ Additional hot springs pools.
- __ Hotel.
- __ Parking Lot spaces

Study Intersections and day

This Level 3 study will provide current and future-year operational analysis of the intersections of Devereux & Centennial and Devereux and US 6. Both Weekday AM and PM peak hour plus Saturday peak hour will be analyzed.

Baseline Traffic

SGM collected Saturday peak hour volumes at the study intersections on 9/29/18. Weekday peak hour counts will be performed Wednesday and Thursday February 6-7, 2019 at the study intersection. Counts were collected from 7-9 AM and from 4-6 PM. Counts will be adjusted based upon seasonal variations at nearby CDOT count station.

- Added ADT traffic count from 6/13/18 completed by ADT for Stolfus for CoGS which included Traver Trail intersection

Analysis Years and Growth Rate

Operational analysis of Opening Day traffic (2020) and Future (2040) traffic will be conducted. All baseline traffic volumes at all study intersections will be factored by CDOT's 20-year factor of ~~1.1~~ 1.04 will be used based upon the previous IMHS study in 2014.

Specific Development Trip Generation Rates

- __ Hot springs pools. (Use trip generation rate based on existing traffic and existing pools)
- __ Hotel. (Use ITE Trip Generation Rate for Resort Hotel, ITE Code 330)
- __ Parking Lot spaces (trip generation rate to be determined)

SH 82 Project Traffic Distribution

Follows distributions established in *Iron Mountain PUD Initial Traffic Evaluation by Turnkey, 4/2013;* and previous IMHS Study.

- 73% site traffic east on US 6
- 15% site traffic west on US 6
- 10% site traffic west on Devereux Road
- 2% site traffic north on Traver Trail

Access Permits

The existing Access Permit is 314157

Comments back from Mark Bunnell, 2/4/19

- Study Area Intersections - due to the close proximity of the Devereux Rd and Traver Trail intersections on US-6, the study will need to include the US-6 and Traver Trail intersection.
- Baseline Traffic - The adjustments to the traffic counts will need to specifically include summer season traffic to/from the Glenwood Caverns Adventure Park, not just a seasonal factor from a nearby CDOT count station.

Other Items:

- The traffic analysis for the two US-6 intersections (Devereux Rd and Traver Trail) will need to be conducted using SimTraffic due to the close proximity of these intersections.
- Please provide a traffic signal warrant analysis for US-6 and Devereux Rd/Traver Trail (consider both intersections as one for the warrant analysis)

I would suggest developing the traffic volumes and submitting those for review prior to conducting the traffic analysis.

Following submittal of Trip Generation estimates on 3/4/19, phone call with Mark B on 3/8/19
Email from Mark B 3/8/19

As a follow up to our conversation, here is my recollection of the decisions:

* Use the 30th highest day (assumes one peak hour per day) of combined GCAP & IMHS attendance, which is Friday, March 30, to represent the weekday.
* Use the 31st highest day, which is Saturday, February 12, to represent the weekend.

* Seasonal adjustment - use the CDOT permanent traffic counters on SH-82 south of GWS and I-70 east of GWS to determine an appropriate seasonal factor; use a weekly factor instead of monthly.
* Seasonal adjustment will only be applied to thru traffic on US-6, since traffic to/from Devereux Rd is fairly consistent year-round (except for GCAP and IMHS, which is reflected in other calculations).

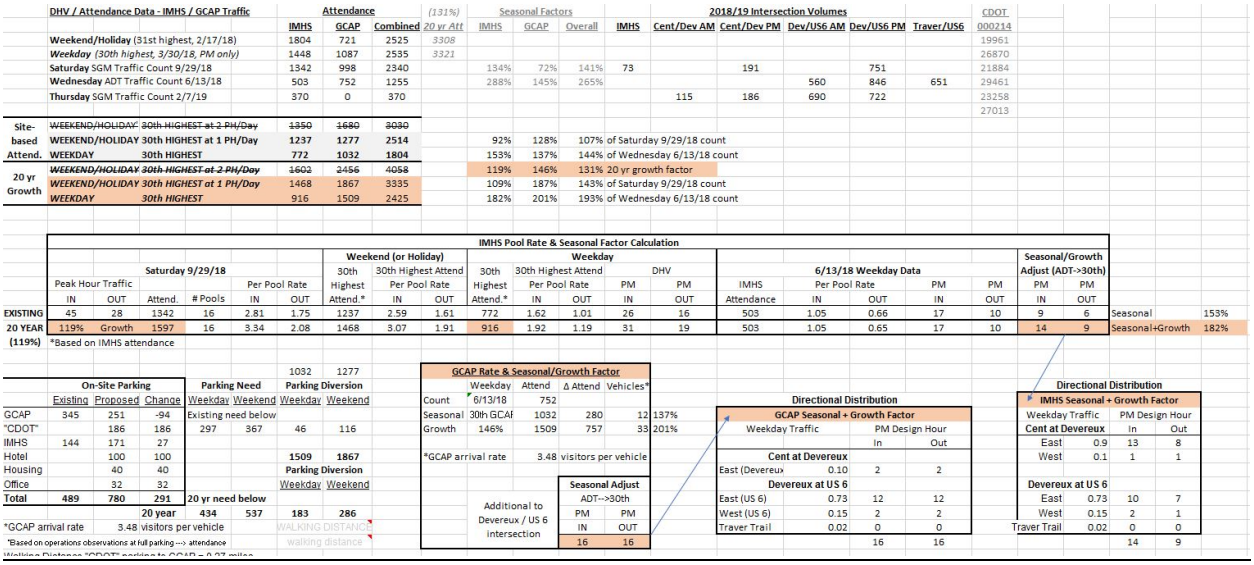
Email to Mark B o 4/1/19 regarding the below

Seasonal and Growth Factor Calculation Summary

US 6 through traffic

- CDOT growth factor at Sta 000391, using a 20 yr factor of 1.04
- In reviewing the 2018 SH 82 volumes at Sta 000214, June is the highest monthly average volume. I am using a weekday count from 6/13/18, and would not adjust those counts volumes for a seasonal variation.
- Seasonal adjustment - use the CDOT permanent traffic counters on SH-82 south of GWS and I-70 east of GWS to determine an appropriate seasonal factor; ~~use a weekly factor instead of monthly.~~
- Seasonal adjustment will only be applied to thru traffic on US-6, since traffic to/from Devereux Rd is fairly consistent year-round (except for GCAP and IMHS, which is reflected in other calculations).

IMHS / GCAP Seasonal Factors



DHV / Attendance Data - IMHS / GCAP Traffic			Attendance			(131%)	Seasonal Factors			2018/19 Intersection Volumes						CDOT
			IMHS	GCAP	Combined	20 yr Att	IMHS	GCAP	Overall	IMHS	Cent/Dev AM	Cent/Dev PM	Dev/US6 AM	Dev/US6 PM	Traver/US6	000214
Weekend/Holiday (31st highest, 2/17/18)			1804	721	2525	3308										19961
Weekday (30th highest, 3/30/18, PM only)			1448	1087	2535	3321										26870
Saturday SGM Traffic Count 9/29/18			1342	998	2340		134%	72%	141%	73		191		751		21884
Wednesday ADT Traffic Count 6/13/18			503	752	1255		288%	145%	265%				560	846	651	29461
Thursday SGM Traffic Count 2/7/19			370	0	370						115	186	690	722		23258
																27013
Site-based Attend.	~~WEEKEND/HOLIDAY~~	~~30th HIGHEST at 2 PH/Day~~	~~1350~~	~~1680~~	~~3030~~											
	WEEKEND/HOLIDAY	30th HIGHEST at 1 PH/Day	1237	1277	2514		92%	128%	107%	of Saturday 9/29/18 count						
	WEEKDAY	30th HIGHEST	772	1032	1804		153%	137%	144%	of Wednesday 6/13/18 count						
20 yr Growth	~~WEEKEND/HOLIDAY~~	~~30th HIGHEST at 2 PH/Day~~	~~1602~~	~~2456~~	~~4058~~		~~119%~~	~~146%~~	~~131%~~	20 yr growth factor						
	WEEKEND/HOLIDAY	30th HIGHEST at 1 PH/Day	1468	1867	3335		109%	187%	143%	of Saturday 9/29/18 count						
	WEEKDAY	30th HIGHEST	916	1509	2425		182%	201%	193%	of Wednesday 6/13/18 count						

IMHS Pool Rate & Seasonal Factor Calculation

	Saturday 9/29/18						Weekend (or Holiday)			Weekday					6/13/18 Weekday Data					Seasonal/Growth Adjust (ADT->30th)			
	Peak Hour Traffic				Per Pool Rate		30th Highest	30th Highest Attend	Per Pool Rate	30th Highest	30th Highest Attend	Per Pool Rate	PM	DHV PM	IMHS	Per Pool Rate		PM	PM	PM	PM		
	IN	OUT	Attend.	# Pools	IN	OUT	Attend.*	IN	OUT	Attend.*	IN	OUT	IN	OUT	Attendance	IN	OUT	IN	OUT	IN	OUT		
EXISTING	45	28	1342	16	2.81	1.75	1237	2.59	1.61	772	1.62	1.01	26	16	503	1.05	0.66	17	10	9	6	Seasonal	153%
20 YEAR	119%	Growth	1597	16	3.34	2.08	1468	3.07	1.91	916	1.92	1.19	31	19	503	1.05	0.65	17	10	14	9	Seasonal+Growth	182%
(119%)	*Based on IMHS attendance																						

	On-Site Parking			Parking Need		Parking Diversion	
	Existing	Proposed	Change	Weekday	Weekend	Weekday	Weekend
GCAP	345	251	-94	Existing need below			
"CDOT"		186	186	297	367	46	116
IMHS	144	171	27				
Hotel		100	100			1509	1867
Housing		40	40			Parking Diversion	
Office		32	32			Weekday	Weekend
Total	489	780	291	20 yr need below			
			20 year	434	537	183	286
*GCAP arrival rate		3.48	visitors per vehicle			WALKING DISTANCE	
*Based on operations observations at full parking ---> attendance						walking distance	

				1032	1277	

GCAP Rate & Seasonal/Growth Factor

	Weekday	Attend.	Δ Attend	Vehicles*	
Count	6/13/18	752			
Seasonal	30th GCAF	1032	280	12	137%
Growth	146%	1509	757	33	201%
*GCAP arrival rate		3.48	visitors per vehicle		

Additional to Devereux / US 6 intersection

Seasonal Adjust ADT-->30th		
	PM	PM
	IN	OUT
	16	16

Directional Distribution

GCAP Seasonal + Growth Factor

Weekday Traffic		PM Design Hour	
		In	Out
Cent at Devereux			
East (Devereux	0.10	2	2
Devereux at US 6			
East (US 6)	0.73	12	12
West (US 6)	0.15	2	2
Traver Trail	0.02	0	0
		16	16

Directional Distribution

IMHS Seasonal + Growth Factor

Weekday Traffic		PM Design Hour	
Cent at Devereux		In	Out
East	0.9	13	8
West	0.1	1	1
Devereux at US 6			
East	0.73	10	7
West	0.15	2	1
Traver Trail	0.02	0	0
		14	9

This provides the data for the seasonal and growth factor's to be used for IMHS/GCAP background DHV's.

It varies from the 30th highest direction we had decided upon previously. To apply these factors to the data available, I thought they should be applied based on attendance at each venue (IMHS & GCAP). In addition, I do not believe that using the highest weekday attendance (3/30/18) is representative of the 30th highest weekday volume.

I went back to the original thought of 30th highest volumes for each Weekend/Holiday and Weekday (including all weekdays less holidays). I've shown those on the attached image, I can send xls if you would like to see that. The total weekend attendance numbers are very close to the 30th highest numbers in the above scenario. The weekday numbers are more representative of a typical busy weekday, with typical weekday commuter traffic along US 6 and on Devereux to/from Centennial Dr office buildings.

That information is presented with associated seasonal and 20 yr growth factors.

That data is then used to adjust the IMHS traffic data using the Sat 9/29/18 count at the IMHS entrance.

The data is used to adjust the additional GCAP background traffic using attendance, and assumes 3.48 persons/vehicle to generate vehicles. Those vehicles are added to existing counted volume at the GCAP intersection between Centennial and US 6 using the same IMHS directional distribution.

From Mark B 4/3/19

I reviewed the information in your emails and agree with the traffic volume forecast method. Please include a detailed discussion of the forecast method in the TIS.

Appendix B

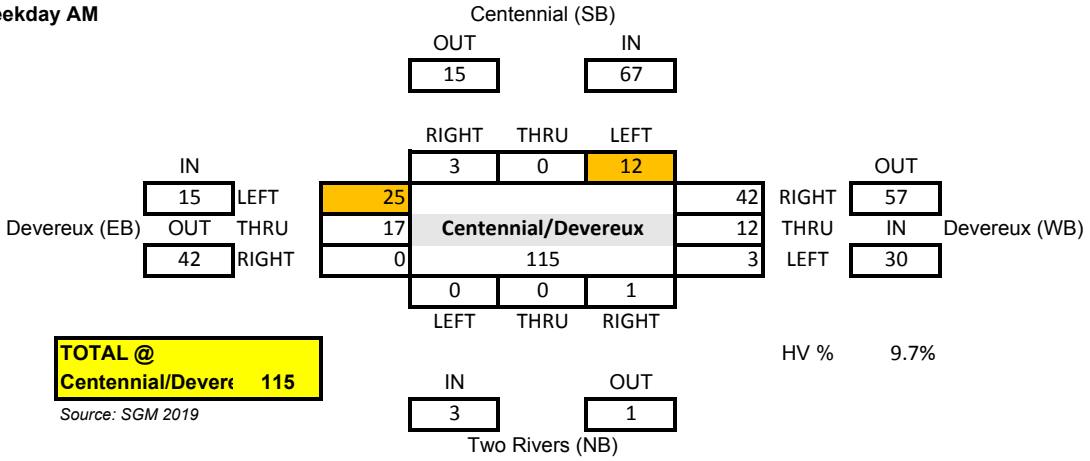
Intersection Traffic Volume Figures (2018, 20-year Background, 20-year Total)

Appendix #2

CENTENNIAL & DEVEREUX

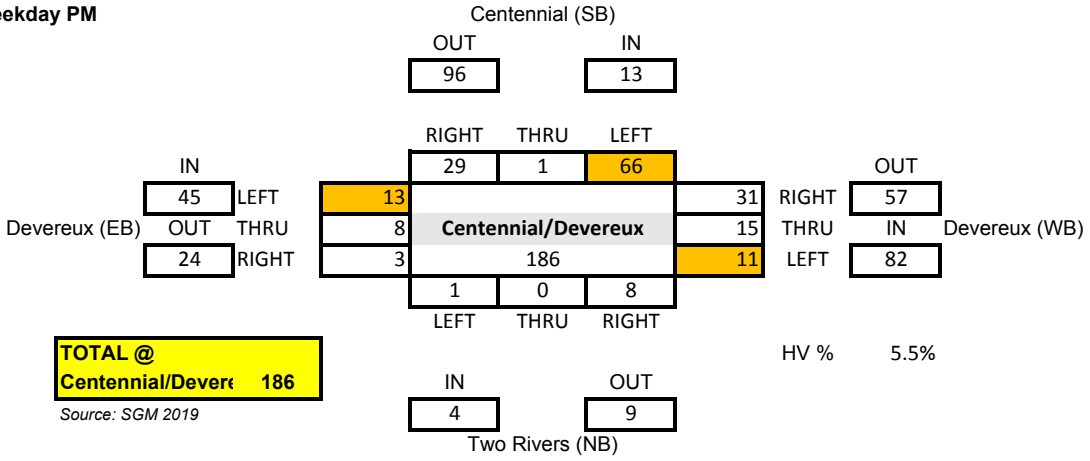
Existing - 2/7/19

Weekday AM



Source: SGM 2019

Weekday PM



Source: SGM 2019

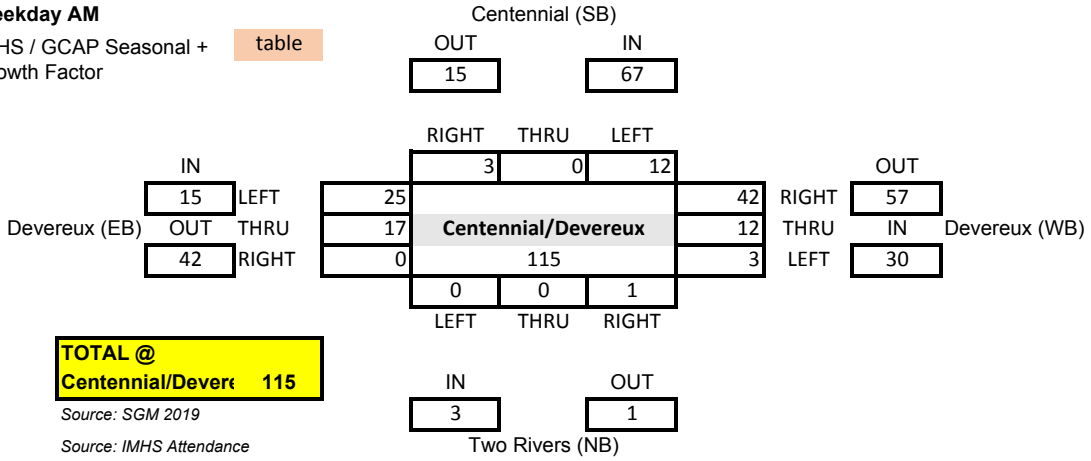
Left "waiver" for conflicting volume < 100 vph (PM)	
EB left --> WB conflicting	57
SB left --> EB/WB/NB conflicting	42
WB left --> EB conflicting	24

CENTENNIAL & DEVEREUX

20 yr Background Traffic - Seasonal & Growth Factor

Weekday AM

IMHS / GCAP Seasonal + Growth Factor — table



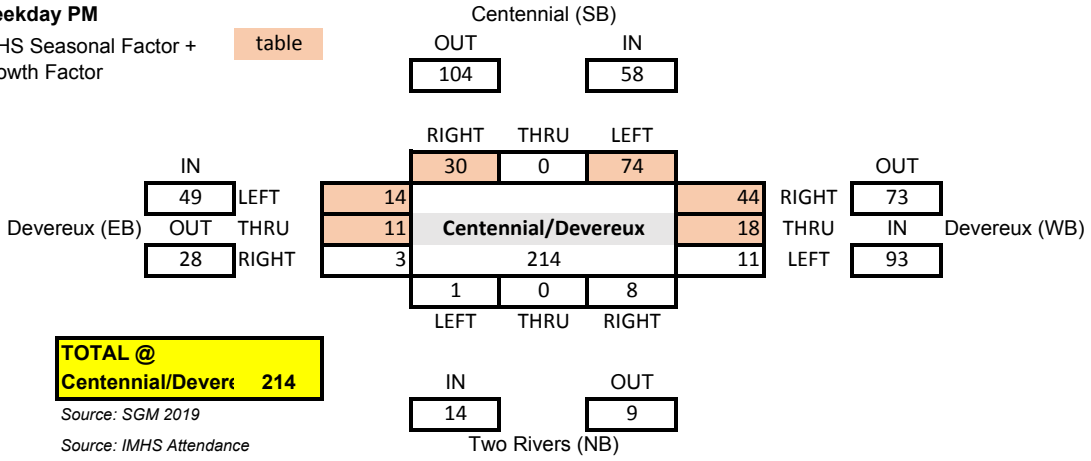
TOTAL @ Centennial/Devere 115

Source: SGM 2019

Source: IMHS Attendance

Weekday PM

IMHS Seasonal Factor + Growth Factor — table



TOTAL @ Centennial/Devere 214

Source: SGM 2019

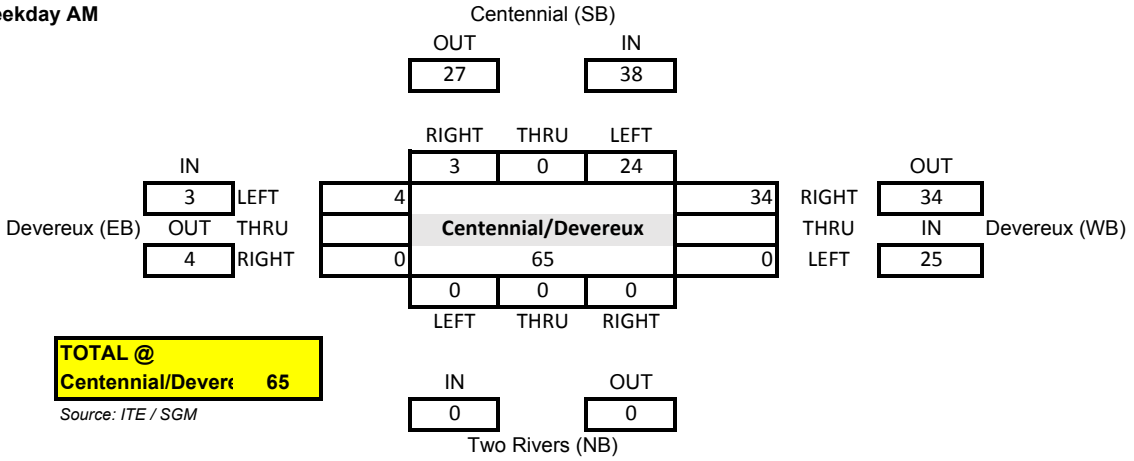
Source: IMHS Attendance

IMHS Seasonal + Growth Factor				IMHS	GCAP
Distribution				**182%**	**201%**
Weekday Traffic		PM Design Hour			
Cent / Devereux		In	Out		
East	0.9	13	8		
West	0.1	1	1		
From GCAP		2	2		
East	0.73				
West	0.15	4	3		
Traver Trail	0.02	0	0		

CENTENNIAL & DEVEREUX

Project Generated

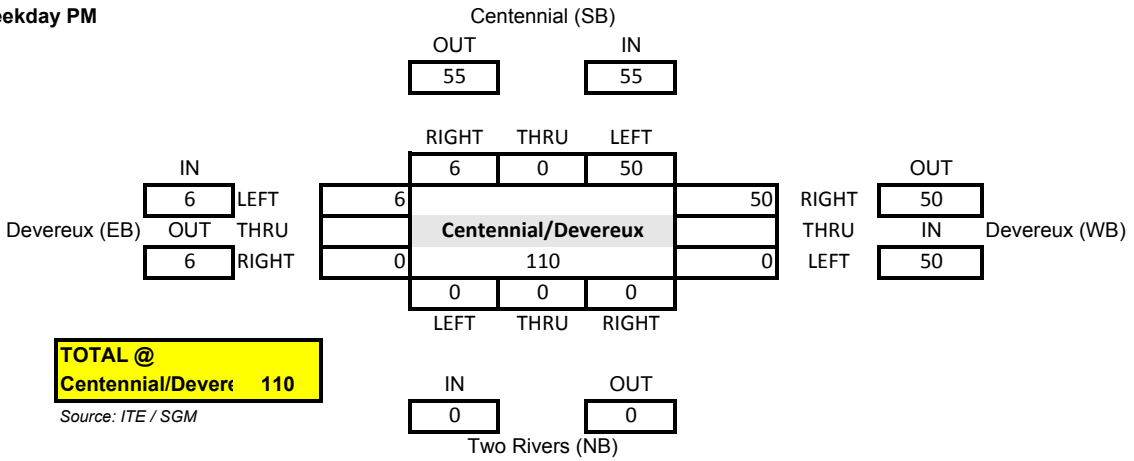
Weekday AM



TOTAL @ Centennial/Devere 65

Source: ITE / SGM

Weekday PM



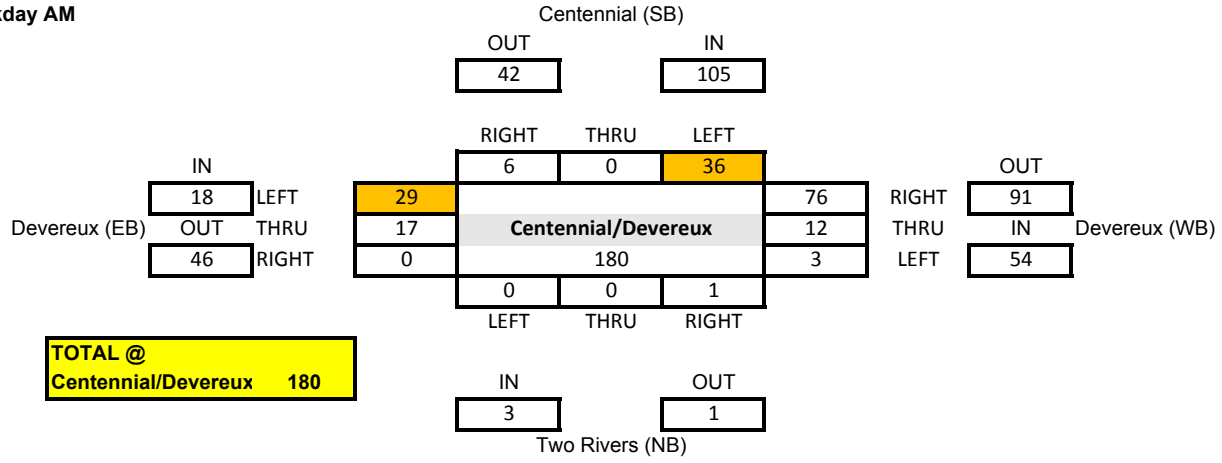
TOTAL @ Centennial/Devere 110

Source: ITE / SGM

CENTENNIAL & DEVEREUX

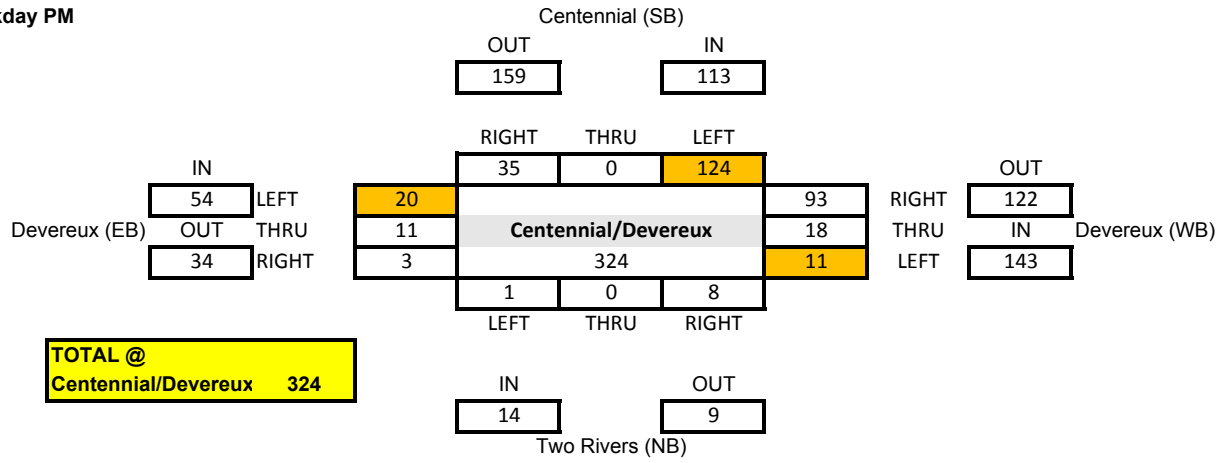
20 yr Traffic - Background + Project

Weekday AM



TOTAL @ Centennial/Devereux	180

Weekday PM



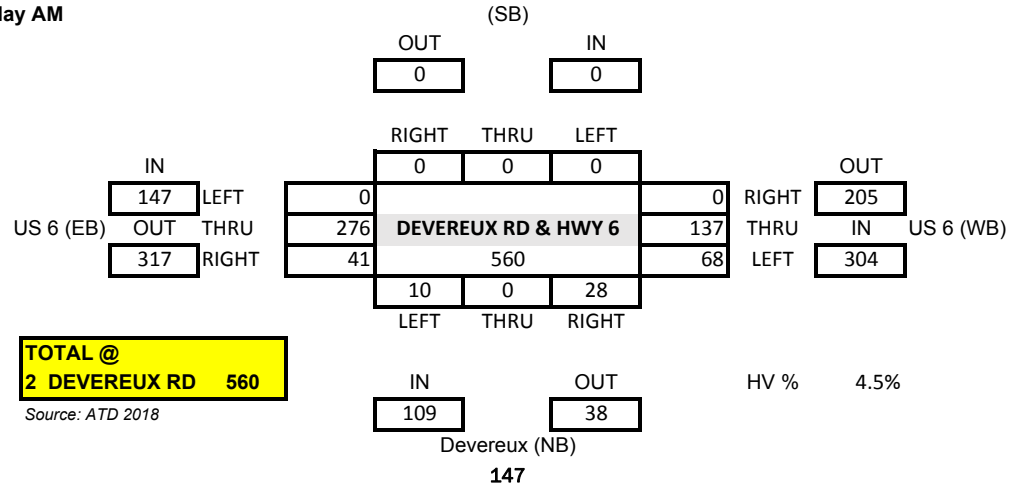
TOTAL @ Centennial/Devereux	324

Left "waiver" for conflicting volume < 100 vph (PM)	
EB left --> WB conflicting	122
SB left --> EB/WB/NB conflicting	48
WB left --> EB conflicting	34
WB Right --> WB conflicting	29

DEVEREUX RD & HWY 6

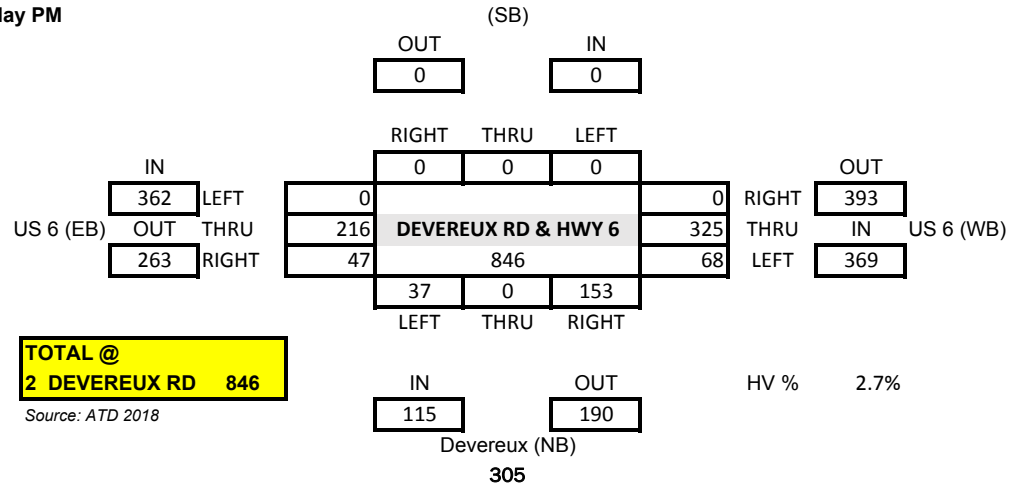
Existing - 6/13/18

Weekday AM



Source: ATD 2018

Weekday PM



Source: ATD 2018

DEVEREUX RD & HWY 6

20 yr Background Traffic - Seasonal & Growth Factor

Weekday AM

US 6 Seasonal Factor	100%
US 6 Growth Factor	104%
IMHS/GCAP Growth Factor	

North (SB)

OUT 0 | IN 0

		RIGHT	THRU	LEFT			
	IN	0	0	0			OUT
	152 LEFT	0			0	RIGHT	210
US 6 (EB)	OUT THRU	287	DEVEREUX RD & HWY 6		142	THRU	IN US 6 (WB)
	328 RIGHT	41	577		68	LEFT	315
		10	0	28			
		LEFT	THRU	RIGHT			

TOTAL @ 2 DEVEREUX RD 577

Source: CDOT OTIS

IN 109 | OUT 38

Devereux (NB)

HV % 4.5%

Weekday PM

US 6 Seasonal Factor	100%
US 6 Growth Factor	104%
IMHS / GCAP Seasonal + Growth Factor	table

North (SB)

OUT 0 | IN 0

		RIGHT	THRU	LEFT			
	IN	0	0	0			OUT
	379 LEFT	0			0	RIGHT	428
US 6 (EB)	OUT THRU	225	DEVEREUX RD & HWY 6		338	THRU	IN US 6 (WB)
	277 RIGHT	52	917		90	LEFT	396
		41	0	172			
		LEFT	THRU	RIGHT			

TOTAL @ 2 DEVEREUX RD 917

Source: CDOT OTIS

Source: IMHS/GCAP Attendance

IN 142 | OUT 213

Devereux (NB)

HV % 2.7%

IMHS Seasonal + Growth Factor — **IMHS 182%**

Distribution		PM Design Hour	
Weekday Traffic			
Cent / Devereux		In	Out
East	0.9	13	8
West	0.1	1	1
Devereux at US 6			
East	0.73	10	7
West	0.15	2	1
Traver Trail	0.02	0	0

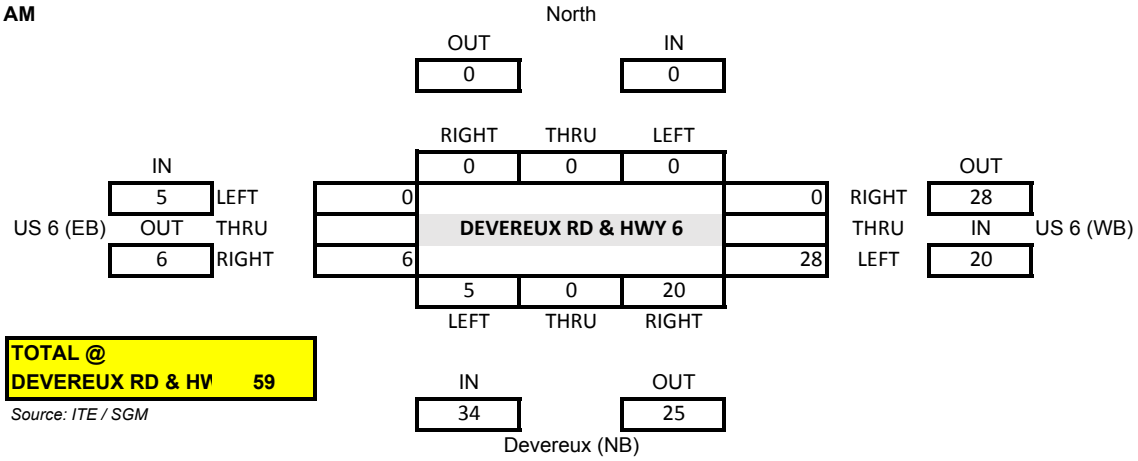
GCAP Seasonal + Growth Factor — **GCAP 201%**

Distribution		PM Design Hour	
Weekday Traffic			
		In	Out
Cent / Devereux			
East (Devere	0.10	2	2
Devereux at US 6			
East (US 6)	0.73	12	12
West (US 6)	0.15	2	2
Traver Trail	0.02	0	0

DEVEREUX RD & HWY 6

Project Generated Traffic

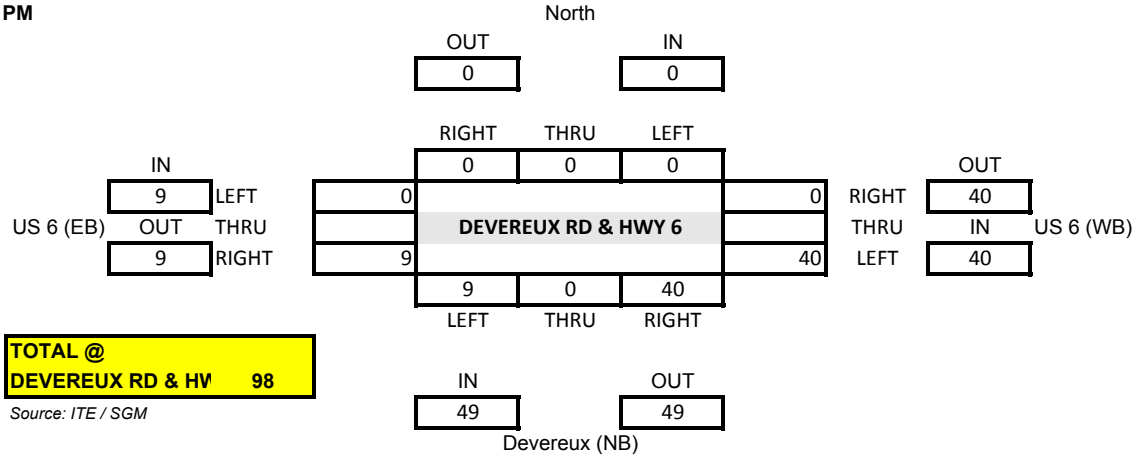
Weekday AM



TOTAL @ DEVEREUX RD & HW 59

Source: ITE / SGM

Weekday PM



TOTAL @ DEVEREUX RD & HW 98

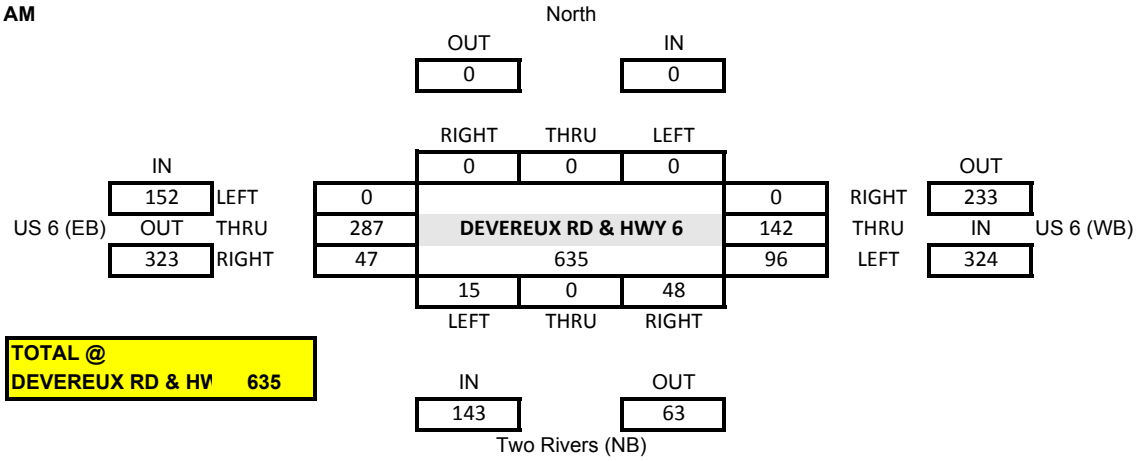
Source: ITE / SGM

98

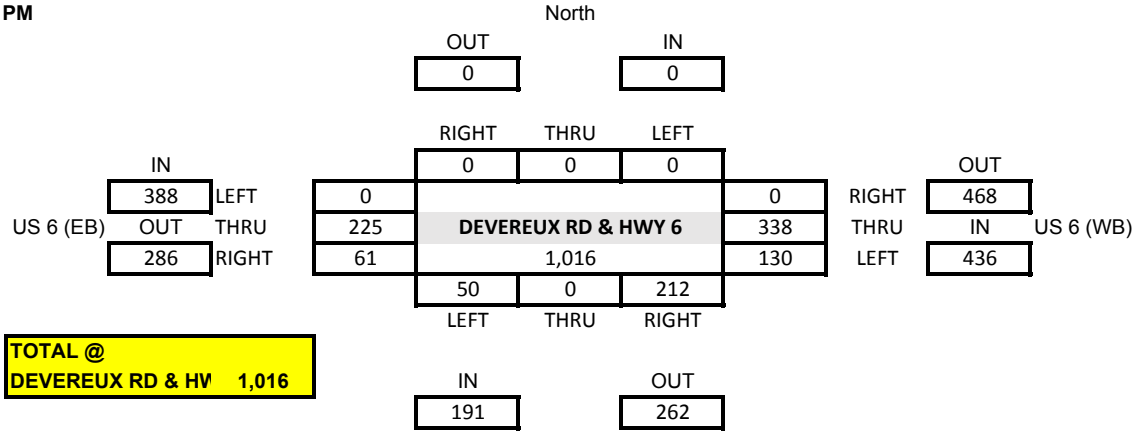
DEVEREUX RD & HWY 6

20 yr Traffic - Background + Project

Weekday AM



Weekday PM



453 DHV

3.2% Heavy Vehicles

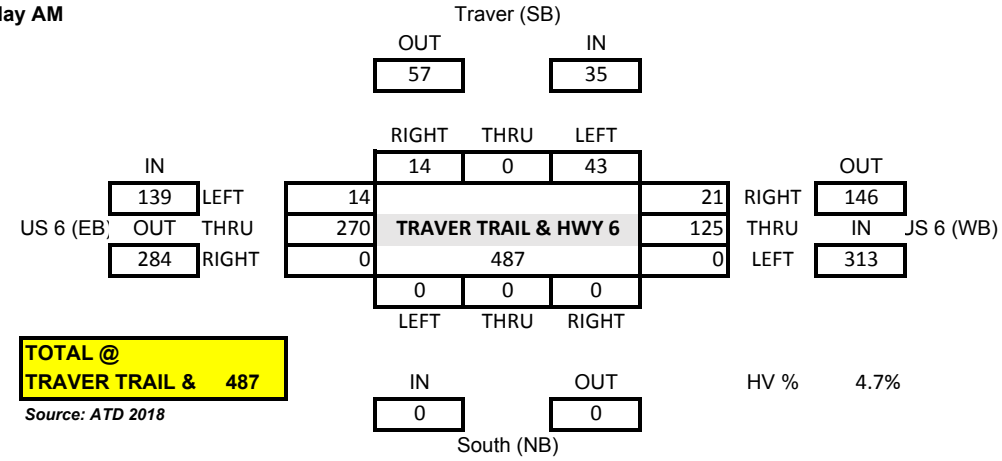
15 Use 2 PCE's

468 PCE's

TRAVER TRAIL & HWY 6

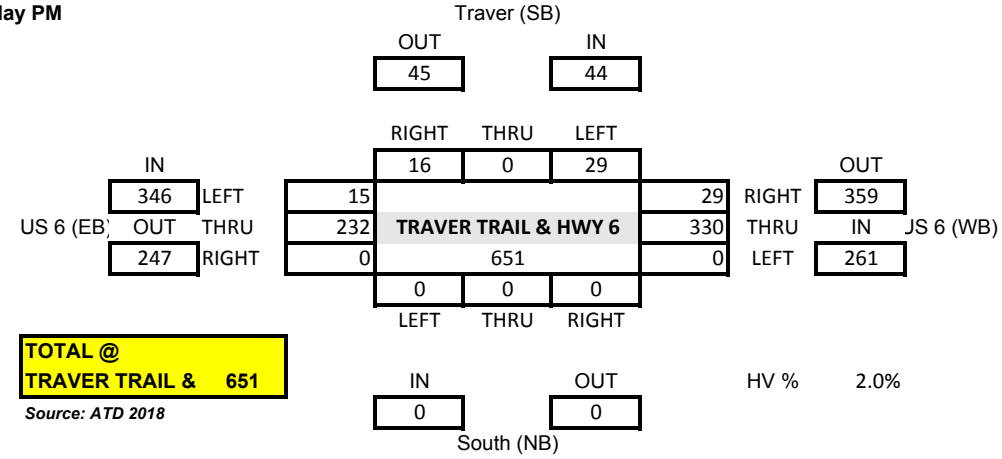
Existing - 6/13/18

Weekday AM



Source: ATD 2018

Weekday PM



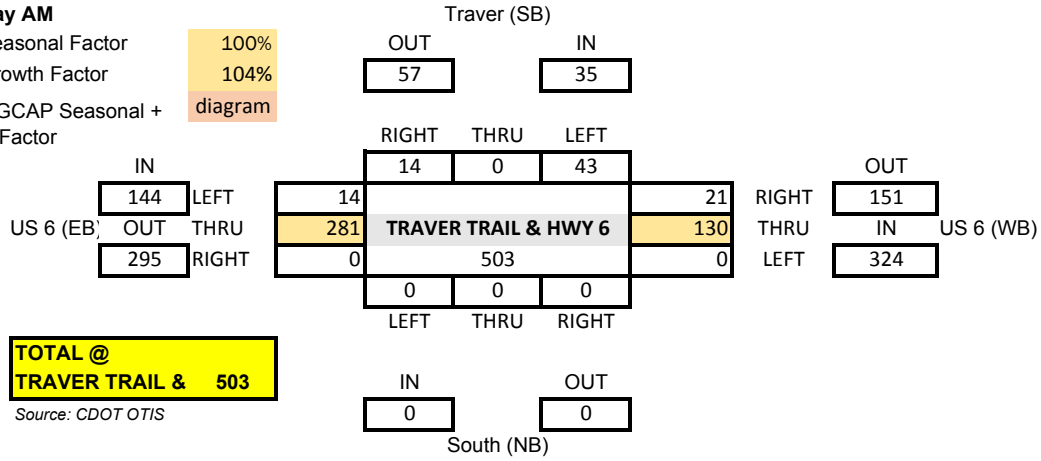
Source: ATD 2018

TRAVER TRAIL & HWY 6

20 yr Background Traffic - Seasonal & Growth Factor

Weekday AM

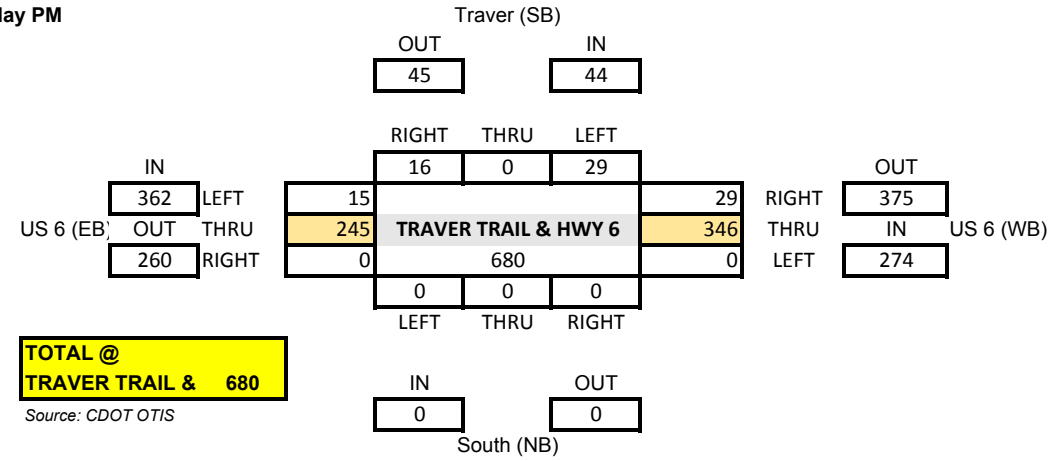
US 6 Seasonal Factor	100%
US 6 Growth Factor	104%
IMHS / GCAP Seasonal + Growth Factor	diagram



TOTAL @ TRAVER TRAIL & 503

Source: CDOT OTIS

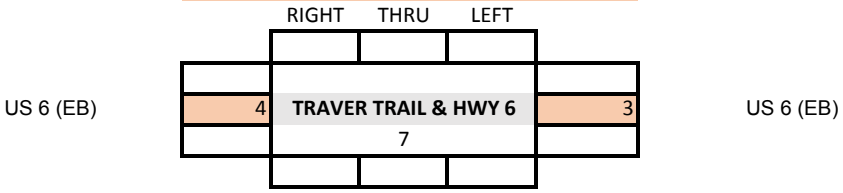
Weekday PM



TOTAL @ TRAVER TRAIL & 680

Source: CDOT OTIS

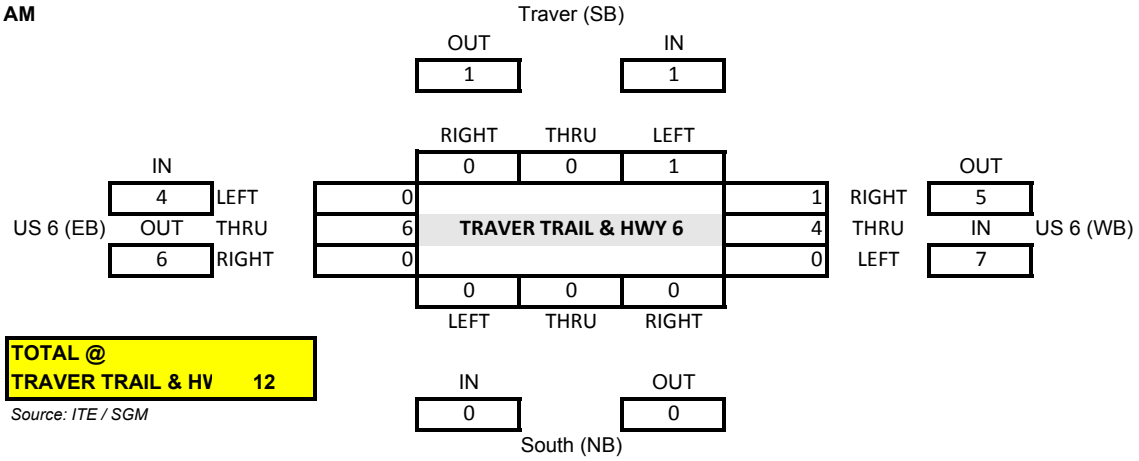
IMHS / GCAP Seasonal + Growth Factor



TRAVER TRAIL & HWY 6

Project Traffic

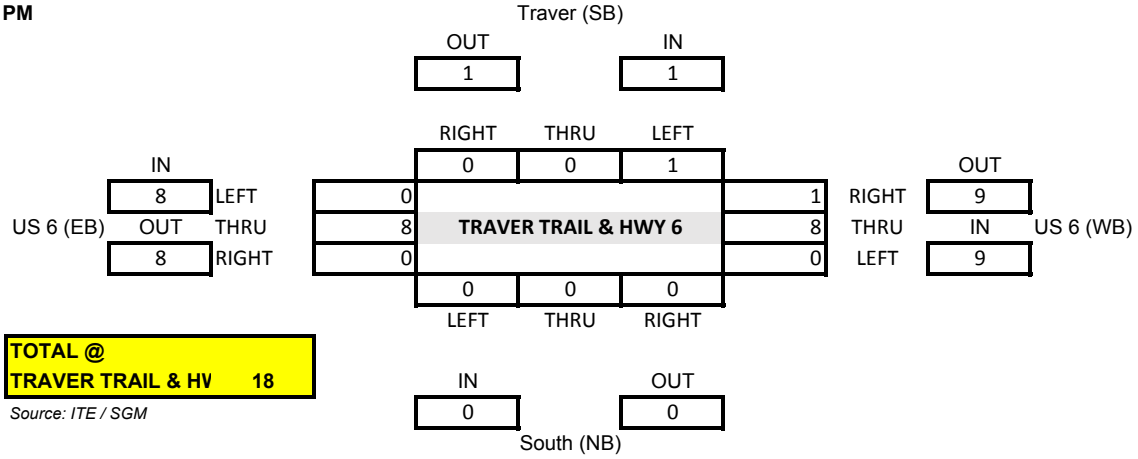
Weekday AM



TOTAL @ TRAVER TRAIL & HV **12**

Source: ITE / SGM

Weekday PM



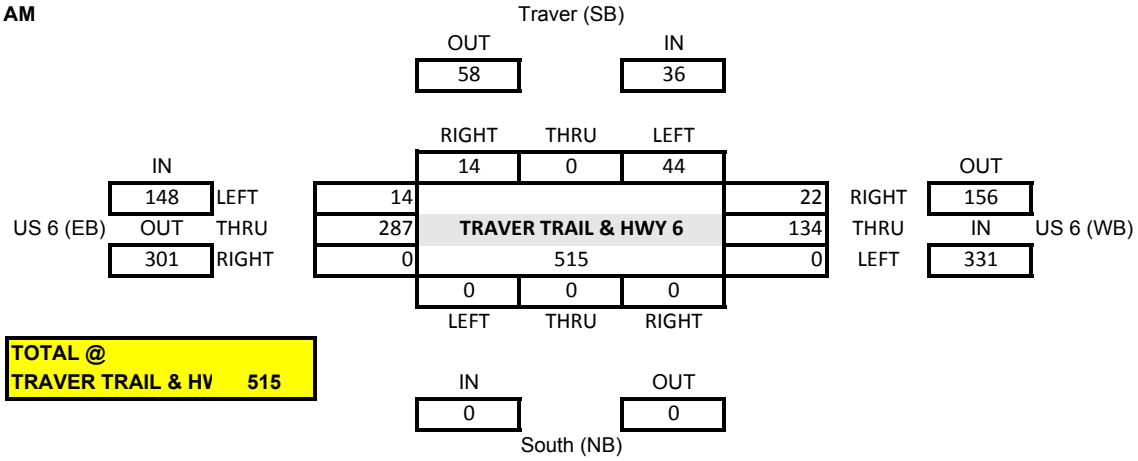
TOTAL @ TRAVER TRAIL & HV **18**

Source: ITE / SGM

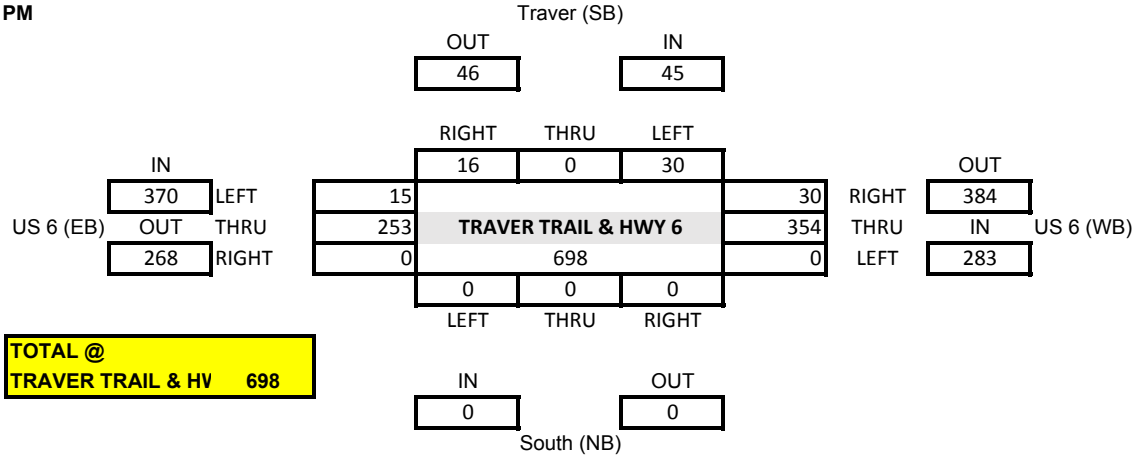
TRAVER TRAIL & HWY 6

20 yr Traffic - Background + Project

Weekday AM



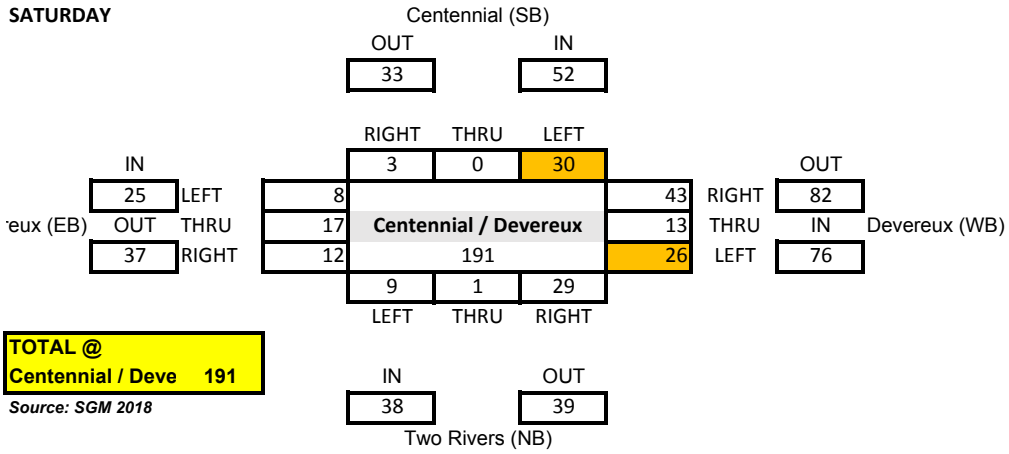
Weekday PM



CENTENNIAL & DEVEREUX

Existing - 9/29/18

SATURDAY



TOTAL @ Centennial / Deve	**191**

Source: SGM 2018

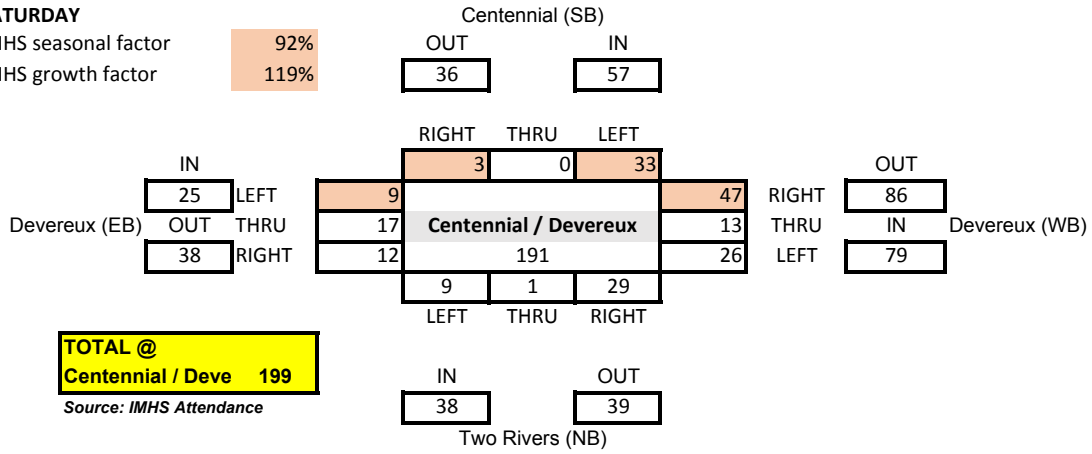
Left "waiver" for conflicting volume < 100 vph (PM)	
~~EB left --> WB conflicting~~	~~82~~
SB left --> EB/WB/NB conflicting	85
WB left --> EB conflicting	37

CENTENNIAL & DEVEREUX

Background Traffic - Seasonal / Growth Factor Adjustment

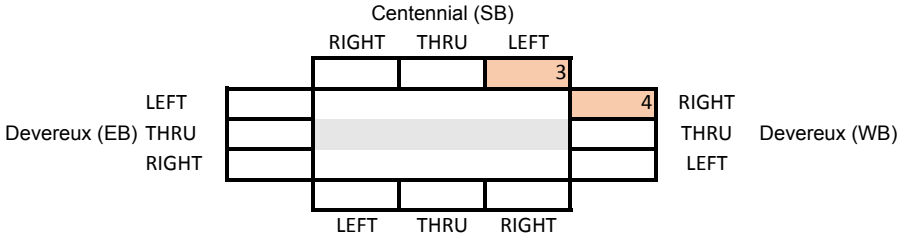
SATURDAY

IMHS seasonal factor	92%
IMHS growth factor	119%



TOTAL @ Centennial / Deve 199

Source: IMHS Attendance

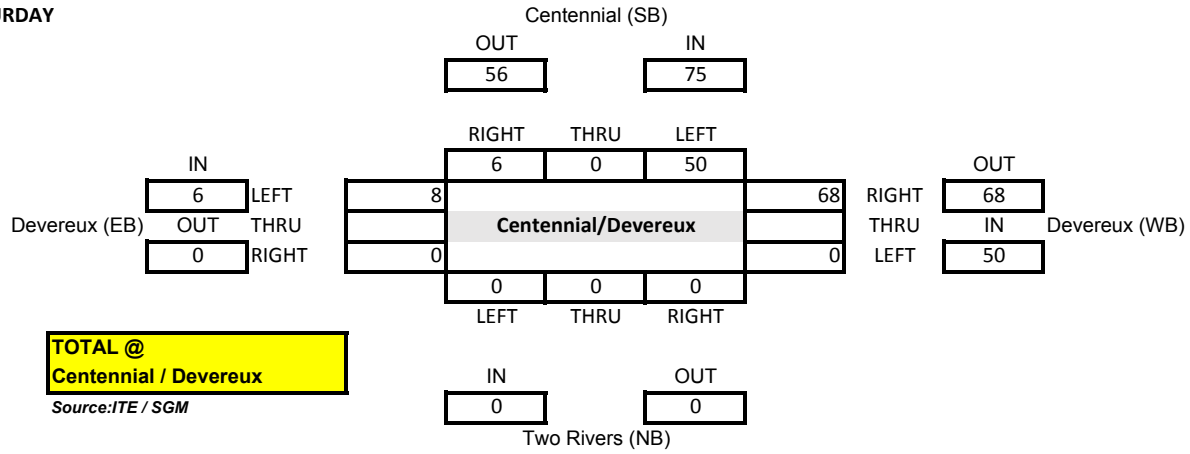


Added volume to be applied to East-oriented Devereux/US 6 interesection

CENTENNIAL & DEVEREUX

Project Generated Traffic

SATURDAY



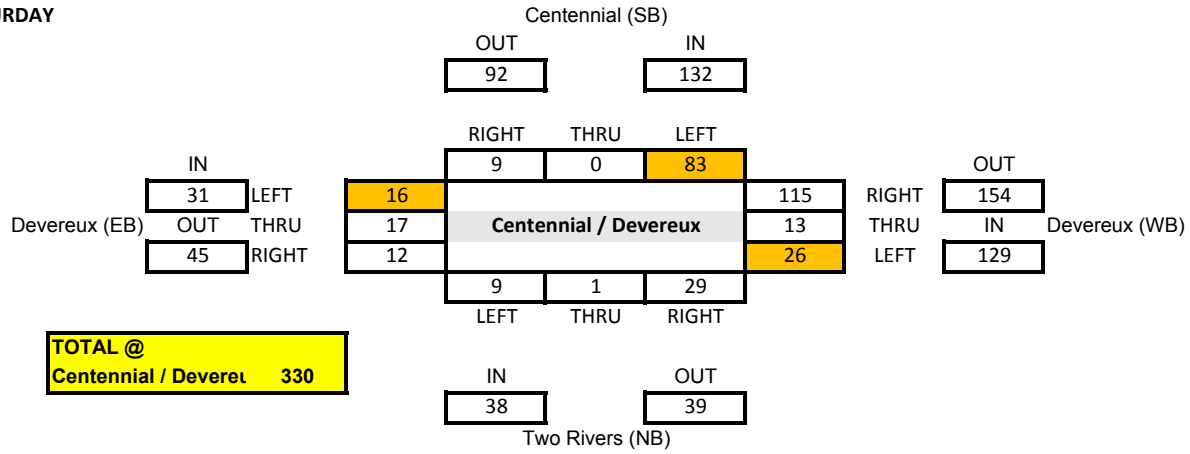
TOTAL @ Centennial / Devereux

Source:ITE / SGM

CENTENNIAL & DEVEREUX

20 yr Traffic Volume

SATURDAY



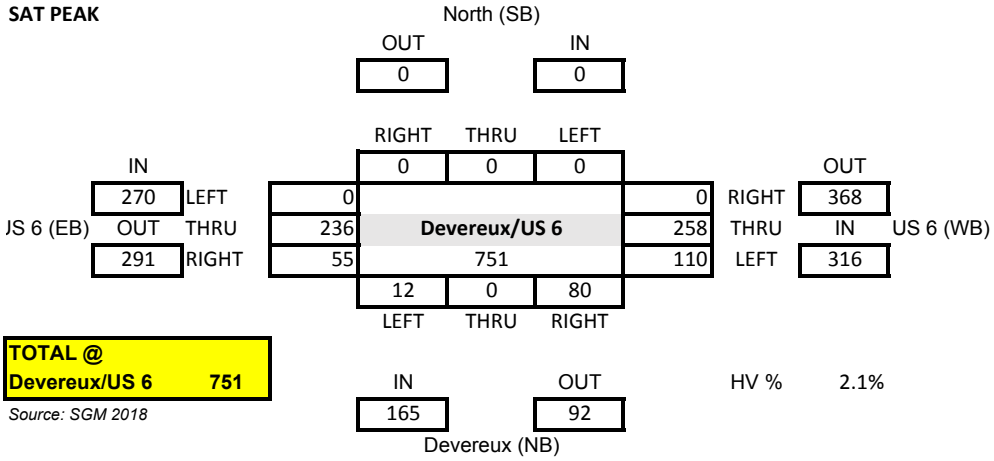
TOTAL @ Centennial / Devereu	330

Left "waiver" for conflicting volume < 100 vph (PM)	
EB left --> WB conflicting	154
SB left --> EB/WB/NB conflicting	85
WB left --> EB conflicting	45

DEVEREUX RD & HWY 6

Existing - 9/29/18

SAT PEAK



TOTAL @ Devereux/US 6	**751**

Source: SGM 2018

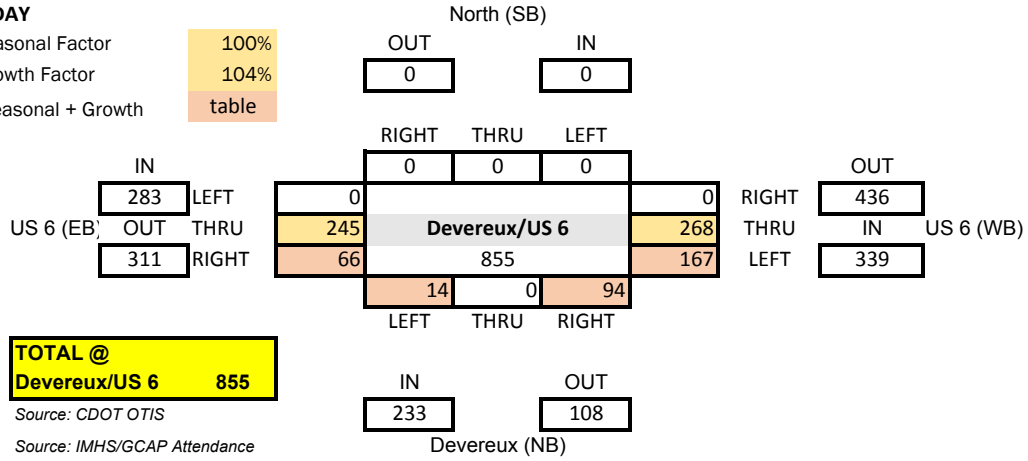
HV % 2.1%

DEVEREUX RD & HWY 6

20 yr Background Traffic - Seasonal / Growth Factor Adjustment

SATURDAY

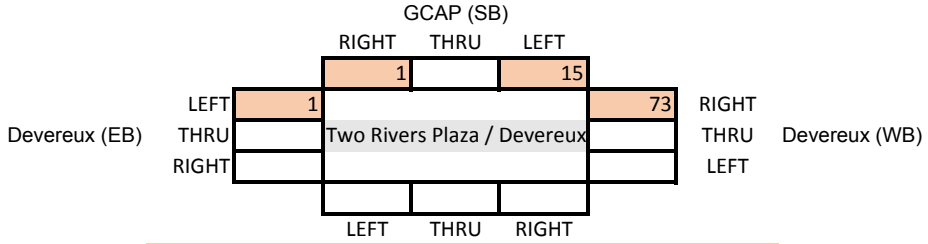
US 6 seasonal Factor	100%
US 6 Growth Factor	104%
GCAP Seasonal + Growth Factor	table



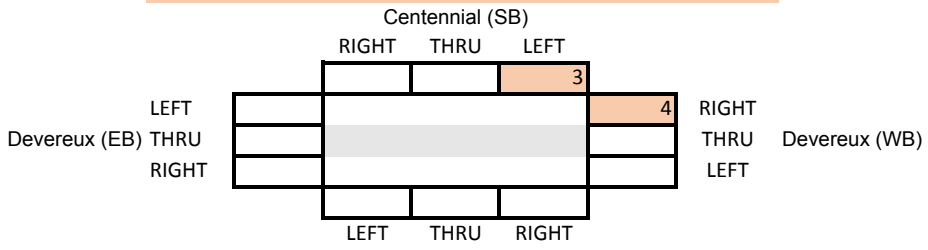
Weekend - GCAP Rate & Seasonal/Growth Factor

Devereux at US 6	165	92	Existing Sat volume at US 6
Devereux at Centennial	82	76	Existing Sat volume at Centennial
Apply to exist GCAP	83	16	9/29/18 From GCAP (Δ Intersections)
		128%	GCAP Seasonal Factor
		146%	GCAP Growth Factor

Background (Future - Existing) GCAP intersection



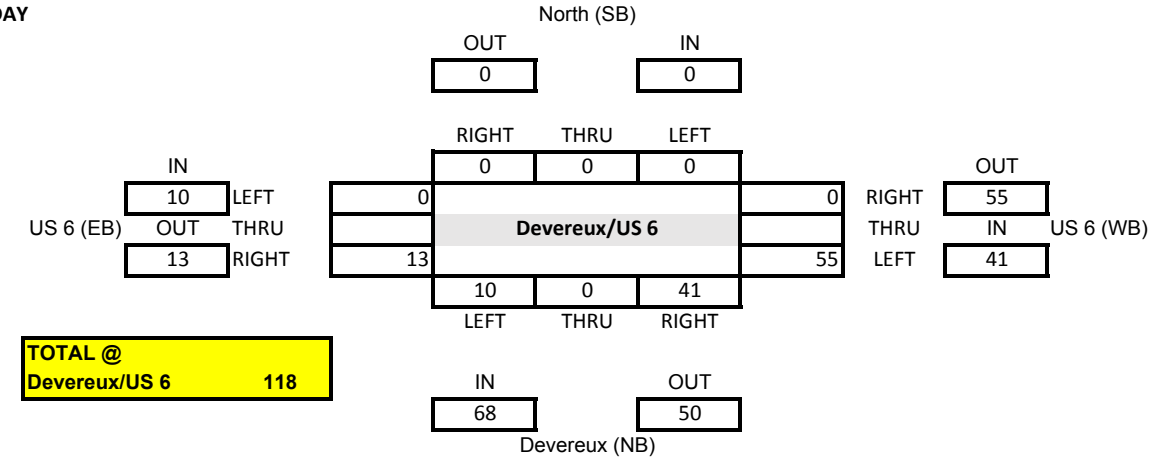
IMHS volume from Cent/Dev applied to Dev/US 6 intersection



DEVEREUX RD & HWY 6

Project Generated Traffic

SATURDAY

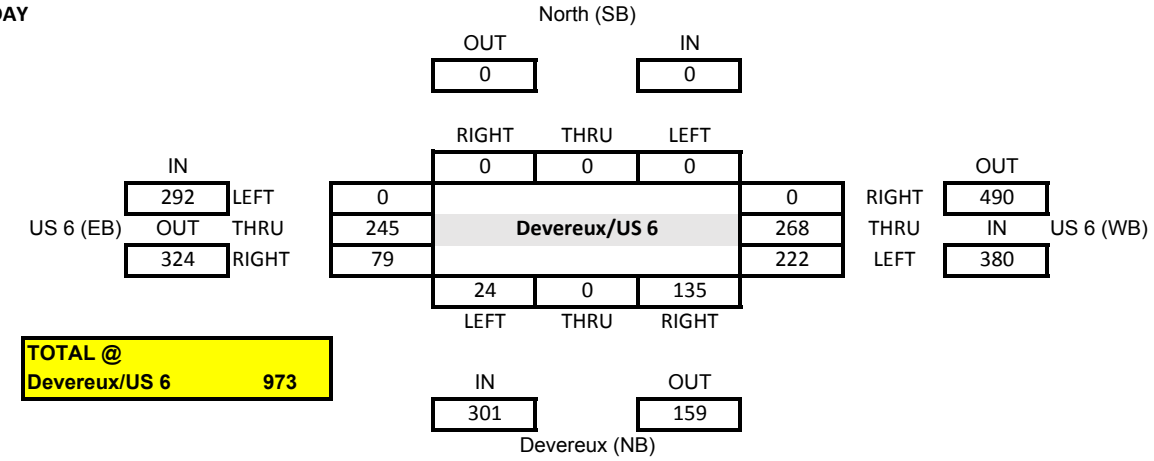


TOTAL @ Devereux/US 6	**118**

DEVEREUX RD & HWY 6

20 yr Traffic Volume

SATURDAY



TOTAL @ Devereux/US 6	973

Appendix C

Seasonal and Growth Factor, Parking Diversion

DHV / Attendance Data - IMHS / GCAP Traffic	Attendance			Growth Factor (131%)	Attendance-based Factors		Seasonal	2018/19 Intersection Volumes						CDOT	
	IMHS	GCAP	Combined	*20 yr Att*	IMHS	GCAP	Overall	IMHS	Cent/Dev AM	Cent/Dev PM	Dev/US6 AM	Dev/US6 PM	Traver/US6	000214	
Weekend/Holiday (31st highest, 2/17/18)	1804	721	2525	*3308*										19961	0.742873
Weekday *(30th highest, 3/30/18, PM only)*	1448	1087	2535	*3321*										26870	
Saturday SGM Traffic Count 9/29/18	1342	998	2340		134%	72%	141%	73		191		751		21884	0.742813
Wednesday ADT Traffic Count 6/13/18	503	752	1255		288%	145%	265%				560	846	651	29461	
Thursday SGM Traffic Count 2/7/19	370	0	370						115	186	690	722		23258	
															27013

	Attendance Data - IMHS / GCAP		Attendance			Count Day		Seasonal Factors			
			IMHS	GCAP	Combined	*IMHS*	*GCAP*	IMHS	GCAP	Combined	Count Day
2018	**WEEKEND/HOLIDAY'**	**30th HIGHEST at 1 PH/Day**	**1237**	**1277**	**2514**	*1342*	*998*	92%	128%	107%	9/29/2018
	WEEKDAY	**30th HIGHEST**	**772**	**1032**	**1804**	*503*	*752*	153%	137%	144%	6/13/2018
20 yr Growth	***WEEKEND/HOLIDAY'***	***30th HIGHEST at 1 PH/Day***	1468	1867	3335			109%	187%	143%	9/29/2018
	WEEKDAY	***30th HIGHEST***	916	1509	2425			182%	201%	193%	6/13/2018

IMHS Pool Rate & Seasonal Factor Calculation

	Saturday 9/29/18						Weekend (or Holiday)			Weekday					6/13/18 Weekday Data					Seasonal/Growth Adjust (ADT->30th)			
	Peak Hour Traffic				Per Pool Rate		30th Highest Attend. *	30th Highest Attend Per Pool Rate		30th Highest Attend. *	30th Highest Attend Per Pool Rate		PM	DHV PM	IMHS	Per Pool Rate		PM	PM	PM	PM		
	IN	OUT	Attend.	# Pools	IN	OUT		IN	OUT		IN	OUT	IN	OUT	Attendance	IN	OUT	IN	OUT	IN	OUT		
EXIST.	45	28	1342	16	2.81	1.75	1237	2.59	1.61	772	1.62	1.01	26	16	503	1.05	0.66	17	10	9	6	Seasonal	153%
20 YEAR (119%)	119%	Growth	1597	16	3.34	2.08	1468	3.07	1.91	916	1.92	1.19	31	19	503	1.05	0.65	17	10	14	9	Seasonal+Growth	182%

*Based on IMHS attendance

ON-SITE PARKING ANALYSIS

Location	Existing	Proposed	Change
GCAP	345	251	-94
"CDOT"		186	186
IMHS	144	171	27
Hotel		100	100
Housing		40	40
Office		32	32
Total	**489**	**780**	**291**

Pkg Need (veh)		Pkg Diversion (veh)		Design
Weekday	Weekend	Weekday	Weekend	Year
297	367	46	116	2018
434	**537**	**183**	**286**	**20-year**

*GCAP arrival rate 3.5 visitors per vehicle

*Based on operations observations at full parking --> attendance

Walking Distance "CDOT" parking to GCAP = 0.27 miles

WALKING DISTANCE walking distance

GCAP Rate & Seasonal/Growth Factor

	Weekday	Attend	Δ Attend	Vehicles*	
Count	6/13/18	752			
Seasonal	30th GCAP	1032	280	12	137%
Growth	146%	1509	757	33	201%

*GCAP arrival rate 3.48 visitors per vehicle

Additional to Devereux / US 6 intersection

Seasonal Adjust ADT-->30th	
PM IN	PM OUT
16	16

Directional Distribution

GCAP Seasonal + Growth Factor

Weekday Traffic		PM Design Hour In	PM Design Hour Out
Cent at Devereux			
East (Devereux)	0.10	2	2
Devereux at US 6			
East (US 6)	0.73	12	12
West (US 6)	0.15	2	2
Traver Trail	0.02	0	0
		16	16

Directional Distribution

IMHS Seasonal + Growth Factor

Weekday Traffic		PM Design Hour In	PM Design Hour Out
Cent at Devereux			
East	0.9	13	8
West	0.1	1	1
Devereux at US 6			
East	0.73	10	7
West	0.15	2	1
Traver Trail	0.02	0	0
		14	9

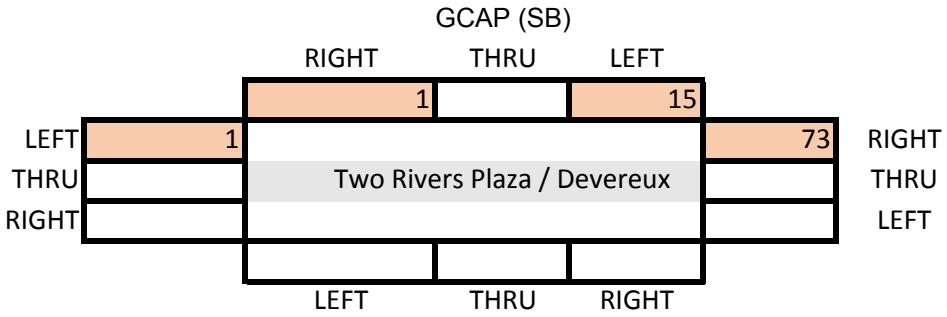
Weekend-GCAP Rate & Seasonal/Growth Factor

Devereux at US 6	165	92	Existing Sat volume at US 6
Devereux at Centennial	82	76	Existing Sat volume at Centennial
Apply to exist GCAP	83	16	9/29/18 From GCAP (Δ Intersections)
		128%	GCAP Seasonal Factor
		146%	GCAP Growth Factor

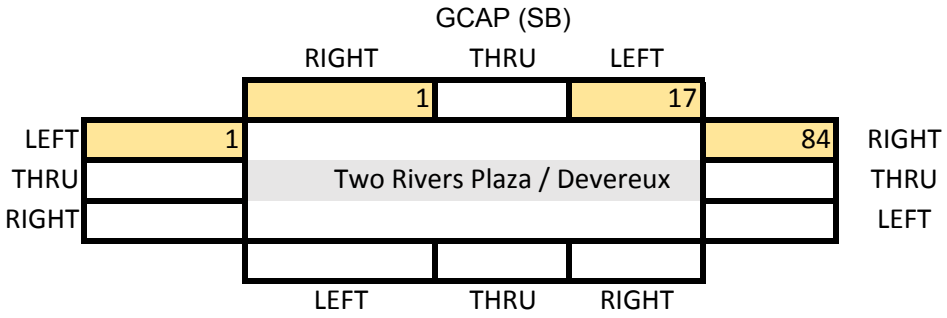
Weekend-GCAP Rate & Seasonal/Growth Factor

Devereux at US 6	165	92	Existing Sat volume at US 6
Devereux at Centennial	82	76	Existing Sat volume at Centennial
Apply to exist GCAP	83	16	9/29/18 From GCAP (Δ Intersections)
		128%	GCAP Seasonal Factor
		146%	GCAP Growth Factor

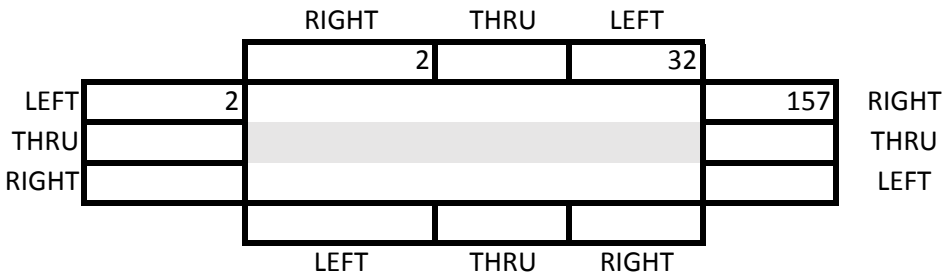
Background (Future-Existing) GCAP intersection



Existing GCAP intersection



Future GCAP intersection



Appendix D

Trip Generation

Appendix #4

Iron Mountain Hot Springs (Phase 2) - TRIP GENERATION TABLE

					212					Weekday Design Hour Traffic				
Land Use	Number of Units	ITE Code	Weekday Rate	AM Rate	AM Entering	AM Exiting	PM Rate	PM Entering	PM Exiting	Weekday Traffic	AM IN	AM OUT	PM IN	PM OUT
IMHS pool	3	n/a					2.62	1.62	1.01	0	0	0	5	3
Employee Housing	20	220	5.5	0.50	0.12	0.39	0.70	0.44	0.26	110	2	8	9	5
Hotel	100	310	7.02	0.45	0.27	0.18	0.49	0.25	0.24	702	27	18	25	24
Office	9	710	11.5	1.16	1.00	0.16	1.16	0.19	0.97	104	9	1	2	9
GCAP OF Parking	186	n/a	1.97	0.00	0.00	0.00	0.15	0.08	0.08	366	0	0	14	14
									TOTAL TRIPS:	**1,282**	**38**	**27**	**55**	**55**

	Weekday Design Hour Distribution			
ITE Ttrip Generation Manual, 10th Edition	AM IN	AM OUT	PM IN	PM OUT
IMHS Pool - based upon 2018 Sat. Count (factored)			62%	38%
ITE Code 220 - Multi-Family Housing (Low-Rise) (20 apartments)	23%	77%	63%	37%
ITE Code 310 - Hotel (100 rooms)	59%	41%	51%	49%
ITE Code 710 - General Office (8900 sf)	86%	14%	16%	84%
GCAP Overflow Parking (occurs at 1200 visitors)			50%	50%

Iron Mountain Hot Springs (Phase 2) - TRIP GENERATION TABLE

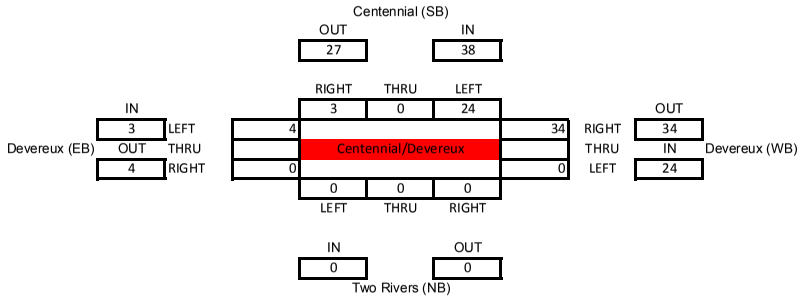
				Saturday Design Hour Rates			Saturday Design Hour Traffic	
Land Use	Number of Units	ITE Code	Sat. Peak Rate	Entering	Exiting	Saturday Traffic	IN	OUT
IMHS pool	3	n/a	4.21	2.59	1.61		8	5
Employee Housing	20	220	0.70	0.35	0.35		7	7
Hotel	100	310	0.72	0.40	0.32		40	32
Office	8	710	0.53	0.29	0.24		2	2
GCAP OF Parking	186	n/a	1.00	0.10	0.05	372	18	10
				TOTAL TRIPS:			**75**	**56**

	Saturday Design Hour Distribution	
ITE Ttrip Generation Manual, 10th Edition	IN	OUT
IMHS Pool - based upon 2018 Saturday Count	62%	38%
ITE Code 220 - MF Housing (20 apartments)	50%	50%
ITE Code 310 - Hotel (100 rooms)	56%	44%
ITE Code 710 - General Office (8000 sf)	54%	46%
GCAP Overflow Parking (occurs at 1200 visitors)	65%	35%

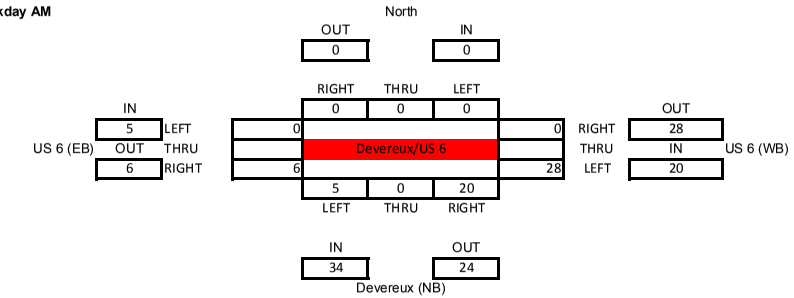
Directional Distribution		Weekday Traffic				Saturday Traffic	
		AM Design Hour		PM Design Hour		Design Hour	
Centennial at Devereux		In	Out	In	Out	In	Out
East	0.9	34	24	50	50	68	50
West	0.1	4	3	6	6	8	6
Devereux at US 6							
East	0.73	28	20	40	40	55	41
West	0.15	6	4	8	8	11	8
Traver Trail	0.02	1	1	1	1	2	1
	TOTAL	38	27	55	55	75	56

Project Trip Distribution

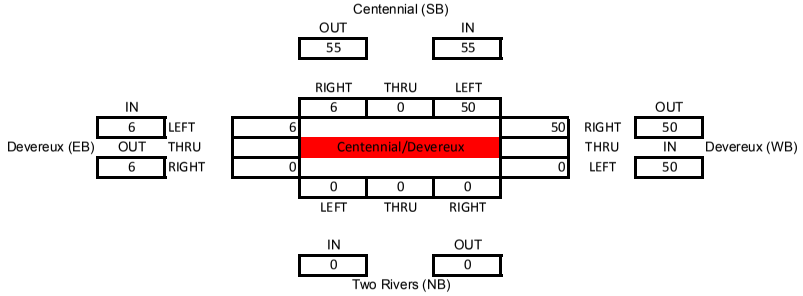
Weekday AM



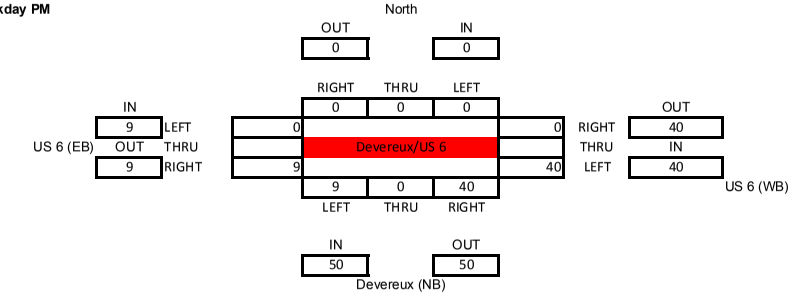
Weekday AM



Weekday PM



Weekday PM



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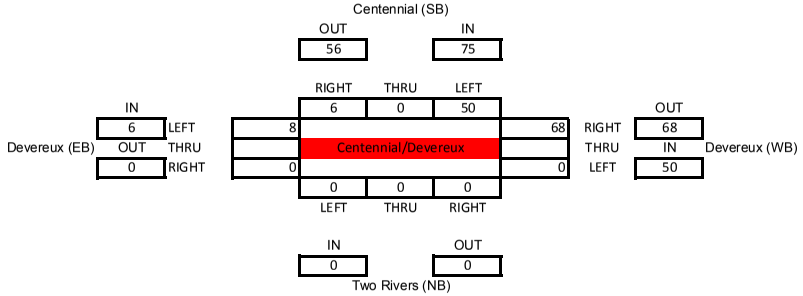
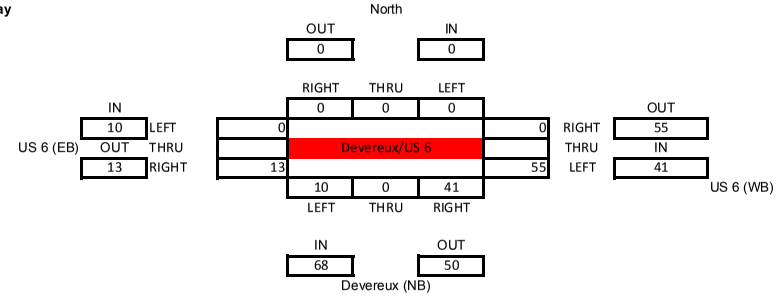


Saturday



Appendix E

Synchro /SimTraffic output

HCM 2010 TWSC
10: Devereux Rd & Centennial Dr

04/02/2019

Intersection	
Int Delay, s/veh	5.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	13	8	3	11	15	31	1	0	8	66	1	29
Future Vol, veh/h	13	8	3	11	15	31	1	0	8	66	1	29
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Stop
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	9	3	12	16	34	1	0	9	72	1	32

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	50	0	0	12	0	0	97	113	11	100	97	33
Stage 1	-	-	-	-	-	-	39	39	-	57	57	-
Stage 2	-	-	-	-	-	-	58	74	-	43	40	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1557	-	-	1607	-	-	885	777	1070	881	793	1041
Stage 1	-	-	-	-	-	-	976	862	-	955	847	-
Stage 2	-	-	-	-	-	-	954	833	-	971	862	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1557	-	-	1607	-	-	846	764	1070	862	780	1041
Mov Cap-2 Maneuver	-	-	-	-	-	-	846	764	-	862	780	-
Stage 1	-	-	-	-	-	-	967	854	-	946	840	-
Stage 2	-	-	-	-	-	-	917	826	-	954	854	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	4	1.4	8.5	8.2
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1039	1557	-	-	1607	-	-	1233
HCM Lane V/C Ratio	0.009	0.009	-	-	0.007	-	-	0.085
HCM Control Delay (s)	8.5	7.3	0	-	7.3	0	-	8.2
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.3

HCM 2010 TWSC
6: Devereux & US 6/6th St 04/02/2019

Intersection	
Int Delay, s/veh	3.5

Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↱	↰	↑	↰	↱
Traffic Vol, veh/h	216	47	68	325	37	153
Future Vol, veh/h	216	47	68	325	37	153
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	250	200	-	0	60
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	78	85	95	77	88
Heavy Vehicles, %	2	2	2	3	5	3
Mvmt Flow	237	60	80	342	48	174

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	297	0	739	237
Stage 1	-	-	-	-	237	-
Stage 2	-	-	-	-	502	-
Critical Hdwy	-	-	4.12	-	6.45	6.23
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.327
Pot Cap-1 Maneuver	-	-	1264	-	380	800
Stage 1	-	-	-	-	795	-
Stage 2	-	-	-	-	602	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1264	-	356	800
Mov Cap-2 Maneuver	-	-	-	-	356	-
Stage 1	-	-	-	-	745	-
Stage 2	-	-	-	-	602	-

Approach	EB	WB	NE
HCM Control Delay, s	0	1.5	12
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	356	800	-	-	1264	-
HCM Lane V/C Ratio	0.135	0.217	-	-	0.063	-
HCM Control Delay (s)	16.7	10.7	-	-	8	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.5	0.8	-	-	0.2	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	232	330	29	29	16
Future Vol, veh/h	15	232	330	29	29	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	0	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	252	359	32	32	17

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	391	0	-	0	643	359
Stage 1	-	-	-	-	359	-
Stage 2	-	-	-	-	284	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1168	-	-	-	438	685
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	764	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1168	-	-	-	431	685
Mov Cap-2 Maneuver	-	-	-	-	431	-
Stage 1	-	-	-	-	696	-
Stage 2	-	-	-	-	764	-

Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	13.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1168	-	-	-	496
HCM Lane V/C Ratio	0.014	-	-	-	0.099
HCM Control Delay (s)	8.1	0	-	-	13.1
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Intersection: 6: Devereux & US 6/6th St

Movement	EB	WB	NE	NE
Directions Served	R	L	L	R
Maximum Queue (ft)	9	40	35	61
Average Queue (ft)	0	16	9	5
95th Queue (ft)	4	43	24	28
Link Distance (ft)			282	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	250	200		60
Storage Blk Time (%)			0	0
Queuing Penalty (veh)			0	0

Intersection: 10: Devereux Rd & Centennial Dr

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	10	8	26	59
Average Queue (ft)	0	0	6	30
95th Queue (ft)	5	6	24	52
Link Distance (ft)	268	240	217	249
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 0

HCM 2010 TWSC
10: Devereux Rd & Centennial Dr 04/03/2019

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	8	17	12	26	13	43	9	1	29	30	0	3
Future Vol, veh/h	8	17	12	26	13	43	9	1	29	30	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Stop
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	18	13	28	14	47	10	1	32	33	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	61	0	0	31	0	0	137	160	25	153	143	38
Stage 1	-	-	-	-	-	-	43	43	-	94	94	-
Stage 2	-	-	-	-	-	-	94	117	-	59	49	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1542	-	-	1582	-	-	834	732	1051	814	748	1034
Stage 1	-	-	-	-	-	-	971	859	-	913	817	-
Stage 2	-	-	-	-	-	-	913	799	-	953	854	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1542	-	-	1582	-	-	816	714	1051	774	730	1034
Mov Cap-2 Maneuver	-	-	-	-	-	-	816	714	-	774	730	-
Stage 1	-	-	-	-	-	-	965	854	-	908	802	-
Stage 2	-	-	-	-	-	-	894	785	-	918	849	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.6	2.3	8.9	9.4
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	974	1542	-	-	1582	-	-	851
HCM Lane V/C Ratio	0.044	0.006	-	-	0.018	-	-	0.042
HCM Control Delay (s)	8.9	7.3	0	-	7.3	0	-	9.4
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0.1

HCM 2010 TWSC
6: Devereux & US 6/6th St 04/03/2019

Intersection	
Int Delay, s/veh	2.7

Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↱	↰	↑	↰	↱
Traffic Vol, veh/h	236	55	110	258	12	80
Future Vol, veh/h	236	55	110	258	12	80
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	250	200	-	0	60
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	78	85	95	77	88
Heavy Vehicles, %	2	2	2	3	5	3
Mvmt Flow	259	71	129	272	16	91

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	330	0	789	259
Stage 1	-	-	-	-	259	-
Stage 2	-	-	-	-	530	-
Critical Hdwy	-	-	4.12	-	6.45	6.23
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.327
Pot Cap-1 Maneuver	-	-	1229	-	355	777
Stage 1	-	-	-	-	777	-
Stage 2	-	-	-	-	584	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1229	-	318	777
Mov Cap-2 Maneuver	-	-	-	-	318	-
Stage 1	-	-	-	-	695	-
Stage 2	-	-	-	-	584	-

Approach	EB	WB	NE
HCM Control Delay, s	0	2.7	11.2
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	318	777	-	-	1229	-
HCM Lane V/C Ratio	0.049	0.117	-	-	0.105	-
HCM Control Delay (s)	16.9	10.2	-	-	8.3	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	0.4	-	-	0.4	-

Intersection: 6: Devereux & US 6/6th St

Movement	EB	WB	NE	NE
Directions Served	R	L	L	R
Maximum Queue (ft)	4	62	23	15
Average Queue (ft)	0	25	4	1
95th Queue (ft)	3	55	14	7
Link Distance (ft)			282	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	250	200		60
Storage Blk Time (%)			0	
Queuing Penalty (veh)			0	

Intersection: 10: Devereux Rd & Centennial Dr

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	20	3	53	58
Average Queue (ft)	1	0	21	20
95th Queue (ft)	8	3	45	47
Link Distance (ft)	268	240	217	249
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 0

HCM 2010 TWSC
10: Devereux Rd & Centennial Dr 04/05/2019

Intersection	
Int Delay, s/veh	5.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	14	11	3	11	18	44	1	0	8	74	0	30
Future Vol, veh/h	14	11	3	11	18	44	1	0	8	74	0	30
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Stop
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	15	12	3	12	20	48	1	0	9	80	0	33

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	68	0	0	15	0	0	112	136	14	116	113	44
Stage 1	-	-	-	-	-	-	44	44	-	68	68	-
Stage 2	-	-	-	-	-	-	68	92	-	48	45	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1533	-	-	1603	-	-	866	755	1066	861	777	1026
Stage 1	-	-	-	-	-	-	970	858	-	942	838	-
Stage 2	-	-	-	-	-	-	942	819	-	965	857	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1533	-	-	1603	-	-	827	741	1066	842	763	1026
Mov Cap-2 Maneuver	-	-	-	-	-	-	827	741	-	842	763	-
Stage 1	-	-	-	-	-	-	960	849	-	933	831	-
Stage 2	-	-	-	-	-	-	905	812	-	948	848	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	3.7	1.1	8.5	8.4
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1033	1533	-	-	1603	-	-	1183
HCM Lane V/C Ratio	0.009	0.01	-	-	0.007	-	-	0.096
HCM Control Delay (s)	8.5	7.4	0	-	7.3	0	-	8.4
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.3

HCM 2010 TWSC
6: Devereux & US 6/6th St

04/05/2019

Intersection	
Int Delay, s/veh	4.1

Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↱	↰	↑	↰	↱
Traffic Vol, veh/h	225	52	90	338	41	172
Future Vol, veh/h	225	52	90	338	41	172
Conflicting Peds, #/hr	0	20	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	250	200	-	0	60
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	78	85	95	77	88
Heavy Vehicles, %	2	2	2	3	5	3
Mvmt Flow	247	67	106	356	53	195

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	334	0	837	267
Stage 1	-	-	-	-	267	-
Stage 2	-	-	-	-	570	-
Critical Hdwy	-	-	4.12	-	6.45	6.23
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.327
Pot Cap-1 Maneuver	-	-	1225	-	333	769
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	560	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1205	-	298	756
Mov Cap-2 Maneuver	-	-	-	-	298	-
Stage 1	-	-	-	-	691	-
Stage 2	-	-	-	-	559	-

Approach	EB	WB	NE
HCM Control Delay, s	0	1.9	13.2
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	298	756	-	-	1205	-
HCM Lane V/C Ratio	0.179	0.259	-	-	0.088	-
HCM Control Delay (s)	19.7	11.4	-	-	8.3	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.6	1	-	-	0.3	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	245	346	29	29	16
Future Vol, veh/h	15	245	346	29	29	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	0	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	266	376	32	32	17

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	408	0	-	0	674	376
Stage 1	-	-	-	-	376	-
Stage 2	-	-	-	-	298	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1151	-	-	-	420	670
Stage 1	-	-	-	-	694	-
Stage 2	-	-	-	-	753	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1151	-	-	-	413	670
Mov Cap-2 Maneuver	-	-	-	-	413	-
Stage 1	-	-	-	-	683	-
Stage 2	-	-	-	-	753	-

Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	13.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1151	-	-	-	478
HCM Lane V/C Ratio	0.014	-	-	-	0.102
HCM Control Delay (s)	8.2	0	-	-	13.4
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

Intersection: 6: Devereux & US 6/6th St

Movement	EB	EB	WB	WB	NE	NE
Directions Served	T	R	L	T	L	R
Maximum Queue (ft)	15	17	58	11	77	72
Average Queue (ft)	1	1	19	0	12	10
95th Queue (ft)	8	9	48	8	38	40
Link Distance (ft)	296			267	282	
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)		250	200			60
Storage Blk Time (%)					0	0
Queuing Penalty (veh)					1	0

Intersection: 10: Devereux Rd & Centennial Dr

Movement	EB	NB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	10	26	62
Average Queue (ft)	1	7	29
95th Queue (ft)	6	26	51
Link Distance (ft)	268	217	249
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 1

HCM 2010 TWSC
10: Devereux Rd & Centennial Dr 04/05/2019

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	9	17	12	26	13	47	9	1	29	33	0	3
Future Vol, veh/h	9	17	12	26	13	47	9	1	29	33	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Stop
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	18	13	28	14	51	10	1	32	36	0	3

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	65	0	0	31	0	0	141	166	25	157	147	40
Stage 1	-	-	-	-	-	-	45	45	-	96	96	-
Stage 2	-	-	-	-	-	-	96	121	-	61	51	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1537	-	-	1582	-	-	829	727	1051	809	744	1031
Stage 1	-	-	-	-	-	-	969	857	-	911	815	-
Stage 2	-	-	-	-	-	-	911	796	-	950	852	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1537	-	-	1582	-	-	811	709	1051	769	725	1031
Mov Cap-2 Maneuver	-	-	-	-	-	-	811	709	-	769	725	-
Stage 1	-	-	-	-	-	-	962	851	-	905	800	-
Stage 2	-	-	-	-	-	-	892	782	-	914	846	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.7	2.2	8.9	9.5
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	973	1537	-	-	1582	-	-	839
HCM Lane V/C Ratio	0.044	0.006	-	-	0.018	-	-	0.047
HCM Control Delay (s)	8.9	7.4	0	-	7.3	0	-	9.5
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0.1

HCM 2010 TWSC
6: Devereux & US 6/6th St

04/05/2019

Intersection	
Int Delay, s/veh	3.3

Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↱	↰	↑	↰	↱
Traffic Vol, veh/h	245	66	167	268	14	94
Future Vol, veh/h	245	66	167	268	14	94
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	250	200	-	0	60
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	78	85	95	77	88
Heavy Vehicles, %	2	2	2	3	5	3
Mvmt Flow	269	85	196	282	18	107

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	354	0	943	269
Stage 1	-	-	-	-	269	-
Stage 2	-	-	-	-	674	-
Critical Hdwy	-	-	4.12	-	6.45	6.23
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.327
Pot Cap-1 Maneuver	-	-	1205	-	288	767
Stage 1	-	-	-	-	769	-
Stage 2	-	-	-	-	501	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1205	-	241	767
Mov Cap-2 Maneuver	-	-	-	-	241	-
Stage 1	-	-	-	-	644	-
Stage 2	-	-	-	-	501	-

Approach	EB	WB	NE
HCM Control Delay, s	0	3.5	12.1
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	241	767	-	-	1205	-
HCM Lane V/C Ratio	0.075	0.139	-	-	0.163	-
HCM Control Delay (s)	21.2	10.5	-	-	8.6	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	0.2	0.5	-	-	0.6	-

Intersection: 6: Devereux & US 6/6th St

Movement	EB	WB	NE	NE
Directions Served	R	L	L	R
Maximum Queue (ft)	9	82	21	12
Average Queue (ft)	0	34	3	1
95th Queue (ft)	6	66	14	7
Link Distance (ft)			282	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	250	200		60
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 10: Devereux Rd & Centennial Dr

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	20	10	54	50
Average Queue (ft)	1	0	21	21
95th Queue (ft)	10	4	44	45
Link Distance (ft)	268	240	217	249
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 0

HCM 2010 TWSC
10: Devereux Rd & Centennial Dr 04/02/2019

Intersection	
Int Delay, s/veh	5.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	20	11	3	11	18	93	1	0	8	124	0	35
Future Vol, veh/h	20	11	3	11	18	93	1	0	8	124	0	35
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Stop
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	22	12	3	12	20	101	1	0	9	135	0	38

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	121	0	0	15	0	0	153	203	14	157	154	71
Stage 1	-	-	-	-	-	-	58	58	-	95	95	-
Stage 2	-	-	-	-	-	-	95	145	-	62	59	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1467	-	-	1603	-	-	814	693	1066	809	738	991
Stage 1	-	-	-	-	-	-	954	847	-	912	816	-
Stage 2	-	-	-	-	-	-	912	777	-	949	846	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1467	-	-	1603	-	-	769	677	1066	789	721	991
Mov Cap-2 Maneuver	-	-	-	-	-	-	769	677	-	789	721	-
Stage 1	-	-	-	-	-	-	940	834	-	898	809	-
Stage 2	-	-	-	-	-	-	870	771	-	927	833	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	4.4	0.7	8.6	9.3
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	1022	1467	-	-	1603	-	-	1012
HCM Lane V/C Ratio	0.01	0.015	-	-	0.007	-	-	0.171
HCM Control Delay (s)	8.6	7.5	0	-	7.3	0	-	9.3
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.6

Intersection	
Int Delay, s/veh	5

Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↱	↰	↑	↰	↱
Traffic Vol, veh/h	225	61	130	338	50	212
Future Vol, veh/h	225	61	130	338	50	212
Conflicting Peds, #/hr	0	20	0	0	2	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	250	200	-	0	60
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	78	85	95	77	88
Heavy Vehicles, %	2	2	2	3	5	3
Mvmt Flow	247	78	153	356	65	241

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	345	0	931	267
Stage 1	-	-	-	-	267	-
Stage 2	-	-	-	-	664	-
Critical Hdwy	-	-	4.12	-	6.45	6.23
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.327
Pot Cap-1 Maneuver	-	-	1214	-	293	769
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	506	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1194	-	251	756
Mov Cap-2 Maneuver	-	-	-	-	251	-
Stage 1	-	-	-	-	661	-
Stage 2	-	-	-	-	505	-

Approach	EB	WB	NE
HCM Control Delay, s	0	2.5	14.6
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	251	756	-	-	1194	-
HCM Lane V/C Ratio	0.259	0.319	-	-	0.128	-
HCM Control Delay (s)	24.3	12	-	-	8.5	-
HCM Lane LOS	C	B	-	-	A	-
HCM 95th %tile Q(veh)	1	1.4	-	-	0.4	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	253	354	30	30	16
Future Vol, veh/h	15	253	354	30	30	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	0	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	275	385	33	33	17

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	418	0	-	0	692	385
Stage 1	-	-	-	-	385	-
Stage 2	-	-	-	-	307	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1141	-	-	-	410	663
Stage 1	-	-	-	-	688	-
Stage 2	-	-	-	-	746	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1141	-	-	-	403	663
Mov Cap-2 Maneuver	-	-	-	-	403	-
Stage 1	-	-	-	-	676	-
Stage 2	-	-	-	-	746	-

Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	13.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1141	-	-	-	467
HCM Lane V/C Ratio	0.014	-	-	-	0.107
HCM Control Delay (s)	8.2	0	-	-	13.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.4

Intersection: 6: Devereux & US 6/6th St

Movement	EB	EB	WB	WB	NE	NE
Directions Served	T	R	L	T	L	R
Maximum Queue (ft)	11	20	70	25	94	82
Average Queue (ft)	1	1	29	1	17	13
95th Queue (ft)	10	11	59	14	53	48
Link Distance (ft)	296			267	282	
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)		250	200			60
Storage Blk Time (%)					1	1
Queuing Penalty (veh)					1	0

Intersection: 10: Devereux Rd & Centennial Dr

Movement	EB	NB	SB
Directions Served	LTR	LTR	LTR
Maximum Queue (ft)	20	26	70
Average Queue (ft)	2	6	36
95th Queue (ft)	13	24	57
Link Distance (ft)	268	217	249
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 2

Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	16	17	12	26	13	115	9	1	29	83	0	9
Future Vol, veh/h	16	17	12	26	13	115	9	1	29	83	0	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Stop
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	18	13	28	14	125	10	1	32	90	0	10

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	139	0	0	31	0	0	192	254	25	208	198	77
Stage 1	-	-	-	-	-	-	59	59	-	133	133	-
Stage 2	-	-	-	-	-	-	133	195	-	75	65	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1445	-	-	1582	-	-	768	650	1051	749	698	984
Stage 1	-	-	-	-	-	-	953	846	-	870	786	-
Stage 2	-	-	-	-	-	-	870	739	-	934	841	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1445	-	-	1582	-	-	743	630	1051	709	676	984
Mov Cap-2 Maneuver	-	-	-	-	-	-	743	630	-	709	676	-
Stage 1	-	-	-	-	-	-	942	836	-	860	771	-
Stage 2	-	-	-	-	-	-	845	725	-	894	831	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.7	1.2	9	10.2
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	944	1445	-	-	1582	-	-	786
HCM Lane V/C Ratio	0.045	0.012	-	-	0.018	-	-	0.127
HCM Control Delay (s)	9	7.5	0	-	7.3	0	-	10.2
HCM Lane LOS	A	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0.4

Intersection	
Int Delay, s/veh	4.4

Movement	EBT	EBR	WBL	WBT	NEL	NER
Lane Configurations	↑	↱	↰	↑	↰	↱
Traffic Vol, veh/h	245	79	222	268	24	135
Future Vol, veh/h	245	79	222	268	24	135
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Stop
Storage Length	-	250	200	-	0	60
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	78	85	95	77	88
Heavy Vehicles, %	2	2	2	3	5	3
Mvmt Flow	269	101	261	282	31	153

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	370	0	1073	269
Stage 1	-	-	-	-	269	-
Stage 2	-	-	-	-	804	-
Critical Hdwy	-	-	4.12	-	6.45	6.23
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.327
Pot Cap-1 Maneuver	-	-	1189	-	241	767
Stage 1	-	-	-	-	769	-
Stage 2	-	-	-	-	435	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1189	-	188	767
Mov Cap-2 Maneuver	-	-	-	-	188	-
Stage 1	-	-	-	-	600	-
Stage 2	-	-	-	-	435	-

Approach	EB	WB	NE
HCM Control Delay, s	0	4.3	13.8
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NELn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	188	767	-	-	1189	-
HCM Lane V/C Ratio	0.166	0.2	-	-	0.22	-
HCM Control Delay (s)	27.9	10.9	-	-	8.9	-
HCM Lane LOS	D	B	-	-	A	-
HCM 95th %tile Q(veh)	0.6	0.7	-	-	0.8	-

Intersection: 6: Devereux & US 6/6th St

Movement	EB	EB	WB	NE	NE
Directions Served	T	R	L	L	R
Maximum Queue (ft)	11	22	96	21	66
Average Queue (ft)	0	1	41	7	5
95th Queue (ft)	5	9	78	19	29
Link Distance (ft)	296			282	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)		250	200		60
Storage Blk Time (%)				0	0
Queuing Penalty (veh)				0	0

Intersection: 10: Devereux Rd & Centennial Dr

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	25	8	55	58
Average Queue (ft)	2	0	19	33
95th Queue (ft)	13	5	43	51
Link Distance (ft)	268	240	217	249
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 0

Appendix F

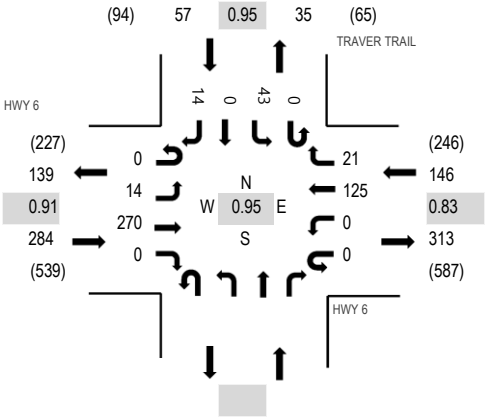
2018 Traffic Counts

Appendix #6

All Traffic Data Services Inc.
(303) 216-2439
www.alltrafficdata.net

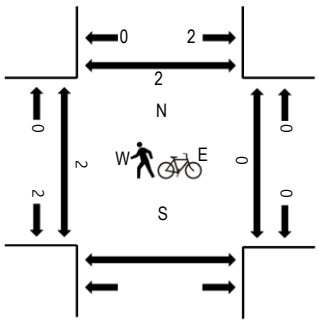
Location: 1 TRAVER TRAIL & HWY 6 AM
Date and Start Time: Wednesday, June 13, 2018
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



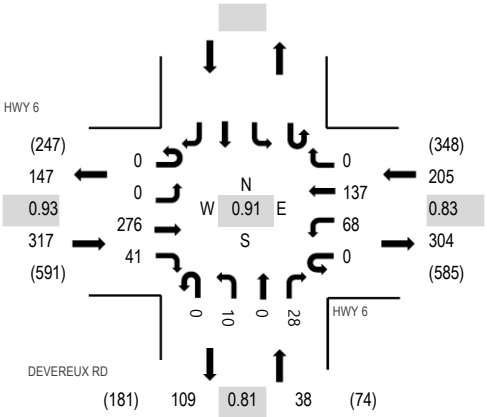
Traffic Counts

Interval Start Time	HWY 6 Eastbound				HWY 6 Westbound				Northbound				TRAVER TRAIL Southbound				Total	Rolling Hour	Pedestrain Crossings		
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South North
7:00 AM	0	2	57	0	0	0	17	2					0	5	0	2	85	394	0	0	0
7:15 AM	0	1	71	0	0	0	22	3					0	7	0	0	104	437	0	0	2
7:30 AM	0	3	53	0	0	0	16	4					0	10	0	1	87	460	0	0	0
7:45 AM	0	2	76	0	0	0	25	1					0	7	0	7	118	487	0	0	0
8:00 AM	0	2	64	0	0	0	40	7					0	13	0	2	128	485	1	0	0
8:15 AM	0	4	74	0	0	0	29	5					0	11	0	4	127		0	0	0
8:30 AM	0	6	56	0	0	0	31	8					0	12	0	1	114		0	0	1
8:45 AM	0	6	62	0	0	0	27	9					0	9	0	3	116		0	0	0
Count Total	0	26	513	0	0	0	207	39					0	74	0	20	879		1	0	3
Peak Hour	0	14	270	0	0	0	125	21					0	43	0	14	487		1	0	1

All Traffic Data Services Inc.
(303) 216-2439
www.alltrafficdata.net

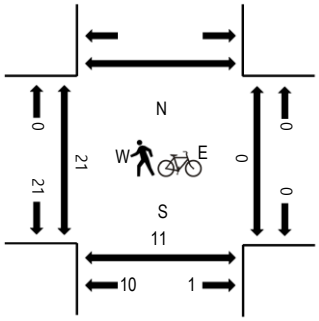
Location: 2 DEVEREUX RD & HWY 6 AM
Date and Start Time: Wednesday, June 13, 2018
Peak Hour: 07:45 AM - 08:45 AM
Peak 15-Minutes: 08:00 AM - 08:15 AM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



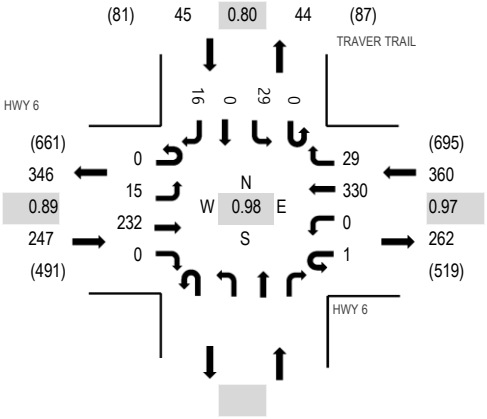
Traffic Counts

Interval Start Time	HWY 6 Eastbound				HWY 6 Westbound				DEVEREUX RD Northbound				Southbound				Total	Rolling Hour	Pedestrain Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	61	2	0	9	18	0	0	1	0	7					98	469	0	0	4	
7:15 AM	0	0	72	3	0	6	24	0	0	1	0	8					114	525	3	0	4	
7:30 AM	0	0	57	8	0	15	19	0	0	1	0	9					109	545	0	0	3	
7:45 AM	0	0	70	14	0	30	26	0	0	0	0	8					148	560	6	0	0	
8:00 AM	0	0	71	9	0	17	45	0	0	5	0	7					154	544	2	0	1	
8:15 AM	0	0	78	7	0	12	31	0	0	1	0	5					134		0	0	0	
8:30 AM	0	0	57	11	0	9	35	0	0	4	0	8					124		11	0	9	
8:45 AM	0	0	61	10	0	19	33	0	0	3	0	6					132		8	0	3	
Count Total	0	0	527	64	0	117	231	0	0	16	0	58					1,013		30	0	24	
Peak Hour	0	0	276	41	0	68	137	0	0	10	0	28					560		19	0	10	

All Traffic Data Services Inc.
(303) 216-2439
www.alltrafficdata.net

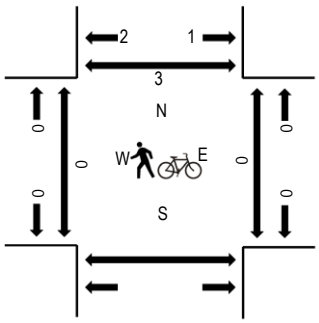
Location: 1 TRAVER TRAIL & HWY 6 PM
Date and Start Time: Wednesday, June 13, 2018
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 04:45 PM - 05:00 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



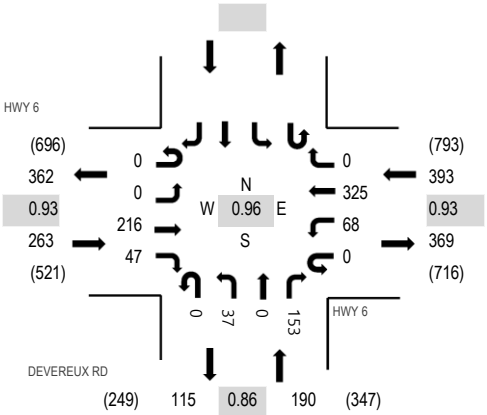
Traffic Counts

Interval Start Time	HWY 6 Eastbound				HWY 6 Westbound				Northbound				TRAVER TRAIL Southbound				Total	Rolling Hour	Pedestrain Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	4	66	0	1	0	74	9					0	5	0	3	162	619	0	0		0
4:15 PM	0	3	64	0	1	0	67	8					0	2	0	4	149	617	0	0		1
4:30 PM	0	3	45	0	0	0	78	5					0	8	0	3	142	633	2	0		0
4:45 PM	0	4	61	0	0	0	81	5					0	11	0	4	166	652	0	0		0
5:00 PM	0	6	52	0	1	0	87	6					0	5	0	3	160	648	0	0		0
5:15 PM	0	2	60	0	0	0	81	8					0	9	0	5	165		0	0		3
5:30 PM	0	3	59	0	0	0	81	10					0	4	0	4	161		0	0		0
5:45 PM	0	2	57	0	0	0	83	9					0	8	0	3	162		0	0		1
Count Total	0	27	464	0	3	0	632	60					0	52	0	29	1,267		2	0		5
Peak Hour	0	15	232	0	1	0	330	29					0	29	0	16	652		0	0		3

All Traffic Data Services Inc.
(303) 216-2439
www.alltrafficdata.net

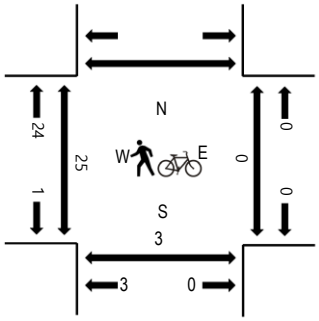
Location: 2 DEVEREUX RD & HWY 6 PM
Date and Start Time: Wednesday, June 13, 2018
Peak Hour: 04:45 PM - 05:45 PM
Peak 15-Minutes: 05:15 PM - 05:30 PM

Peak Hour - All Vehicles



Note: Total study counts contained in parentheses.

Peak Hour - Pedestrians/Bicycles on Crosswalk



Traffic Counts

Interval Start Time	HWY 6 Eastbound				HWY 6 Westbound				DEVEREUX RD Northbound				Southbound				Total	Rolling Hour	Pedestrain Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	60	11	0	23	77	0	0	7	0	28					206	819	0	0	5	
4:15 PM	0	0	55	12	0	27	68	0	0	8	0	29					199	814	8	0	0	
4:30 PM	0	0	45	10	0	22	76	0	0	7	0	38					198	835	9	0	3	
4:45 PM	0	0	59	12	0	20	83	0	0	5	0	37					216	846	16	0	0	
5:00 PM	0	0	43	16	0	11	81	0	0	12	0	38					201	842	0	0	2	
5:15 PM	0	0	60	9	0	18	77	0	0	11	0	45					220		1	0	0	
5:30 PM	0	0	54	10	0	19	84	0	0	9	0	33					209		4	0	0	
5:45 PM	0	0	57	8	0	21	86	0	0	5	0	35					212		1	0	0	
Count Total	0	0	433	88	0	161	632	0	0	64	0	283					1,661		39	0	10	
Peak Hour	0	0	216	47	0	68	325	0	0	37	0	153					846		21	0	2	

Study Name Iron Mountain Hot Spring
Start Date 09/29/2018
Start Time 10:00 AM
Site Code 2014-339.001
Location IMHS Entrance

Channel	Direction Outbound	Direction Inbound		
Direction	Southbound	Northbound	15-min Totals	60-min Totals
10:00 AM	3	13	16	62
10:15 AM	1	12	13	58
10:30 AM	5	12	17	69
10:45 AM	7	9	16	73
11:00 AM	1	11	12	69
11:15 AM	13	11	24	
11:30 AM	7	14	21	
11:45 AM	3	9	12	
Peak Hour	28	45	73	
2-hour Total	40	91		

Study Name Iron Mountain Hot Springs
Start Date 09/29/2018
Start Time 10:00 AM
Site Code 2014-339.001
Project
Type Road
Classification Totals

	Centennial Dr Southbound				Devereux - Westbound Westbound				Two Rivers Park Entrance Northbound				Devereux - Eastbound Eastbound						
Start Time	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	15-min Totals	60-min Totals	Truck/Bus %
10:00 AM	1	0	2	0	9	2	8	0	5	0	2	0	0	3	6	0	38	150	1.3%
10:15 AM	0	0	1	0	12	0	6	0	1	0	0	0	0	4	2	0	26	147	1.4%
10:30 AM	2	0	5	0	4	6	6	1	3	0	1	0	1	5	5	0	39	180	1.7%
10:45 AM	1	0	8	0	12	5	6	0	6	0	2	0	1	4	2	0	47	192	1.6%
11:00 AM	0	0	4	0	12	3	4	0	5	0	2	0	1	3	1	0	35	186	0.5%
11:15 AM	0	0	14	0	10	0	11	1	8	1	2	0	6	4	2	0	59		
11:30 AM	2	0	4	0	9	5	5	0	10	0	3	0	4	6	3	0	51		
11:45 AM	0	0	4	0	9	5	9	1	6	0	1	0	1	2	3	0	41		
12:00 PM																			
Peak Hour	3	0	30	0	43	13	26	1	29	1	9	0	12	17	8	0	192		

Study Name Iron Mountain Hot Springs
Start Date 09/29/2018
Start Time 10:00 AM
Site Code 2014-339.001
Project
Type Road
Classification Totals

	HWY-6- Northwest Bound Westbound				Devereux Rd Northbound				HWY-6-Southeast Bound Eastbound						
Start Time	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	15-min Totals	60-min Totals	Truck/Bus %
10:00 AM		47	25	0	10		3	0	12	40		0	137	626	2.1%
10:15 AM		61	22	0	9		1	0	9	50		0	152	674	2.2%
10:30 AM		61	24	0	14		1	0	9	61		0	170	732	2.0%
10:45 AM		42	27	0	15		12	0	15	56		0	167	736	1.9%
11:00 AM		67	25	0	17		1	0	13	62		0	185	752	2.3%
11:15 AM		69	30	0	29		2	0	16	64		0	210		
11:30 AM		58	23	0	15		5	0	15	58		0	174		
11:45 AM		64	32	0	19		4	1	11	52		0	183		
12:00 PM															
Peak Hour		258	110	0	80	0	12	1	55	236	0	0	752		

Study Name Iron Mtn Hot Springs
Start Date 02/06/2019
Start Time 4:00 PM
Site Code Devereux/US6
Project
Type Road
Classification Totals

	6th St (SB) Southbound				6th St (NB) Northbound				Devereux Rd Eastbound						
Start Time	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	15-min Totals	60-min Totals	Truck/Bus %
7:00 AM	1	45		0		18	5	0	4		4	0	77	595	5.2%
7:15 AM	12	74		0		33	5	0	6		1	0	131	673	3.7%
7:30 AM	5	101		0		42	13	0	9		1	0	171	690	3.0%
7:45 AM	14	126		0		47	16	0	9		4	0	216	632	3.3%
8:00 AM	10	82		0		38	12	0	12		1	0	155	544	4.8%
8:15 AM	6	89		0		34	12	0	5		2	0	148		
8:30 AM	6	67		0		29	6	0	4		1	0	113		
8:45 AM	4	67		0		34	15	0	6		2	0	128		4.0%
9:00 AM	0	0		0		0	0	0	0		0	0			
AM Peak Hour	35	398	0	0	0	161	53	0	35	0	8	0	690		
4:00 PM	0	49		0		61	13	0	13		6	0	142	658	3.2%
4:15 PM	5	33		0		91	10	0	20		4	0	163	722	2.6%
4:30 PM	3	56		0		88	12	0	17		5	0	181	715	2.0%
4:45 PM	5	45		0		82	17	0	20		3	0	172	702	2.6%
5:00 PM	4	54		0		92	17	0	34		5	0	206	701	2.7%
5:15 PM	3	48		0		70	9	0	25		1	0	156		
5:30 PM	1	41		0		91	16	0	14		5	0	168		
5:45 PM	4	59		0		72	13	0	18		5	0	171		2.6%
6:00 PM	0	0		0		0	0	0	0		0	0			
PM Peak Hour	17	188	0	0	0	353	56	0	91	0	17	0	722		

Study Name Iron Mtn Hot Springs
Start Date 02/06/2019
Start Time 4:00 PM
Site Code Centennial/Devereux
Project
Type Road
Classification Totals

	Centennial St Southbound				Devereux (WB) Westbound				Two Rivers Access Northbound				Devereux (EB) Eastbound						
Start Time	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	15-min Totals	60-min Totals	Truck/Bus %
7:00 AM	1	0	3	0	5	0	1	0	0	0	0	0	0	1	3	0	14	93	11.8%
7:15 AM	1	0	1	0	5	2	0	1	1	0	0	0	0	5	6	0	22	114	9.6%
7:30 AM	0	0	2	0	4	3	1	0	1	0	0	0	0	4	7	0	22	115	7.8%
7:45 AM	0	0	5	0	13	4	1	0	0	0	0	0	0	5	7	0	35	112	7.1%
8:00 AM	1	0	3	0	16	2	1	0	0	0	0	0	0	7	5	0	35	101	11.9%
8:15 AM	2	0	2	0	9	3	0	0	0	0	0	0	0	1	6	0	23		
8:30 AM	2	0	1	0	8	2	0	0	0	0	0	0	1	2	3	0	19		
8:45 AM	0	0	5	0	14	0	0	0	0	0	1	0	0	0	4	0	24		9.7%
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
AM Peak Hour	3	0	12	0	42	12	3	0	1	0	0	0	0	17	25	0	115		
4:00 PM	2	0	9	0	8	5	2	0	4	0	0	0	1	0	4	0	35	151	8.6%
4:15 PM	2	0	14	0	6	3	1	0	1	0	0	0	1	3	2	0	33	186	5.4%
4:30 PM	6	0	12	0	7	2	3	0	3	0	0	0	0	2	2	0	37	184	4.9%
4:45 PM	6	0	13	0	7	6	3	0	4	0	1	0	1	1	4	0	46	185	4.9%
5:00 PM	15	1	27	0	11	4	4	0	0	0	0	0	1	2	5	0	70	164	3.7%
5:15 PM	6	0	14	0	3	1	1	0	3	0	1	0	0	1	1	0	31		
5:30 PM	3	0	7	0	5	8	1	0	3	0	1	0	0	6	4	0	38		
5:45 PM	0	0	11	0	5	5	0	0	2	0	0	0	0	2	0	0	25		5.5%
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
PM Peak Hour	29	1	66	0	31	15	11	0	8	0	1	0	3	8	13	0	186		

Appendix G

CDOT Access Permit 314157

COLORADO
Department of Transportation
Transportation Systems
Management & Operations

Region 3 Traffic Section
222 S. Sixth St., Room 100
Grand Junction, Colorado 81501
(970) 683-6284 Fax:(970) 683-6290

February 10, 2015

Lee Barger
SGM, Inc.
118 West 6th, Suite 200
Glenwood Springs, CO 81601

RE: State Highway Access Permit No. 314157, Located on Highway 006, Milepost 0.0, in Garfield County.

Dear Permittee or Applicant:

The Colorado Department of Transportation (CDOT) has received your signed permit and application fee. A copy of the issued permit is enclosed. The next step in the CDOT access permitting process is for you (Applicant) to obtain a Notice to Proceed (NTP). ***Failure to obtain an approved Notice to Proceed prior to any construction will be a violation of the State Highway Access Code*** (2 CCR 601-1,"the Code") § 2.4.

Notice to Proceed Information

Well in advance of construction, the Applicant shall request a NTP in writing along with submitting other items, such as construction drawings, specifications, and other required documents to CDOT. The Applicant must submit a complete packet of this information to CDOT with their written request. If the Applicant chooses not to request the NTP, the permit expires pursuant to subsection 2.3(11)(d).

CDOT has seven days to determine if the NTP submittal is complete for review and then notify the applicant of any deficiencies. If complete, CDOT will review and comment on the submitted information within 30-days. If CDOT determines the information is unacceptable, missing, or in need of correction, the Applicant shall correct their submittal and resubmit the complete request for NTP.

Once resubmitted, CDOT will review the revised NTP documents within 10-days. If the revised documents are satisfactory, CDOT will issue a NTP. If further corrections are necessary, the cycle of submittal, review and comments will repeat itself until approval is granted and the NTP is issued.

The request for NTP shall include the following documents, along with any other items specified in the Terms and Conditions of your permit:

1) **Cover Letter Requesting a NTP** (include firm name, PE name and contact number)

2) **Traffic Control Plan (2 copies)**

The traffic control plan must be:

A. Consistent with CDOT Standard Plans Manual for Maintenance and Signing

B. Consistent with the MUTCD

C. Prepared by individual with American Traffic Safety Services Association (ATSSA) or Colorado Contractors Association certification – or sealed (stamped) by a Colorado registered professional engineer

D. Acceptable to CDOT prior to any construction within the right-of-way

E. Presented in a manner that provides a method of handling traffic (MHT) for each different phase of construction. The MHT will describe proposed construction phasing and will include dimensioned diagrams of work zone elements.

The final traffic control plan must be submitted a minimum of three working days in advance of construction. Such plans may be revised as necessary with CDOT concurrence.

3) Insurance Liability Certification

The Applicant or contractor shall be required to provide a comprehensive general liability and property damage insurance naming CDOT as an additional insured party, in the amounts of not less than $1,000,000 per occurrence and automobile liability insurance of $1,000,000 combined single limit bodily injury and property damage for each accident, during the period of access construction.

4) Complete Construction Plans

The Applicant shall provide two copies of 11" x 17" construction plans and specifications for the proposed improvements. The plans shall:

A. Address, as applicable, geometry, drainage, striping, signing, and signalization

B. Include, but not limited to, layout of the access, highway improvements, utility locations, present and proposed drainage, present and proposed right-of-way lines, present and proposed traffic control devices, and clear zone analysis

C. Sealed by a Colorado Professional Engineer in accordance with CRS 12-25-117

D. Conform to the requirement of the permit terms and conditions

E. If applicable, include the following statement on the cover page of the plans: "This design is in full compliance with Section 4 of the State Highway Access Code, 2 CCR 601-1 except for the following approved design waivers:"

Feel free to contact me with any questions you might have.

Respectfully,

Dan Roussin
Region 3 Access Manager

CC:Alex Karami, Staff Access Mgr. HQ
File

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT

ck # 1076

CDOT Permit No.	State Highway No/Mp/Side	Local Jurisdiction
314157	006 K / .000 / R	Glenwood Springs

Permit fee	Date of transmittal	Region/Section/Patrol
2101 $100.00	1/27/2015	3 / / 12-2 Alan Hayes

The Permittee(s);

Iron Mountain Hot Springs, LLC
Steve Beckley
51000 Two Rivers Plaza Road
Glenwood Springs, CO 81601
970-618-7127

Applicant:
SGM, Inc.
Lee Barger
118 West 6th, Suite 200
Glenwood Springs, CO 81601
970-945-1004

Ref No.: I

is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the issuing authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location: It is the start of SH 006K also known as Devereux Road.

Access to Provide Service to: (Land Use Code:) (Size or Count) (Units)
999 - City Street - Devereux Road

Additional Information:

MUNICIPALITY OR COUNTY APPROVAL
Required only when the appropriate local authority retains issuing authority.

Signature	Print Name	Title	Date

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Les Stanton 2K2 with the Colorado Department of Transportation in Grand Junction, Colorado at (970) 384-3357, at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

Permittee Signature	Print Name	Date
Kat Cooper, Manage	Madi Cooper	2/6/15
Iron Mountain Hot Springs LLC		

This permit is not valid until signed by a duly authorized representative of the Department.
COLORADO DEPARTMENT OF TRANSPORTATION

Signature	Print Name	Title	Date (of issue)
	Daniel Robertson	Permit Manager	2-10-15

Copy Distribution: Required: 1.Region 2.Applicant 3.Staff Access Section 4.Central Files
Make copies as necessary for: Local Authority MTCE Patrol Inspector Traffic Engineer

Previous editions are obsolete and may not be used

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.

2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.

3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.

4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4]

2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.

3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.

4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger

highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. The Permittee is responsible for obtaining any necessary additional Federal, State and/or City/County permits or clearances required for construction of the access. Issuance of this access permit does not constitute verification of the above required actions by the Permittee.

By accepting the permit, the permittee stipulates and agrees to fully protect, save, defend, indemnify, and hold harmless, to the extent allowed by law, the issuing Authority, and each of the Authority's directors, officers, employees, agents and representatives, from and against any and all claims, costs (including but not limited to all reasonable fees and charges of engineers, architects, attorneys, and other professionals or expert witnesses and all court or other dispute resolution costs directly incurred by reason of claims directly brought against the Authority), losses, damages, pre- or post-judgment interest, causes of action, suits, or liability of any nature whatsoever by reason of liability imposed due to Permittee's failure to obtain, or disregard of, any applicable federal, state or local environmental permits, approvals, authorizations, or clearances, or in meeting or complying with any applicable federal, state or local environmental law, regulation, condition or requirements in connection with any activities authorized by this Access Permit.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

TERMS AND CONDITIONS

1. This access is approved as constructed in accordance with Section 2.6(3) of the Access Code.
2. This permit replaces #300025 and all additional access permits that may be in existence for this intersection.
3. This permitted access is only for the use and purpose stated in the Application and Permit. This Permit is issued in accordance with the State Highway Access Code (2 CCR 601-1), and is based in part upon the information submitted by the Permittee. Any subsequent relocation, reconstruction, or modifications to the access or changes in the traffic volume or traffic nature using the access shall be requested for by means of a new application. Any changes causing non-compliance with the Access Code may render this permit void, requiring a new permit.
4. The traffic limitations listed on the face of this permit shall be adhered to. The traffic volumes are listed in Design Hourly Volume (DHV) trips or Average Daily Trips (ADT) where entering the site and returning counts as two trips.
5. The traffic volume for driveway is 205 DHV. This does include passenger car equivalents. The access is for Devereux Road and US 6K.
6. When signalization of the intersection becomes justified as per the Manual on Uniform Traffic Control Devices (MUTCD), the Permittee shall apply for a new access permit. Signal design, construction, installation, and operation shall be conducted in accordance with the State Highway Access Code (2 CCR 601-1) and the MUTCD. All cost associated with the installation of traffic signal for this access are the responsibility of the owner of the public road (Devereux Road). This includes but is not limited to the design, construction, utility relocation, testing of materials, and inspection.
7. The Permittee is responsible for obtaining any necessary additional Federal, State and/or City/County permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee. Permittee is also responsible for obtaining all necessary utility permits in addition to this access permit.
8. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repair such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

Appendix H

Turnkey Traffic Memo

TurnKey Consulting, LLC

2478 Patterson Road, Suite 18
Grand Junction, CO 81505
970-985-4001

MEMORANDUM

TO: Steve Beckley, Glenwood Caverns Adventure Park
FROM: Mark Bunnell, PE, PTOE
DATE: 12 April 2013
RE: Iron Mountain PUD – Initial Traffic Evaluation

This memo documents the initial traffic evaluation conducted for the Iron Mountain PUD (Project). The purpose of the initial traffic evaluation was to determine the highway/intersection improvements needed for the full Project build-out. A traffic impact study will be prepared at a later date. The sections below discuss the initial traffic evaluation.

Year 2035 Background Traffic Volumes

- Used CDOT traffic data to develop year 2035 background thru traffic volumes on SH-6.
- Refer to the Attachments to see the CDOT traffic data for SH-6.

Direction	Year 2011 *[from July 13, 2011 traffic count conducted by CDOT]*		Year 2035 *[forecasted using the CDOT 20 year factor of 1.27 (1.20% AGR)]*	
	AM	PM	AM	PM
Eastbound	387 vph	442 vph	516 vph	589 vph
Westbound	677 vph	754 vph	902 vph	1,004 vph

AGR – annual growth rate (based on annual compound growth formula)

- Used the CDOT 20 year factor of 1.27 (1.20% AGR) to forecast year 2035 traffic volumes on Devereux Rd and Traver Trail.

Year 2035 Project Traffic

The Project traffic was estimated using the following methodology:

- With the addition of the proposed Project, the maximum attendance capacity for the Glenwood Caverns Adventure Park (GCAP) is 300,000 people per year.
- Used year 2012 attendance numbers to forecast the peak day attendance in year 2035.
- Refer to the Attachments for more Project traffic details and calculations.

Year	GCAP Attendance (# of people)			Growth Factor *(Year 2012 to 2035)*
	Daily Average *(whole year)*	Peak Day *(single highest day)*	Yearly *(total)*	
2012	1,209	1,770 [1]	165,000	1.82
2035	2,199	3,218	300,000	

1 – August 4 (Saturday) was the highest attendance day in year 2012

Year 2035 Total Traffic (Background plus Project)

- Year 2035 total traffic consists of background traffic plus Project traffic.
- Refer to the Attachments for details and calculations for Year 2035 Total Traffic Volumes.

Year 2035 Total Traffic (Background Plus Project) **SH-6 & Devereux/Traver Trail**												
Peak Hour	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
AM	29	516	38	105	902	96	16	4	71	42	5	12
PM	23	589	19	58	1004	58	30	9	128	62	9	17

Turn Lane Warrants (per CDOT SHAC)

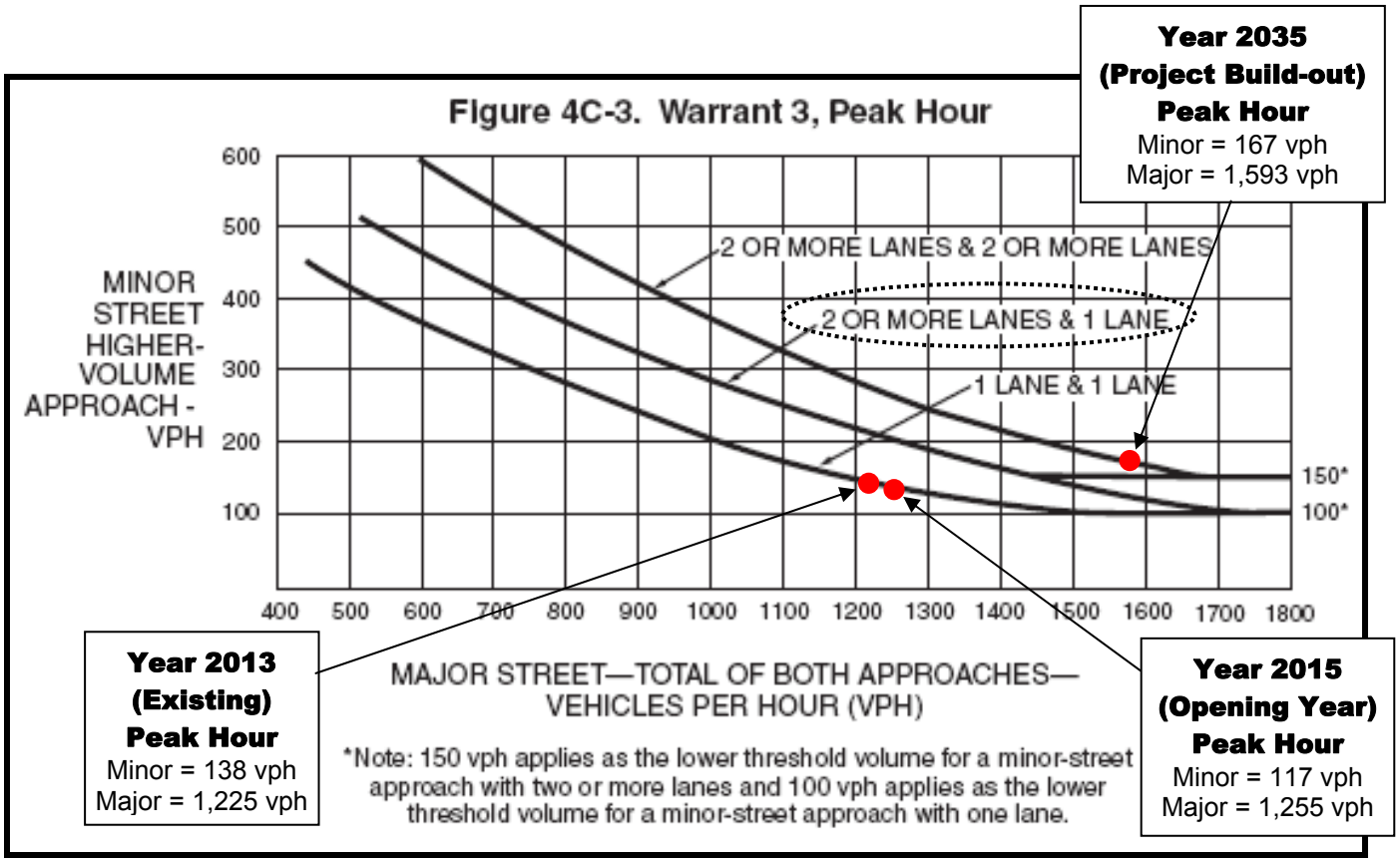
- Used the CDOT State Highway Access Code (SHAC) to determine which turn lanes are warranted based on traffic volumes.
- Speed limit on SH-6 changes just west of Traver Trail; used the following:
  - Eastbound direction – 40 mph
  - Westbound direction – 25 mph

CDOT Turn Lane Warrants *(NR-B Access Class, Speed Limit: EB = 40 mph, WB = 25 mph)*								
Turn Lane	Turn Lane Required IF DHV is greater than:	Year 2013 *(Existing)*		Year 2015 *(Opening Year)*		Year 2035 *(Project Build-out)*		Turn Lane Already Exists?
		DHV (vph)	Turn Lane Warranted	DHV (vph)	Turn Lane Warranted	DHV (vph)	Turn Lane Warranted	
Deceleration Lanes								
EB Left-turn	25	11	**NO**	19	**NO**	29	**YES**	**NO**
EB Right-turn	50	36	**NO**	26	**NO**	38	**NO**	**YES**
WB Left-turn	25	101	**YES**	74	**YES**	105	**YES**	**YES** [1]
WB Right-turn	50	27	**NO**	67	**YES**	96	**YES**	**YES** [1]
Acceleration Lanes								
NB to WB Left-turn	***Acceleration lanes are generally not required*** *for this access classification, unless it would provide a safety and/or operational benefit.*							**NO**
NB to EB Right-turn								**NO**
SB to EB Left-turn								**NO**
SB to WB Right-turn								**NO**

Note
DHV – Design Hour Volume (highest AM or PM peak hour volume)
1 – The existing turn lanes may need to be reconstructed to meet current CDOT standards

Signal Warrants (per MUTCD)

- Peak Hour signal warrant chart below from the Manual on Uniform Traffic Control Devices (MUTCD) shows the peak hour traffic volumes at the SH-6 & Devereux/Traver Trail intersection. Based on the three plotted points it is anticipated that a traffic signal would NOT be warranted (based on the Peak Hour signal warrant) until sometime around year 2025.



Year 2035 Traffic Analysis

- Used Synchro and SimTraffic traffic analysis software to analyze year 2035 traffic volumes for the intersection options listed in the table.
- Refer to the Attachments to see the Synchro and SimTraffic analysis output.

Year 2035 Traffic Analysis Results

(Year 2035 Total Traffic – Background Plus Project Traffic)

Option & Description	**LOS – Delay (sec)** AM Peak / PM Peak		
	Overall Intersection	Worst Movement *(All Mvmts)*	SH-6 Thru Mvmt *(worst case of EB or WB)*
<u># 1 – Existing Location</u> • Traver Trail & Devereux Rd remain in existing location • RT & LT deceleration lanes on SH-6 as required per CDOT requirements • Install traffic signals (2) at both intersections	B–14 / B–15	C–29 / C–34	B–19 / C–22
<u>#2 – Relocate Traver Trail</u> • Relocate Traver Trail to align with Devereux Rd • RT & LT deceleration lanes on SH-6 as required per CDOT requirements • Install traffic signal (1), which operates with Split Phasing on the side roads • No change to Devereux Rd or Traver Trail	C–26 / C–34	D–43 / D–47	C–31 / D–47
<u>#3 – Relocate & Widen Traver Trail and Restripe Devereux Rd</u> • Relocate Traver Trail to align with Devereux Rd • Widen Traver Trail for a left-turn lane and shared thru/right-turn lane (eliminates the signal Split Phasing) • Restripe Devereux Rd for a left-turn lane and shared thru/right-turn lane (eliminates the signal Split Phasing) • RT & LT deceleration lanes on SH-6 as required per CDOT requirements • Install traffic signal (1), which operates with standard phasing	B–15 / C–23	C–24 / C–31	B–17 / C–31

Conclusions & Recommendations

Turn Lanes on SH-6

- Per the CDOT SHAC, the turn lanes listed below are warranted on SH-6. Two of these lanes currently exist, but may need to be reconstructed to meet current CDOT standards.

    - EB left-turn deceleration lane [reaches warrant threshold sometime around yr 2025]
    - WB left-turn deceleration lane [exceeds warrant threshold now]
    - WB right-turn deceleration lane [exceeds warrant threshold opening year]

Signalization

- It is anticipated that a traffic signal would not be warranted and justified by CDOT until sometime around year 2025.

Intersection Alignment & Traffic Operations

- All three options shown in the previous table provide LOS D or better for all movements.
- Option 1 (Existing Location) operates better than the two relocation options (#2 & #3) because it operates as a three-phase signal instead of a standard four-phase signal.
- Offset intersections allow the northbound (Devereux Rd) and southbound (Traver Trail) traffic to utilize the same signal phase, rather than two phases (NB & SB left-turns followed by NB & SB thru movements) for a standard four-leg intersection.

Recommendations

- Discuss the three options with the City to determine the City's preference.
- Develop construction cost estimates for the three options.

Attachments

CDOT Traffic Data for SH-6

COLORADO DOT DEPARTMENT OF TRANSPORTATION **OTIS** Online Transportation Information System

Highway Data | **Traffic Data** | Data Catalog | Reports | Map View | Help

Traffic Data Explorer

Search by city / county

Search by highway segment

Select a route and begin and end ref points. You can select a route from the drop down list or click the pencil icon then click the map. You can enter the ref points into the text boxes or click the pencil icon then click the map.

Zoom to County (optional): select a county

CDOT Route Number: 006K | Find by Name

Begin Reference: 0

End Reference: 0.338

Count type: All

Search by traffic station

Stations | AADT | Future Traffic | ESAL

Found 1 stations. Click the magnifying glass icon in in front of a station to see count data below.

Export to Excel

	Route	Start	End	AADT	Year	Derivation	Single Unit	Combination Trucks	% Trucks	20 Year Factor	DHV	DVMT	DD
	006K	0	0.338	12,000	2011	Current Yr	620	140	6.4	1.27	9	3,900	62

ON SH 6, WEST ST W/O SH 82, GLENWOOD SPRINGS (Station Id: 100391)

Daily | Monthly Summaries

07/13/2011

View Entire Month

Export to Excel

Dir	0h	1h	2h	3h	4h	5h	6h	7h	8h	9h	10h	11h	12h	13h	14h	15h	16h	17h	18h	19h	20h	21h	22h	23h
P	28	7	7	14	17	80	231	279	373	298	285	329	387	325	320	318	372	442	365	309	312	422	196	52
S	42	14	13	15	12	81	219	369	490	456	482	588	677	620	581	597	628	754	751	618	476	467	254	84
C	70	21	20	29	29	161	450	648	863	754	767	917	1,064	945	901	915	1,000	1,196	1,116	927	788	889	450	136

P = Primary direction S = Secondary direction C = Combined traffic counts

- System Classification

Export to Excel

Route	Begin Ref	End Ref	Length	Access Control	Admin Class	Functional Class	NHS Designation	Special System
006K	0	0.338	0.325	NR-B: Non Rural Arterial	CDOT Highway	5 Major Collector	0 Not on NHS	NON-STRAHNET

Year 2035 Project Traffic – Calculations & Assumptions

- Used the traffic data collected on August 4, 2012 to forecast year 2035 traffic volumes. The August 4th data was collected or estimated hourly and included the items listed below.

    - Tram ridership
    - Available and occupied parking spaces
    - People arriving and leaving via vehicles or walking
    - Vehicles to the GCAP and hotel

Saturday, August 4, 2012 Trip Data *(Year 2012 Peak Day)*							
Trips		AM Peak Hour *(11 am to 12 pm)*			PM Peak Hour *(5 pm to 6 pm)*		
		GCAP	Hotel	Total	GCAP	Hotel	Total
In	Vehicles	95	0	95	39	12	51
	Pedestrians	86		86	35		35
Out	Vehicles	9	24	33	66	0	66
	Pedestrians	6		6	45		45

- Forecasted year 2035 trips In & Out using the 1.82 growth factor.
- Assumed that patrons arriving by vehicle would split 50/50 between:
    - Existing parking lot (275 parking spaces) & Tram at the Base, and
    - Proposed parking lot (260 parking spaces) & Funicular up at the Quarry.

Year 2035 Peak Day – Vehicles IN & OUT *(factor year 2012 peak day to year 2035 using 1.82 growth factor)*							
Vehicles	Total		Base / Quarry Split	Tram – Base		Funicular – Quarry	
	AM	PM		AM	PM	AM	PM
IN	173	93	50% / 50%	87	47	86	46
OUT	60	121		30	61	30	60

- Trip distribution percentages for year 2035 Project trips based on traffic counts collected during Spring break on March 26, 2013.

Trip Distribution Percentages *(Based on March 26, 2013 traffic counts)*						
Period	Inbound			Outbound		
	SH-6		Devereux	SH-6		Devereux
	EB	WB	NB	EB	WB	SB
AM	25%	70%	5%	70%	15%	15%
PM	20%	60%	20%	70%	15%	15%

Iron Mtn PUD

Traffic Volumes - Existing (2013), Opening Year (2015), and Project Build-out (2035)

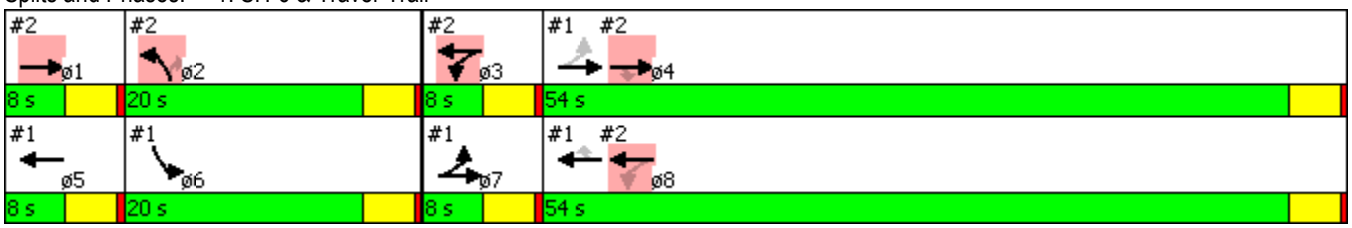
Condition			SH-6 & Devereux/Transfer Trail												Devereux & Two Rivers Plaza					
			Eastbound			Westbound			Northbound			Southbound			Eastbound		Northbound		Southbound	
			LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	RT	LT	Thru	Thru	RT
AM	Dist %	IN			25.0%	70.0%											5.0%			95.0%
		OUT							15.0%		70.0%				85.0%	15.0%				
	Project Trips				24	67			5		23				28	5	5			91
	Year 2013	Background	5	396	12	34	693	27	8		39	16		5				47	46	
		Total	5	396	36	101	693	27	13		62	16		5	28	5	5	47	46	91
PM	Dist %	IN			20.0%	60.0%											20.0%			80.0%
		OUT							15.0%		70.0%				85.0%	15.0%				
	Trips				10	31			10		46				56	10	10			41
	Year 2013	Background	11	453	7	24	772	23	16		66	15		6				82	31	
		Total	11	453	17	55	772	23	26		112	15		6	56	10	10	82	31	41
AM	Dist %	IN	12.5%		12.5%	35.0%		35.0%		2.5%							2.5%	2.5%		47.5%
		OUT							7.5%		35.0%	35.0%	7.5%	7.5%	42.5%	7.5%			7.5%	
	Project Trips		14		14	39		39	3	3	14	14	3	3	17	3	3	3	3	52
	Year 2015	Background	5	406	12	35	710	28	9		39	16		5				48	47	
		Total	19	406	26	74	710	67	12		53	30		8	17	3	3	51	50	52
PM	Dist %	IN	10.0%		10.0%	30.0%		30.0%		10.0%							10.0%	10.0%		40.0%
		OUT							7.5%		35.0%	35.0%	7.5%	7.5%	42.5%	7.5%			7.5%	
	Trips		6		6	18		18	6	6	27	27	6	6	33	6	6	6	6	24
	Year 2015	Background	11	464	8	24	791	24	16		68	15		6				84	32	
		Total	17	464	14	42	791	42	22		95	42		12	33	6	6	90	38	24
AM	Dist %	IN	12.5%		12.5%	35.0%		35.0%		2.5%							2.5%	2.5%		47.5%
		OUT							7.5%		35.0%	35.0%	7.5%	7.5%	42.5%	7.5%			7.5%	
	Project Trips		22		22	61		61	5	4	21	21	5	5	26	5	4	4	5	82
	Year 2035	Background	7	516	16	44	902	35	11		50	21		7				61	60	
		Total	29	516	38	105	902	96	16	4	71	42	5	12	26	5	4	65	65	82
PM	Dist %	IN	10.0%		10.0%	30.0%		30.0%		10.0%							10.0%	10.0%		40.0%
		OUT							7.5%		35.0%	35.0%	7.5%	7.5%	42.5%	7.5%			7.5%	
	Trips		9		9	28		28	9	9	42	42	9	9	51	9	9	9	9	37
	Year 2035	Background	14	589	10	30	1,004	30	21		86	20		8				107	40	
		Total	23	589	19	58	1004	58	30	9	128	62	9	17	51	9	9	116	49	37

Option #1
Existing Location

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR	ø1	ø2	ø3	ø4	ø5
Lane Configurations											
Volume (vph)	29	554	918	100	47	12					
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900					
Storage Length (ft)	150			100	0	0					
Storage Lanes	1			1	1	0					
Taper Length (ft)	25				25						
Right Turn on Red				Yes		Yes					
Link Speed (mph)		25	25		25						
Link Distance (ft)		1000	220		1000						
Travel Time (s)		27.3	6.0		27.3						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92					
Shared Lane Traffic (%)											
Turn Type	custom	NA	NA	custom	NA						
Protected Phases	7	4 7	8 5		6		1	2	3	4	5
Permitted Phases	4			8							
Detector Phase	7	4 7	8 5	8	6						
Switch Phase											
Minimum Initial (s)	4.0			4.0	4.0		4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	8.0			20.0	20.0		8.0	20.0	8.0	20.0	8.0
Total Split (s)	8.0			54.0	20.0		8.0	20.0	8.0	54.0	8.0
Total Split (%)	8.9%			60.0%	22.2%		9%	22%	9%	60%	9%
Yellow Time (s)	3.5			3.5	3.5		3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	0.5			0.5	0.5		0.5	0.5	0.5	0.5	0.5
Lost Time Adjust (s)	0.0			0.0	0.0						
Total Lost Time (s)	4.0			4.0	4.0						
Lead/Lag	Lead			Lag	Lag		Lead	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes	Yes	Yes	Yes
Recall Mode	None			None	Max		None	Max	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 90	
Natural Cycle: 90	
Control Type: Semi Act-Uncoord	

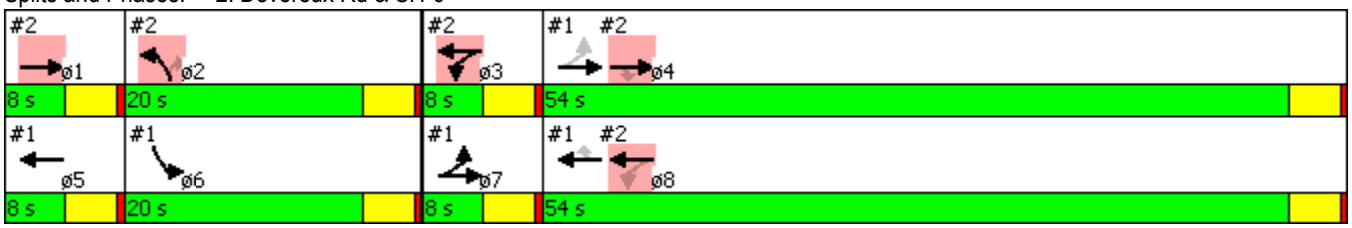
Splits and Phases: 1: SH-6 & Traver Trail

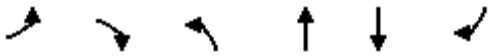


Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	ø1	ø5	ø6	ø7	ø8
Lane Configurations											
Volume (vph)	558	43	105	998	20	71					
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900					
Storage Length (ft)		0	165		0	25					
Storage Lanes		1	1		1	1					
Taper Length (ft)			85		75						
Right Turn on Red		Yes				Yes					
Link Speed (mph)	25			25	25						
Link Distance (ft)	220			1000	375						
Travel Time (s)	6.0			27.3	10.2						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92					
Shared Lane Traffic (%)											
Turn Type	NA	custom	custom	NA	NA	Perm					
Protected Phases	4 1		3	8 3	2		1	5	6	7	8
Permitted Phases		4	8			2					
Detector Phase	4 1	4	3	8 3	2	2					
Switch Phase											
Minimum Initial (s)		4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)		20.0	8.0		20.0	20.0	8.0	8.0	20.0	8.0	20.0
Total Split (s)		54.0	8.0		20.0	20.0	8.0	8.0	20.0	8.0	54.0
Total Split (%)		60.0%	8.9%		22.2%	22.2%	9%	9%	22%	9%	60%
Yellow Time (s)		3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)		0.5	0.5		0.5	0.5	0.5	0.5	0.5	0.5	0.5
Lost Time Adjust (s)		0.0	0.0		0.0	0.0					
Total Lost Time (s)		4.0	4.0		4.0	4.0					
Lead/Lag		Lag	Lead		Lag	Lag	Lead	Lead	Lag	Lead	Lag
Lead-Lag Optimize?		Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode		None	None		Max	Max	None	None	Max	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 90	
Natural Cycle: 90	
Control Type: Semi Act-Uncoord	

Splits and Phases: 2: Devereux Rd & SH-6





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	26	5	4	65	65	82
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Link Speed (mph)	25			25	25	
Link Distance (ft)	500			1000	375	
Travel Time (s)	13.6			27.3	10.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

1: Sh-6 & Traver Trail Performance by movement

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	28.7	9.3	3.5	1.9	27.5	19.3	6.6

2: Devereux Rd & Sh-6 Performance by movement

Movement	EBT	EBR	WBL	WBT	NBL	NBT	NBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	5.2	1.7	19.4	18.6	26.7	0.6	2.2	13.6

3: Devereux Rd & Two Rivers Plaza Rd Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.4	2.6	2.7	0.2	1.2	1.5	1.4

Total Network Performance

Denied Del/Veh (s)	0.9
Total Del/Veh (s)	22.9

Intersection: 1: Sh-6 & Traver Trail

Movement	EB	EB	EB	WB	WB	SB
Directions Served	L	T	T	T	R	LR
Maximum Queue (ft)	132	323	112	161	90	86
Average Queue (ft)	27	127	14	49	12	31
95th Queue (ft)	79	240	62	129	50	68
Link Distance (ft)		950		152		924
Upstream Blk Time (%)				0	0	
Queuing Penalty (veh)				3	0	
Storage Bay Dist (ft)	150		100		100	
Storage Blk Time (%)		11		2	0	
Queuing Penalty (veh)		32		2	0	

Intersection: 2: Devereux Rd & Sh-6

Movement	EB	WB	WB	NB	NB
Directions Served	T	L	T	L	R
Maximum Queue (ft)	166	250	657	55	64
Average Queue (ft)	66	92	319	16	9
95th Queue (ft)	147	241	561	45	40
Link Distance (ft)	152		950	307	
Upstream Blk Time (%)	1				
Queuing Penalty (veh)	2				
Storage Bay Dist (ft)		165			25
Storage Blk Time (%)			20	13	1
Queuing Penalty (veh)			21	9	0

Intersection: 3: Devereux Rd & Two Rivers Plaza Rd

Movement	EB	NB	SB
Directions Served	LR	LT	R
Maximum Queue (ft)	46	26	4
Average Queue (ft)	16	2	0
95th Queue (ft)	37	14	3
Link Distance (ft)	430	950	307
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

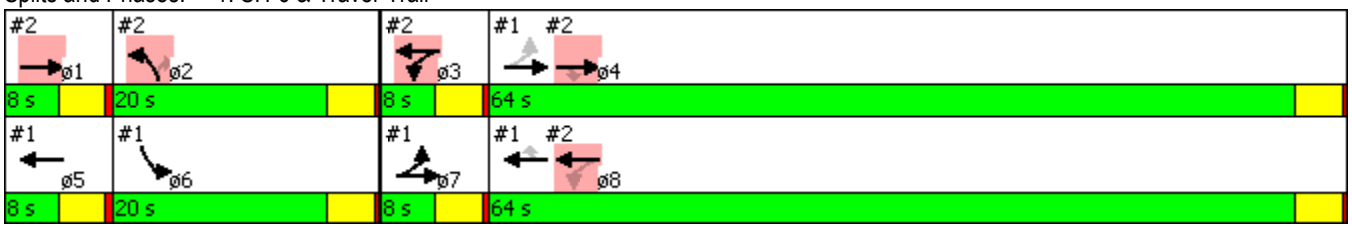
Network Summary

Network wide Queuing Penalty: 69

Lane Group	EBL	EBT	WBT	WBR	SBL	SBR	ø1	ø2	ø3	ø4	ø5
Lane Configurations											
Volume (vph)	23	608	1034	67	71	17					
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900					
Storage Length (ft)	150			100	0	0					
Storage Lanes	1			1	1	0					
Taper Length (ft)	25				25						
Right Turn on Red				Yes		Yes					
Link Speed (mph)		25	25		25						
Link Distance (ft)		1000	220		1000						
Travel Time (s)		27.3	6.0		27.3						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92					
Shared Lane Traffic (%)											
Turn Type	custom	NA	NA	custom	NA						
Protected Phases	7	4 7	8 5		6		1	2	3	4	5
Permitted Phases	4			8							
Detector Phase	7	4 7	8 5	8	6						
Switch Phase											
Minimum Initial (s)	4.0			4.0	4.0		4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	8.0			20.0	20.0		8.0	20.0	8.0	20.0	8.0
Total Split (s)	8.0			64.0	20.0		8.0	20.0	8.0	64.0	8.0
Total Split (%)	8.0%			64.0%	20.0%		8%	20%	8%	64%	8%
Yellow Time (s)	3.5			3.5	3.5		3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	0.5			0.5	0.5		0.5	0.5	0.5	0.5	0.5
Lost Time Adjust (s)	0.0			0.0	0.0						
Total Lost Time (s)	4.0			4.0	4.0						
Lead/Lag	Lead			Lag	Lag		Lead	Lag	Lead	Lag	Lead
Lead-Lag Optimize?	Yes			Yes	Yes		Yes	Yes	Yes	Yes	Yes
Recall Mode	None			None	Max		None	Max	None	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 100	
Actuated Cycle Length: 100	
Natural Cycle: 90	
Control Type: Semi Act-Uncoord	

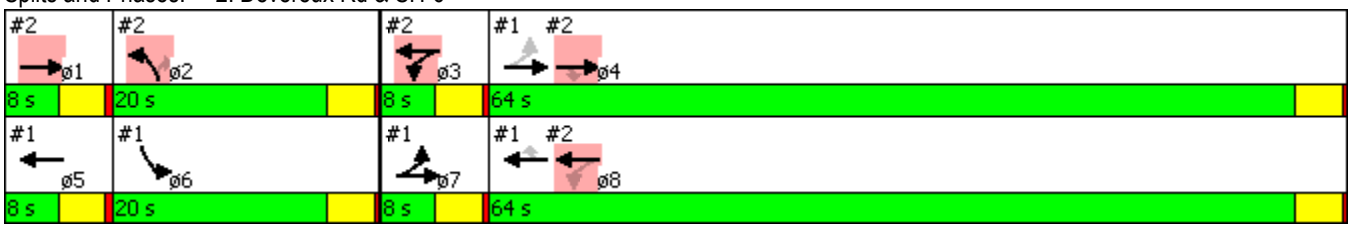
Splits and Phases: 1: SH-6 & Traver Trail

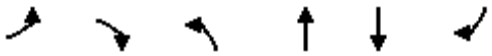


Lane Group	EBT	EBR	WBL	WBT	NBL	NBR	ø1	ø5	ø6	ø7	ø8
Lane Configurations											
Volume (vph)	651	28	58	1062	39	128					
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900					
Storage Length (ft)		0	165		0	25					
Storage Lanes		1	1		1	1					
Taper Length (ft)			85		75						
Right Turn on Red		Yes				Yes					
Link Speed (mph)	25			25	25						
Link Distance (ft)	220			1000	375						
Travel Time (s)	6.0			27.3	10.2						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92					
Shared Lane Traffic (%)											
Turn Type	NA	custom	custom	NA	NA	Perm					
Protected Phases	4 1		3	8 3	2		1	5	6	7	8
Permitted Phases		4	8			2					
Detector Phase	4 1	4	3	8 3	2	2					
Switch Phase											
Minimum Initial (s)		4.0	4.0		4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)		20.0	8.0		20.0	20.0	8.0	8.0	20.0	8.0	20.0
Total Split (s)		64.0	8.0		20.0	20.0	8.0	8.0	20.0	8.0	64.0
Total Split (%)		64.0%	8.0%		20.0%	20.0%	8%	8%	20%	8%	64%
Yellow Time (s)		3.5	3.5		3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)		0.5	0.5		0.5	0.5	0.5	0.5	0.5	0.5	0.5
Lost Time Adjust (s)		0.0	0.0		0.0	0.0					
Total Lost Time (s)		4.0	4.0		4.0	4.0					
Lead/Lag		Lag	Lead		Lag	Lag	Lead	Lead	Lag	Lead	Lag
Lead-Lag Optimize?		Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode		None	None		Max	Max	None	None	Max	None	None

Intersection Summary	
Area Type:	Other
Cycle Length: 100	
Actuated Cycle Length: 100	
Natural Cycle: 90	
Control Type: Semi Act-Uncoord	

Splits and Phases: 2: Devereux Rd & SH-6





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	51	9	6	116	49	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Link Speed (mph)	25			25	25	
Link Distance (ft)	500			1000	375	
Travel Time (s)	13.6			27.3	10.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

1: SH-6 & Traver Trail Performance by movement

Movement	EBL	EBT	WBT	WBR	SBL	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	31.0	9.6	3.9	1.8	34.3	27.9	7.5

2: Devereux Rd & SH-6 Performance by movement

Movement	EBT	EBR	WBL	WBT	NBL	NBT	NBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	5.8	1.6	23.5	21.7	32.8	0.2	4.4	15.3

3: Devereux Rd & Two Rivers Plaza Rd Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.7	2.4	2.1	0.3	1.3	1.5	1.6

Total Network Performance

Denied Del/Veh (s)	1.1
Total Del/Veh (s)	26.1

Intersection: 1: SH-6 & Traver Trail

Movement	EB	EB	EB	WB	WB	SB
Directions Served	L	T	T	T	R	LR
Maximum Queue (ft)	95	332	127	166	97	124
Average Queue (ft)	21	140	12	67	10	49
95th Queue (ft)	68	254	65	156	51	98
Link Distance (ft)		950		152		924
Upstream Blk Time (%)				1	0	
Queuing Penalty (veh)				9	0	
Storage Bay Dist (ft)	150		100		100	
Storage Blk Time (%)		12		4		
Queuing Penalty (veh)		41		2		

Intersection: 2: Devereux Rd & SH-6

Movement	EB	WB	WB	B203	NB	NB
Directions Served	T	L	T	T	L	R
Maximum Queue (ft)	167	249	794	30	103	98
Average Queue (ft)	96	57	386	2	30	36
95th Queue (ft)	183	185	701	26	76	87
Link Distance (ft)	152		950	72	307	
Upstream Blk Time (%)	2		1	1		
Queuing Penalty (veh)	5		0	0		
Storage Bay Dist (ft)		165				25
Storage Blk Time (%)			22		22	4
Queuing Penalty (veh)			13		28	2

Intersection: 3: Devereux Rd & Two Rivers Plaza Rd

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	57	12
Average Queue (ft)	22	1
95th Queue (ft)	43	10
Link Distance (ft)	430	950
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

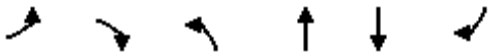
Option #2
Relocate Traver Trail

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	29	516	38	105	902	96	16	4	71	42	5	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		300	165		150	0		25	0		0
Storage Lanes	1		1	1		1	0		1	0		0
Taper Length (ft)	25			85			75			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		25			25			25			25	
Link Distance (ft)		1220			1000			375			1000	
Travel Time (s)		33.3			27.3			10.2			27.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)												
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split	NA	Perm	Split	NA	
Protected Phases	7	4		3	8		2	2		6	6	
Permitted Phases	4		4	8		8			2			
Detector Phase	7	4	4	3	8	8	2	2	2	6	6	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	8.0	20.0	20.0	8.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	
Total Split (s)	8.0	70.0	70.0	10.0	72.0	72.0	20.0	20.0	20.0	20.0	20.0	
Total Split (%)	6.7%	58.3%	58.3%	8.3%	60.0%	60.0%	16.7%	16.7%	16.7%	16.7%	16.7%	
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0		4.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes						
Recall Mode	None	None	None	None	None	None	Max	Max	Max	Max	Max	

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 110.8
Natural Cycle: 100
Control Type: Semi Act-Uncoord

Splits and Phases: 2: Devereux Rd/Traver Trail & SH-6



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	26	5	4	65	65	82
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Link Speed (mph)	25			25	25	
Link Distance (ft)	500			1000	375	
Travel Time (s)	13.6			27.3	10.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

2: Devereux Rd/Traver Trail & SH-6 Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	30.6	17.9	3.1	31.7	31.0	22.7	42.7	26.1	2.9	38.7	31.4	29.7

2: Devereux Rd/Traver Trail & SH-6 Performance by movement

Movement	All
Denied Del/Veh (s)	0.0
Total Del/Veh (s)	25.6

3: Devereux Rd & Two Rivers Plaza Rd Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.2	2.6	2.5	0.2	1.5	1.8	1.6

Total Network Performance

Denied Del/Veh (s)	1.0
Total Del/Veh (s)	29.8

Intersection: 2: Devereux Rd/Traver Trail & SH-6

Movement	EB	EB	EB	WB	WB	WB	B203	NB	NB	SB
Directions Served	L	T	R	L	T	R	T	LT	R	LTR
Maximum Queue (ft)	162	395	96	250	927	175	35	72	66	96
Average Queue (ft)	31	192	4	107	505	72	3	19	12	37
95th Queue (ft)	101	316	64	268	862	194	31	54	45	79
Link Distance (ft)		1164			944		72	307		924
Upstream Blk Time (%)					1		1			
Queuing Penalty (veh)					0		0			
Storage Bay Dist (ft)	150		300	165		150			25	
Storage Blk Time (%)		13	0	0	31	0		18	1	
Queuing Penalty (veh)		9	0	0	61	0		13	0	

Intersection: 3: Devereux Rd & Two Rivers Plaza Rd

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	40	15
Average Queue (ft)	15	1
95th Queue (ft)	35	8
Link Distance (ft)	431	950
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

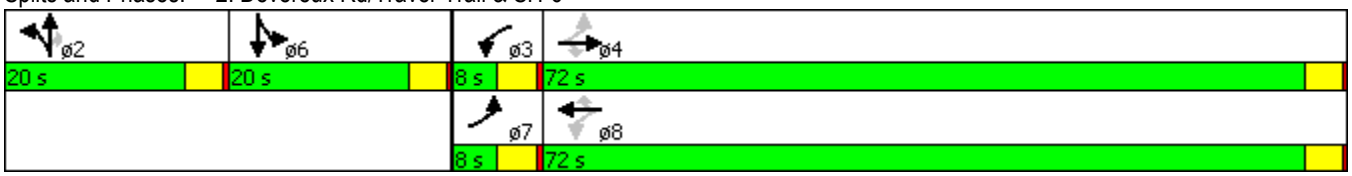
Network wide Queuing Penalty: 84

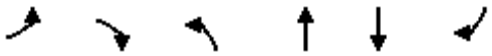
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	23	589	19	58	1004	58	30	9	128	62	9	17
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		300	165		150	0		25	0		0
Storage Lanes	1		1	1		1	0		1	0		0
Taper Length (ft)	25			85			75			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		25			25			25			25	
Link Distance (ft)		1220			1000			375			1000	
Travel Time (s)		33.3			27.3			10.2			27.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)												
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Split	NA	Perm	Split	NA	
Protected Phases	7	4		3	8		2	2		6	6	
Permitted Phases	4		4	8		8			2			
Detector Phase	7	4	4	3	8	8	2	2	2	6	6	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
Minimum Split (s)	8.0	20.0	20.0	8.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	
Total Split (s)	8.0	72.0	72.0	8.0	72.0	72.0	20.0	20.0	20.0	20.0	20.0	
Total Split (%)	6.7%	60.0%	60.0%	6.7%	60.0%	60.0%	16.7%	16.7%	16.7%	16.7%	16.7%	
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	
All-Red Time (s)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0		4.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag						
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes						
Recall Mode	None	None	None	None	None	None	Max	Max	Max	Max	Max	

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 116.8
Natural Cycle: 120
Control Type: Semi Act-Uncoord

Splits and Phases: 2: Devereux Rd/Traver Trail & SH-6





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	51	9	9	116	49	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Link Speed (mph)	25			25	25	
Link Distance (ft)	500			1000	375	
Travel Time (s)	13.6			27.3	10.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

2: Devereux Rd/Traver Trail & SH-6 Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	36.3	16.8	3.0	46.5	46.5	37.8	40.7	38.6	8.1	40.1	36.2	28.6

2: Devereux Rd/Traver Trail & SH-6 Performance by movement

Movement	All
Denied Del/Veh (s)	0.0
Total Del/Veh (s)	33.9

3: Devereux Rd & Two Rivers Plaza Rd Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.9	2.7	1.9	0.4	1.6	1.5	1.7

Total Network Performance

Denied Del/Veh (s)	7.6
Total Del/Veh (s)	39.2

Intersection: 2: Devereux Rd/Traver Trail & SH-6

Movement	EB	EB	EB	WB	WB	WB	B203	NB	NB	SB
Directions Served	L	T	R	L	T	R	T	LT	R	LTR
Maximum Queue (ft)	164	379	64	250	978	175	65	136	97	133
Average Queue (ft)	31	212	2	73	692	52	29	39	40	53
95th Queue (ft)	105	343	45	222	1146	169	102	104	94	105
Link Distance (ft)		1164			944		72	307		924
Upstream Blk Time (%)					14		13	0		
Queuing Penalty (veh)					0		0	0		
Storage Bay Dist (ft)	150		300	165		150			25	
Storage Blk Time (%)		16	0		34	0		32	8	
Queuing Penalty (veh)		7	0		39	0		41	3	

Intersection: 3: Devereux Rd & Two Rivers Plaza Rd

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	50	20
Average Queue (ft)	22	1
95th Queue (ft)	42	10
Link Distance (ft)	431	950
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

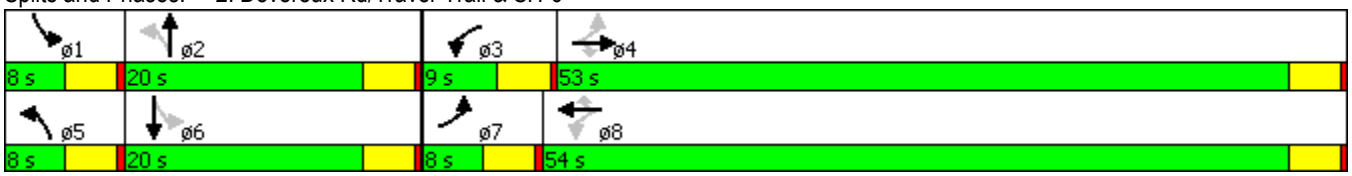
Network wide Queuing Penalty: 91

Option #3
Relocate & Widen Traver Trail and Restripe Devereux Rd

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	29	516	38	105	902	96	16	4	71	42	5	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		300	165		150	100		0	50		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	25			85			75			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		25			25			25			25	
Link Distance (ft)		1220			1000			375			1000	
Travel Time (s)		33.3			27.3			10.2			27.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)												
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2			6		
Detector Phase	7	4	4	3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0	
Minimum Split (s)	8.0	20.0	20.0	8.0	20.0	20.0	8.0	20.0		8.0	20.0	
Total Split (s)	8.0	53.0	53.0	9.0	54.0	54.0	8.0	20.0		8.0	20.0	
Total Split (%)	8.9%	58.9%	58.9%	10.0%	60.0%	60.0%	8.9%	22.2%		8.9%	22.2%	
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5		0.5	0.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None	None	None	Max		None	Max	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 78.8	
Natural Cycle: 90	
Control Type: Semi Act-Uncoord	

Splits and Phases: 2: Devereux Rd/Traver Trail & SH-6



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	26	5	4	65	65	82
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			100
Storage Lanes	1	0	0			1
Taper Length (ft)	25		25			
Link Speed (mph)	25			25	25	
Link Distance (ft)	500			1000	375	
Travel Time (s)	13.6			27.3	10.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

2: Devereux Rd/Traver Trail & SH-6 Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	23.4	13.1	2.6	18.0	17.3	11.2	20.1	17.0	7.9	23.8	19.7	13.1

2: Devereux Rd/Traver Trail & SH-6 Performance by movement

Movement	All
Denied Del/Veh (s)	0.0
Total Del/Veh (s)	15.4

3: Devereux Rd & Two Rivers Plaza Rd Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.2	2.6	2.6	0.2	2.0	2.4	1.9

Total Network Performance

Denied Del/Veh (s)	0.9
Total Del/Veh (s)	19.4

Intersection: 2: Devereux Rd/Traver Trail & SH-6

Movement	EB	EB	EB	WB	WB	WB	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	L	TR	L	TR
Maximum Queue (ft)	108	327	105	250	610	175	39	74	59	44
Average Queue (ft)	25	151	4	75	297	66	12	33	23	10
95th Queue (ft)	74	265	56	204	520	183	37	62	53	33
Link Distance (ft)		1158			938			307		925
Upstream Blk Time (%)										
Queuing Penalty (veh)										
Storage Bay Dist (ft)	150		300	165		150	100		50	
Storage Blk Time (%)		7	0		18	0		0	5	0
Queuing Penalty (veh)		5	0		37	0		0	1	0

Intersection: 3: Devereux Rd & Two Rivers Plaza Rd

Movement	EB	NB	SB
Directions Served	LR	LT	R
Maximum Queue (ft)	37	18	2
Average Queue (ft)	15	1	0
95th Queue (ft)	34	9	2
Link Distance (ft)	425	950	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			100
Storage Blk Time (%)			
Queuing Penalty (veh)			

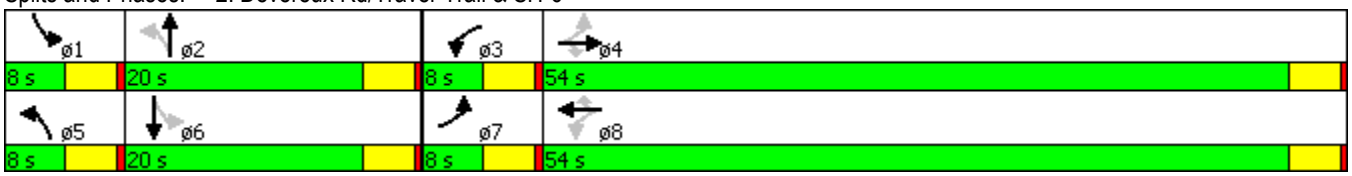
Network Summary

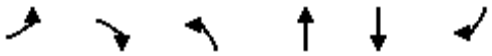
Network wide Queuing Penalty: 43

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	23	589	19	58	1004	58	30	9	128	62	9	17
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	150		300	165		150	100		0	50		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	25			85			75			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		25			25			25			25	
Link Distance (ft)		1220			1000			375			1000	
Travel Time (s)		33.3			27.3			10.2			27.3	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)												
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2			6		
Detector Phase	7	4	4	3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0	
Minimum Split (s)	8.0	20.0	20.0	8.0	20.0	20.0	8.0	20.0		8.0	20.0	
Total Split (s)	8.0	54.0	54.0	8.0	54.0	54.0	8.0	20.0		8.0	20.0	
Total Split (%)	8.9%	60.0%	60.0%	8.9%	60.0%	60.0%	8.9%	22.2%		8.9%	22.2%	
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5		0.5	0.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Recall Mode	None	None	None	None	None	None	None	Max		None	Max	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 83.6	
Natural Cycle: 90	
Control Type: Semi Act-Uncoord	

Splits and Phases: 2: Devereux Rd/Traver Trail & SH-6





Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (vph)	51	9	9	116	49	37
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0	0			100
Storage Lanes	1	0	0			1
Taper Length (ft)	25		25			
Link Speed (mph)	25			25	25	
Link Distance (ft)	500			1000	375	
Travel Time (s)	13.6			27.3	10.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Shared Lane Traffic (%)						
Sign Control	Stop			Free	Free	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

2: Devereux Rd/Traver Trail & SH-6 Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	25.1	13.0	2.6	29.8	30.5	22.2	22.7	24.3	10.9	24.9	20.7	14.9

2: Devereux Rd/Traver Trail & SH-6 Performance by movement

Movement	All
Denied Del/Veh (s)	0.0
Total Del/Veh (s)	23.0

3: Devereux Rd & Two Rivers Plaza Rd Performance by movement

Movement	EBL	EBR	NBL	NBT	SBT	SBR	All
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	0.0	0.1	0.0
Total Del/Veh (s)	4.9	2.6	2.0	0.3	1.9	1.8	1.8

Total Network Performance

Denied Del/Veh (s)	1.7
Total Del/Veh (s)	27.3

Intersection: 2: Devereux Rd/Traver Trail & SH-6

Movement	EB	EB	EB	WB	WB	WB	B203	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	T	L	TR	L	TR
Maximum Queue (ft)	159	360	32	250	876	175	37	88	126	68	82
Average Queue (ft)	24	173	1	72	473	49	10	23	55	31	16
95th Queue (ft)	81	290	32	219	912	160	59	62	100	61	51
Link Distance (ft)		1158			938		72		307		925
Upstream Blk Time (%)					4		4				
Queuing Penalty (veh)					0		0				
Storage Bay Dist (ft)	150		300	165		150		100		50	
Storage Blk Time (%)		9			27	0		0	1	8	0
Queuing Penalty (veh)		4			31	0		0	0	2	0

Intersection: 3: Devereux Rd & Two Rivers Plaza Rd

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	50	20
Average Queue (ft)	22	1
95th Queue (ft)	42	10
Link Distance (ft)	425	950
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 38

Exhibit D
Karp Neu Hanlon letter
Centennial Street dedication did not occur

And

Quit Claim Deed to CDOT
From
City of Glenwood Springs

Karp.Neu.Hanlon PC
ATTORNEYS AT LAW
www.mountainlawfirm.com

Glenwood Springs – Main Office
201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602

Aspen
323 W. Main Street
Suite 301
Aspen, CO 81611

Montrose
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Suite 224
Montrose, CO 81402

Karl J. Hanlon
Partner/Shareholder

kjh@mountainlawfirm.com
Office: (970) 945-2261
Direct: (970) 928-2125
Fax: (970) 945-7336
Direct Mail to Glenwood Springs

May 8, 2019

Sent via email
Tim Woodmansee
Colorado Department of Transportation
222 South 6th Street, Room 317
Grand Junction, CO 81501-2769
tim.woodmansee@state.co.us

Chad Barsness
The Barsness Law Firm, P.C.
1607 Grand Ave., Suite 24
Glenwood Springs, CO 8160
Chad@barsnesslaw.com

Re: North Glenwood Center Final Plat – Centennial Street

Dear Tim and Chad

After having reviewed all of the relevant information related to the North Glenwood Center Final Plat recorded at Reception No. 271331, it appears the Plat mistakenly platted Centennial Street on a portion of CDOT property. CDOT was not a party to that dedication nor did they sign the Plat. As a result, the dedication of Centennial Street did not occur legally. Accordingly, it appears the simplest step for the City to resolve this is to issue a quit claim deed for the area purportedly encumbered on the plat to CDOT. This should remove any cloud of title that may have occurred.

Should you have any questions please do not hesitate to contact me.

Very truly yours,

KARP NEU HANLON, P.C.

Karl J. Hanlon

KJH:app
cc: Matthew Langhorst
Jennifer Ooton

Commonwealth Title Company of Garfield County, Inc.

127 E. 5th Street
Rifle, CO 81650
Phone (970) 625-3300 / Fax (970) 625-3305

1322 Grand Avenue
Glenwood Springs, CO 81601
Phone (970) 945-4444 / Fax (970) 945-4449

Date: March 18, 2019

File No. 1901032-1

Property Address. , Glenwood Springs

Colorado Department of Transportation
222 S. 6th Street, Room 317
Grand Junction, CO 81501
Attn: Patrice Campbell
Email: patrice.campbell@state.co.us

Closing Contacts

Glenwood Springs office - 970-945-4444

Linda Gabossi - linda@cwtrifle.com
Connie Rose Robertson - connie@cwtrifle.com

Rifle office - 970-625-3300

Denna Conwell - denna@cwtrifle.com
Patti Reich - patti@cwtrifle.com

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Montrose, CO 81402

Karl J. Hanlon
Partner/Shareholder

kjh@mountainlawfirm.com
Office: (970) 945-2261
Direct: (970) 928-2125
Fax: (970) 945-7336
Direct Mail to Glenwood Springs

May 8, 2019

Sent via email
Tim Woodmansee
Colorado Department of Transportation
222 South 6th Street, Room 317
Grand Junction, CO 81501-2769
tim.woodmansee@state.co.us

Chad Barsness
The Barsness Law Firm, P.C.
1607 Grand Ave., Suite 24
Glenwood Springs, CO 8160
Chad@barsnesslaw.com

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Patti Reich - patti@cwtrifle.com

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

File No. 1901032-1

1. **Effective Date: March 11, 2019 at 7:59 AM**

2. Policy or Policies to be issued:

(a) ALTA OWNER POLICY (ALTA 6-17-06) **N/A**

Proposed Insured:

(b) ALTA LOAN POLICY (ALTA 6-17-06)

Proposed Insured:

3. The Estate or interest in the land described or referred to in the Commitment and covered herein is Fee Simple and is at the effective date hereof vested in:

State Highway Commission of Colorado, a body corporate, for the use and benefit of the Department of Highways of the State of Colorado

4. The land referred to in this Commitment is situated in the County of Garfield, State of Colorado and described as follows:

See Attached Exhibit "A"

TITLE CHARGES

Owner's Policy Standard Coverage **$550.00**

COUNTERSIGNED: Patrick P. Burwell
Authorized Officer or Agent

Valid Only if Schedule B and Cover Are Attached

American Land Title Association
Schedule A
(Rev'd 6-06)

Issuing Agent:
Commonwealth Title Company of Garfield County, Inc.
127 East 5th Street Rifle, CO 81650

File No. 1901032-1

EXHIBIT "A"

A part of tract or parcel of land No. "A" (Book 809 Page 998) of the State Department of Highways, Division of Highways, State of Colorado, Project No. 03-02-06, in Lot 6 and 7, Section 9, Township 6 South, Range 89 West of the Sixth P.M., in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the North right of way line of Access road "M" (Book 876 Page 608-610) from which the North Quarter corner of said Section 9 bears North 51°17'35" East a distance of 1584.78 feet;

1. Thence South 43°21'30" East along said right of way line, a distance of 18.40 feet;
2. Thence along said right of way line along the arc of a curve to the right having a radius of 313.10 feet, a distance of 36.20 feet, (the chord of said arc bears South 84°24'00" West, a distance of 36.20 feet);
3. Thence along said right of way line South 87°43'00" West, a distance of 322.00 feet;
4. Thence North 40°51'00" West along the Westerly line of parcel described in Book 809 at Page 997 Garfield County Records, a distance of 44.90 feet;
5. Thence along said Westerly line along the arc of a curve to the right having a radius of 1120.90 feet, a distance of 390.00 feet, (the chord of said arc bears North 30°52'59" West, a distance of 388.00 feet);
6. Thence North 20°55'00" West a distance of 70.20 feet to the Northerly line of said parcel.
7. Thence along said Northerly line North 39°06'30" East a distance of 160.23 feet;
8. Thence South 43°21'30" East along I-70 R.O.W line a distance of 724.99 feet to the Point of Beginning.

SCHEDULE B - SECTION 1

The Following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded to the office of the Clerk and Recorder of the County in which said property is located.

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   This is an informational only commitment and no policy will be issued hereunder.

5. Receipt of satisfactory Improvement Survey Plat certified to the Company (i) prepared from an on-the-ground inspection by a registered land surveyor licensed in the State of Colorado; (ii) currently dated, showing the location of the Property and all improvements, fences, easements, roads, rights-of-way and encroachments or other matters identified in Schedule B - Section 2 of this Commitment, to the extent such matters are capable of being shown, (iii) containing a legal description of the boundaries of the Property by metes and bounds or other appropriate legal description; and (iv) meeting the criteria of Colorado Revised Statute 38-51-102(9), as amended, for an Improvement Survey Plat.

DISCLOSURES

Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph F provides: "Whenever a title entity provides the closing and settlement service that is in conjunction with the issuance of an owner's policy of title insurance, it shall update the title commitment from the date of issuance to be as reasonably close to the time of closing as permitted by the real estate records. Such update shall include all impairments of record at the time of closing or as close thereto as permitted by the real estate records. The title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all undisclosed matters that appear of record prior to the time of closing." Provided Commonwealth Title Insurance Company of Garfield County, Inc. conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued. This Notice is required by Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph G.

Pursuant to Colorado Division of Insurance Regulation 8-1-2, notice is hereby given that affirmative mechanic's lien protection for the prospective insured owner may be available upon compliance with the following conditions:
A. The land described in Schedule A of this Commitment must be a single family residence, which includes a condominium or townhouse unit. B. No labor or materials may have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months. C. The Company must receive appropriate affidavits indemnifying the Company against all unfiled mechanic's and materialmen's liens. D. Any deviation from conditions A through C above is subject to such additional requirements or information as the Company may deem necessary; or, at its option, the Company may refuse to delete the exception. No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay. Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph M.

Pursuant to Colorado Division of Insurance Regulation 8-1-3, notice is hereby given of the availability of a Closing Protection Letter which may, upon request, be provided to certain parties to the transaction.

Pursuant to C.R.S. §10-11-122, notice is hereby given that:
A) The subject real property may be located in a special taxing district; B) A Certificate of Taxes Due listing each taxing jurisdiction may be obtained from the County Treasurer's authorized agent; C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor; and D) The company will not issue its policy of policies of title insurance contemplated by the commitment until it has been provided a Certificate of Taxes due from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary

C.R.S. §30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform.

Pursuant to C.R.S. §10-11-123, notice is hereby given:
This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.
A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

If the transaction includes a sale of the property and the price exceeds $100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. §39-22-604.5 (Nonresident withholding).

Pursuant to C.R.S. §38-35-125(2), no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right. Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph J. "**Good Funds Law"**

C.R.S. §39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee and Section 38-35-109 (2) of the Colorado Revised Statutes, 1973, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.

File No. 1901032-1

SCHEDULE B - SECTION 2

Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

1. Rights or claims of parties in possession not shown by the Public records.

2. Easements, or claims of easements, not shown by the public records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts, which a correct survey and inspection of the premises would disclose, and which are not shown by the public records.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.

7. Any lien or charge on account of the inclusion of subject property in an improvement district.

8. Any and all water rights, claims, or title to water, whether or not the matters excepted are shown by the public record.

9. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted and a right of way for ditches or canals as constructed by the authority of the United States, as reserved in United States Patent recorded February 10, 1892 as Reception No. 13534 and July 1, 1893 as Reception No. 16047.

10. Reservation of all coal, oil, gas and other hydrocarbons and all clay and other valuable minerals in instrument recorded February 8, 1972 as Reception No. 252528 and any and all assignments thereof or interests therein.

11. Terms and conditions set forth in Lease and Agreement recorded April 15, 1976 in Book 494 at Page 319; Agreement recorded July 31, 1991 in Book 809 at Page 992, Assignment of Lease recorded August 19, 1991 in Book 811 at Page 592 and re-recorded September 11, 1991 in Book 813 at Page 69, Assignment of Leasehold interest recorded February 11, 2000 in Book 1172 at Page 819 and in Book 1172 at Page 844.

12. Easements, rights of way, encroachments, fences and all matters shown on the Glenwood Maintenance Site Boundary and ROW Survey prepared October 1, 2005

13. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof and the date on which all of the Schedule B, Part 1-Requirements are met.

NOTE: EXCEPTION(S) N/A WILL NOT APPEAR IN THE POLICY TO BE ISSUED HEREUNDER.

The Owner's Policy of Title Insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B - Section 2, the following items:
(1) The Deed of Trust, if any, required under Schedule B - Section 1. (2) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof. (3) any and all unpaid taxes, assessments and unredeemed tax sales.

NOTE: The policy (s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

American Land Title Association Commitment
Schedule B - Section 2
Form 1004-12

COMMONWEALTH TITLE COMPANY PRIVACY POLICY

We Are Committed to Safeguarding Customer Information
In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability
This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information
Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers
Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

RECORDED AT 8:40 O'CLOCK A.M. JUL 31 1991
REC # 425929 MILDRED ALSDORF, COUNTY CLERK

BOOK 809 PAGE 992

DOH 75-126
A/C 115-228

A G R E E M E N T

THIS AGREEMENT made and entered into this 21st day of January, 1975, by and between the STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, hereinafter called the "Division," and REDSTONE CORPORATION, a subsidiary of Mid-Continent Coal and Coke Company, hereinafter called "Redstone," P. O. Drawer 790, Glenwood Springs, Colorado,

W I T N E S S E T H:

WHEREAS, the Division is desirous of obtaining and relocating in a new engineering building; Redstone is desirous of obtaining land, a lease for parking area, and an access easement to an adjacent tract called the "Gamba Tract,"

THEREFORE, in consideration of the premises and the mutual covenants herein contained, it is agreed that the following acts and things will be done and performed by the parties hereto or those acting under or by their direction, to-wit:

1. The Division will:

(a) Provide Title Insurance and a Quit Claim Deed for 2.554 acres of land to Redstone, which land is described as Parcel No. A on Exhibit "A" attached hereto and by reference incorporated herein.

(b) Grant a 99-year lease for the parking of vehicles and utility and roadway purposes on or under Parcels B and F, shown on Exhibit "C" attached hereto to serve the remaining Division land, Parcel C on Exhibit "A", and to serve Parcels C, D and E, shown on Exhibit "C" attached hereto and by reference incorporated herein, the parking area to be subject to the conditions and terms hereinafter stated.

2. Redstone will:

(a) Furnish all engineering services for site preparations, landscaping, water and sewer system as required on Parcels B and C, Exhibit "A".

3500

(b) Provide drainage structures and grade Parcels B and C in accordance with plan and drawing of Eldorado Engineering, initialed by the parties and entitled "Drainage and Grading Plan," attached hereto as Exhibit "B".

(c) Construct the office building for the Division in accordance with plans and specifications prepared by W. J. Otorowski, Architect, which plans and specifications have been initialed and dated by the parties and are identified as "Division Office Plans," These plans and specifications may be changed by direction of the Division, provided additional cost is not imposed upon Redstone thereby. The building will be constructed by the contractor submitting the lowest responsible bid, with bid procedures and award to be subject to approval by the Division's designated representative. Redstone will pay $60,000.00 toward the cost of architect's and engineer's services on the building and the construction thereof, and the Division will pay the balance up to $107,000.00. Should such costs, including bid price on the office building, exceed $167,000.00, the project will not proceed until additional funds to equal the cost shall be made available.

(d) The drainage and grading required under Paragraph 2.(b) above shall be completed within 9 months from the date hereof, and contract for construction of the building shall be let within 3 months from the date hereof with completion provided for within 8 months thereafter.

(e) Redstone will, within 9 months after award of contract for the office building, pave the entrance roadway and that part of the parking area designated as "Phase I" in Exhibit "B". At the same time Redstone will landscape, stripe, and light the completed portion of the parking lot, and from that time will provide for perpetual maintenance of all of Parcel B including landscaping, striping, and lighting. Redstone will determine when the remaining portion of the parking lot (Parcel

B) will be developed, and will be responsible for paving, striping, landscaping, and lighting once that full development has been determined to be necessary.

3. Upon completion by Redstone of the drainage and grading work specified in Paragraph 2.(b) above, and upon Redstone providing evidence of having expended the $60,000.00 required under Paragraph 2.(c) above, then Division will convey Tract A to Redstone as provided under Paragraph 1.(a) above. At the same time Division will execute the lease agreements provided for under Paragraph 1.(b) above. The lease shall be for joint use, and the parking lot shall be for joint use by visitors and/or employees at the Division's office building and for occupants or visitors to Redstone's development on Parcel C (Tract A), Parcel D and Parcel E as shown on Exhibit "C" attached hereto.

4. Redstone does hereby agree to indemnify and save harmless the Division from any and all claims which may be brought against the Division by materialmen, suppliers, or contractors, arising out of and in connection with the construction herein contemplated, and Redstone does further agree to indemnify and save harmless the Division from any and all claims which may be brought against the Division resulting from the negligence of Redstone or its contractor or contractors during the construction of the office building and other facilities specified in this contract.

5. All contracts for construction shall be approved by the Division before construction may proceed.

6. This contract shall be payable from State Highway Supplementary Fund (2001).

7. THIS AGREEMENT shall not be deemed valid until approved by the Controller of the State of Colorado, or such assistant as he may designate.

8. Financial obligations of the State payable after the current fiscal year are contingent upon funds for that purpose being

appropriated, budgeted and otherwise made available.

IN WITNESS WHEREOF, the parties hereto have caused the foregoing Agreement to be executed the day and year first above written.

STATE OF COLORADO
RICHARD D. LAMM
Governor

STATE DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS

ATTEST:

CHAS. E. SHUMATE
EXECUTIVE DIRECTOR

By _____ 2/10/75

APPROVED:
ROBERT J. SCOTT
State Controller

By _____

APPROVED:
J. D. MACFARLANE
Attorney General

By _____
Assistant Solicitor General

ATTEST:

REDSTONE CORPORATION

_____
Secretary

By _____
President

Exhibit A

PARCEL

TO BE DEEDED

TO

PARCEL NO. A

FOR

PROJ. NO. 03-02-06
DIVISION OF HIGHWAYS
PROPERTY GLENWOOD SPRINGS

DESCRIPTION

A tract or parcel of land NO. A of the State Department of Highways, Division of Highways, State of Colorado, Project No. 03-02-06 containing 2.554 acres, more or less, in Lot 7 of Section 9, Township 6 South, Range 89 West, of the Sixth Principal Meridian, in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point from which the NW corner, Sec. 9 bears N. 48° 51' W. a distance of 1,077.0 feet;

1. Thence S. 20° 55' E. along the southerly R.O.W. line of an access road a distance of 37.9 feet;

2. Thence continuing along said R.O.W. line along the arc of a curve to the left having a radius of 1170.9 feet, a distance of 407.4 feet (the chord of this arc bears S. 30° 53' E. a distance of 405.3 feet).

3. Thence continuing along said R.O.W. line S. 40° 51' E. a distance of 5.1 feet to the westerly R.O.W. line of Access Road "M";

4. Thence along said westerly R.O.W. line S 87° 43' W. a distance of 458.1 feet to the centerline of the Colorado River;

5. Thence N. 23° 39' W. along the centerline of the Colorado River a distance of 143.2 feet;

6. Thence N. 46° 38' 30" E. a distance of 399.3 feet, more or less, to the point of beginning.

The above described parcel contains 2.554 acres, more or less.

EASEMENT

TO BE DEEDED

TO

PARCEL NO. B
STA.

FOR

PROJ. NO. 03-02-06
DIVISION OF HIGHWAYS
PROPERTY GLENWOOD SPRINGS

DESCRIPTION

A tract or parcel of land No. B of the State Department of Highways, Division of Highways, State of Colorado, Project No. 03-02-06 containing 1.983 acres, more or less, in lot 7 of Section 9, Township 6 South, Range 89 West, of the Sixth Principal Meridian, in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point from which the NW corner of Sec. 9 bears N. 64° 32' 30" W. a distance of 1104.5 feet;

1. Thence S. 50° 53' 30" E. a distance of 46.2 feet;
2. Thence S. 39° 06' 30" W. a distance of 119.5 feet;
3. Thence S. 30° 34' E. a distance of 570.0 feet to the westerly R.O.W. line of Access Road "H";
4. Thence S. 87° 43' W. along said westerly R.O.W. line a distance of 148.0 feet;
5. Thence N. 40° 51' W. along the northerly R.O.W. line of an access road a distance of 44.9 feet;
6. Thence continuing along said R.O.W. line along the arc of a curve to the right having a radius of 1120.9 feet, a distance of 390.0 feet (the chord of this arc bears N. 30° 53' W. a distance of 388.0 feet);
7. Thence continuing along said R.O.W. line N. 20° 55' W. a distance of 70.2 feet;
8. Thence N. 39° 06' 30" E. a distance of 239.6 feet, more or less, to the point of beginning.

The above described parcel contains 1.983 acres, more or less.

For the purpose of a parking area.

PARCEL

TO BE DEEDED

TO

PARCEL NO. C

FOR

PROJ. NO. 03-02-06
DIVISION OF HIGHWAYS
PROPERTY GLENWOOD SPRINGS

DESCRIPTION

A tract or parcel of land No. C of the Department of Highways, Division of Highways, State of Colorado, Project No. 03-02-06 containing 4.658 acres, more or less, in Lot 6 and Lot 7 of Section 9, Township 6 South, Range 89 West, of the Sixth Principal Meridian, in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point from which the NW Corner, Sec. 9 bears N. 64° 32' 30" W. a distance of 1104.5 feet;

1. Thence N. 39° 06' 30" E. a distance of 107.5 feet to the South R.O.W. line of S.H. I-70 (April 1974);

2. Thence along the south R.O.W. of S.H. I-70 (April 1974) along the arc of a curve to the left having a radius of 5829.6 feet, a distance of 183.5 feet (the chord of this arc bears S. 42° 29' E. a distance of 183.5 feet);

3. Thence continuing along the south R.O.W. line of S.H. I-70 (April 1974) S. 43° 23' E. a distance of 624.5 feet to the westerly R.O.W. line of Access Road "M";

4. Thence along said westerly R.O.W. line S. 46° 37' W. a distance of 4.9 feet;

5. Thence continuing along said westerly R.O.W. line along the arc of a curve to the right having a radius of 298.1 feet, a distance of 189.8 feet (the chord of this arc bears S. 64° 51' W. a distance of 187.2 feet);

6. Thence continuing along said westerly R.O.W. line S. 43° 21' 30" E. a distance of 18.4 feet;

7. Thence continuing along said westerly R.O.W. line along the arc of a curve to the right having a radius of 313.10 feet, a distance of 36.2 feet (the chord of this arc bears S. 84° 24' W. a distance of 36.2 feet);

8. Thence continuing along said westerly R.O.W. line S. 87° 43' W. a distance of 174.0 feet;

9. Thence N. 30° 34' W. a distance of 570.0 feet;

10. Thence N. 39° 06' 30" E. a distance of 119.5 feet;

11. Thence N. 50° 53' 30" W. a distance of 46.2 feet, more or less, to the point of beginning.

The above described parcel contains 4.658 acres, more or less.

Recorded at 4:10 o'clock A M., SEP 27 1993
Reception No. 452965 Recorder. Mildred Wedorf BOOK 0876 PAGE 607

QUIT CLAIM DEED

SEP 27 1993
State Doc. Fee
$ exp

THIS DEED, Made this 1st day of September, 19 93,
between DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

of the City and *County of Denver and State of Colorado, grantor(s), and CITY OF GLENWOOD SPRINGS, a Municipal Corporation

whose legal address is 806 Cooper Ave., Glenwood Springs, CO 81601

of the County of Garfield and State of Colorado, grantee(s),

WITNESSETH, That the grantor(s), for and in consideration of the sum of
Ten Dollars and other good and valuable consideration ($10.00) ~~DOLLARS~~
the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents do es remise, release, sell, convey and QUIT CLAIM unto the grantee(s), its heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of Garfield and State of Colorado, described as follows:

See Attached Exhibit "A" dated August 25, 1993 for Proj. No. I 70-1(8)113 Sec.2
Parcel No. 69-X

AFTER RECORDING PLEASE MAIL TO:
Colorado Department of Transportation
4201 E. Arkansas Avenue, Room 291
Denver, Colorado 80222
ATTENTION: Right of Way Section

also known by street and number as:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), its heirs and assigns forever.

IN WITNESS WHEREOF, The grantor(s) has executed this deed on the date set forth above.

Timothy J. Harris
TIMOTHY J. HARRIS, Chief Clerk

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO
By Robert L. Clevenger
ROBERT L. CLEVENGER, Chief Engineer

STATE OF COLORADO,
City and County
County of Denver } ss.

The foregoing instrument was acknowledged before me this 1st day of September, 19 93,
by Robert L. Clevenger, Chief Engineer and Timothy J. Harris, Chief Clerk for the Department of Transportation, State of Colorado.

My commission expires 10-3, 1996. Witness my hand and official seal.

Peggy A Lacy
Notary Public
4201 E. Arkansas Ave., Denver 80222

*If in Denver, insert "City and."

EXHIBIT "A"
PROJECT NO. I 70-1(8)113 SEC 2
PARCEL NO. 69-X

AUGUST 25, 1993

A tract or parcel of land No. 69-X of the Department of Transportation, State of Colorado, Project No. I 70-1(8)113, Sec.2 containing 4.945 acres, more or less, in Government Lots 6 and 7 of Section 9, Township 6 South, Range 89 West, of the Sixth Principal Meridian, in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the northerly right of way line of Access Road "M" (CDOT Proj. I 70-1(8)113 Sec. 2) from which the NW corner of said Section 9, T. 6 S., R. 89 W., 6th P.M. bears N. 64° 57′ 00" W. a distance of 1,254.70 feet;

1. Thence N. 87° 43′ 00" E. a distance of 873.90 feet;

2. Thence along the arc of a curve to the left having a radius of 313.10 feet a distance of 36.20 feet (the chord of this arc bears N. 84° 24′ 00" E. a distance of 36.18 feet);

3. Thence N. 43° 21′ 30" W. a distance of 18.40 feet;

4. Thence along the arc of a curve to the left having a radius of 298.10 feet a distance of 189.80 feet (the chord of this arc bears N. 64° 51′ 00" E. a distance of 186.61 feet);

5. Thence N. 46° 37′ 00" E. a distance of 354.60 feet;

6. Thence along the arc of a curve to the right having a radius of 776.20 feet a distance of 274.10 feet (the chord of this arc bears N. 56° 44′ 00" E. a distance of 272.68 feet);

7. Thence N. 66° 51′ 00" E. a distance of 100.60 feet;

8. Thence along the arc of a curve to the left having a radius of 79.70 feet a distance of 58.20 feet (the chord of this arc bears N. 45° 56′ 00" E. a distance of 56.92 feet);

9. Thence N. 25° 01′ 30" E. a distance of .60 feet to a point on the southerly right of way line of S.H. 6 (March 1993);

10. Thence S. 64° 58′ 30" E. continuing along said right of way line a distance of 60.00 feet;

11. Thence continuing along said right of way line along the arc of a curve to the right having a radius of 543.00 feet a distance of 162.40 feet (the chord of this arc bears S. 56° 24′ 30" E. a distance of 161.80 feet);

12. Thence S. 17° 43′ 00" W. a distance of 51.40 feet;

13. Thence along the arc of a curve to the left having a radius of 291.10 feet a distance of 203.90 feet (the chord of this arc bears S. 87° 39′ 00" W. a distance of 199.76 feet);

14. Thence S. 67° 35′ 00" W. a distance of 100.00 feet;

15. Thence along the arc of a curve to the left having a radius of 267.90 feet a distance of 163.90 feet (the chord of this arc bears S. 50° 03′ 30" W. a distance of 161.36 feet);

-continued-

AFTER RECORDING PLEASE MAIL TO:
Colorado Department of Transportation
4201 E. Arkansas Avenue, Room 291
Denver, Colorado 80222
ATTENTION: Right of Way Section

16. Thence S. 85° 55′ 30" W. a distance of 37.10 feet;

17. Thence S. 46° 37′ 00" W. a distance of 354.60 feet;

18. Thence along the arc of a curve to the right having a radius of 418.10 feet a distance of 183.10 feet (the chord of this arc bears S. 59° 09′ 30" W. a distance of 181.64 feet);

19. Thence N. 43° 21′ 30" W. a distance of 16.60 feet;

20. Thence along the arc of a curve to the right having a radius of 403.10 feet a distance of 105.60 feet (the chord of this arc bears S. 80° 12′ 30" W. a distance of 105.30 feet);

21. Thence S. 87° 43′ 00" W. a distance of 838.70 feet;

22. Thence N. 23° 38′ 34" W. a distance of 96.61 feet, more or less, to the point of beginning.

The above described parcel contains 4.945 acres, more or less, of which 4.945 acres are in the right of way of the present road.

Subject to all existing easements and existing utilities as constructed over, under and across this parcel.

Excepting from the above described parcel a tract or parcel across the right of way for the arterial lanes of I-70 containing 0.551 acres, more or less, in Government Lot 6 of Section 9, Township 6 South, Range 89 West of the Sixth Principal Meridian in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point from which the NW corner of said Section 9 bears N. 79° 47′ 58" W. a distance of 2,241.13 feet;

1. Thence N. 46° 37′ 00" E. a distance of 200.00 feet;

2. Thence S. 43° 23′ 00" E. a distance of 119.94 feet;

3. Thence S. 46° 37′ 00" W. a distance of 200.00 feet;

4. Thence N. 43° 23′ 00" W. a distance of 119.94 feet;

The above described parcel contains 0.551 acres, more or less.

The above described parcel is conveyed for roadway purposes. Should this parcel ever be used for purposes other than roadway purposes, title shall immediately revert back to the Department of Transportation, State of Colorado.

_____

For and on Behalf of the
Department of Transportation
Larry Baughman
Region 3
222 South 6th St. Rm 317
Grand Junction, CO 81501-2769

AFTER RECORDING PLEASE MAIL TO:
Colorado Department of Transportation
4201 E. Arkansas Avenue, Room 291
Denver, Colorado 80222
ATTENTION: Right of Way Section

RES.NO. TC-204

WHEREAS, pursuant to section 7 of Article XI of the Colorado Constitution, CRS 43-1-106, as amended and 29-1-203, the Division of Highways, n/k/a Department of Transportation acquired certain properties in conjunction with Project Number I 70-1(8)113 Section 2, for the purpose of access for a maintenance site; and

WHEREAS, pursuant to CRS 43-1-106, as amended, 23 USC 315, 49 CFR 1.48, 23 CFR 1.32 and 23 CFR 620.2, the Department of Transportation has declared through Robert L. Clevenger, Chief Engineer, that

a. Parcel Number 69-X will not be needed for federal aid highway purposes in the foreseeable future.

b. Parcel Number 69-X is not suitable for retention in order to restore, preserve or improve the scenic beauty adjacent to the highway consistent with the intent of 23 USC 319 and PL 89-285.

and, therefore, Parcel Number 69-X is eligible to be relinquished to the City of Glenwood Springs for use as a city street; and

WHEREAS, the Transportation Commission hereby concurs with the Chief Engineer that Parcel Number 69-X as shown on Exhibits A and B (as contained in the official agenda) may be relinquished to the City of Glenwood Springs for inclusion into the Glenwood Springs street system.

NOW THEREFORE BE IT RESOLVED, that the Department of Transportation is authorized to relinquish Parcel 69-X to the City of Glenwood Springs, subject to acceptance of said street by the city. Title will be transferred by quit claim deed with a reverter clause, such that if the parcel ceases to be used as a city street, the parcel shall revert to the Department of Transportation.

I hereby certify that this Resolution Number TC-204 is a true and exact copy of the resolution as adopted by the Transportation Commission of Colorado on July 15, 1993.

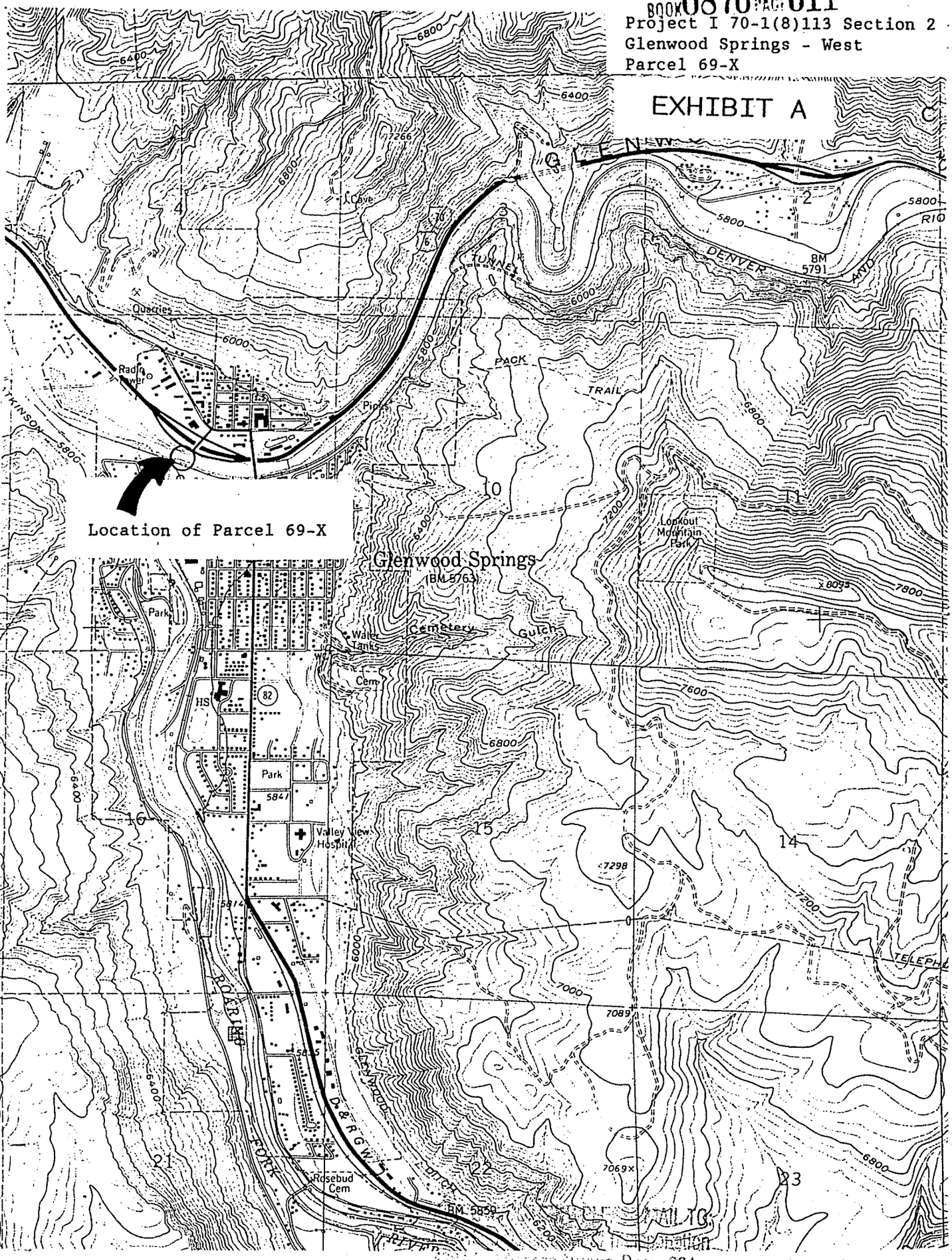
GLENN VAAD, Secretary
TRANSPORTATION COMMISSION OF COLORADO
September 9, 1993

AFTER RECORDING PLEASE MAIL TO:
Colorado Department of Transportation
4201 E. Arkansas Ave. Rm. 291
Denver, Colorado 80222
ATTENTION: Right of Way Section

BOOK 0876 PAGE 611

Project I 70-1(8)113 Section 2
Glenwood Springs - West
Parcel 69-X

EXHIBIT A



Portion of USGS Glenwood Springs 7½' quad
Scale 1:24,000

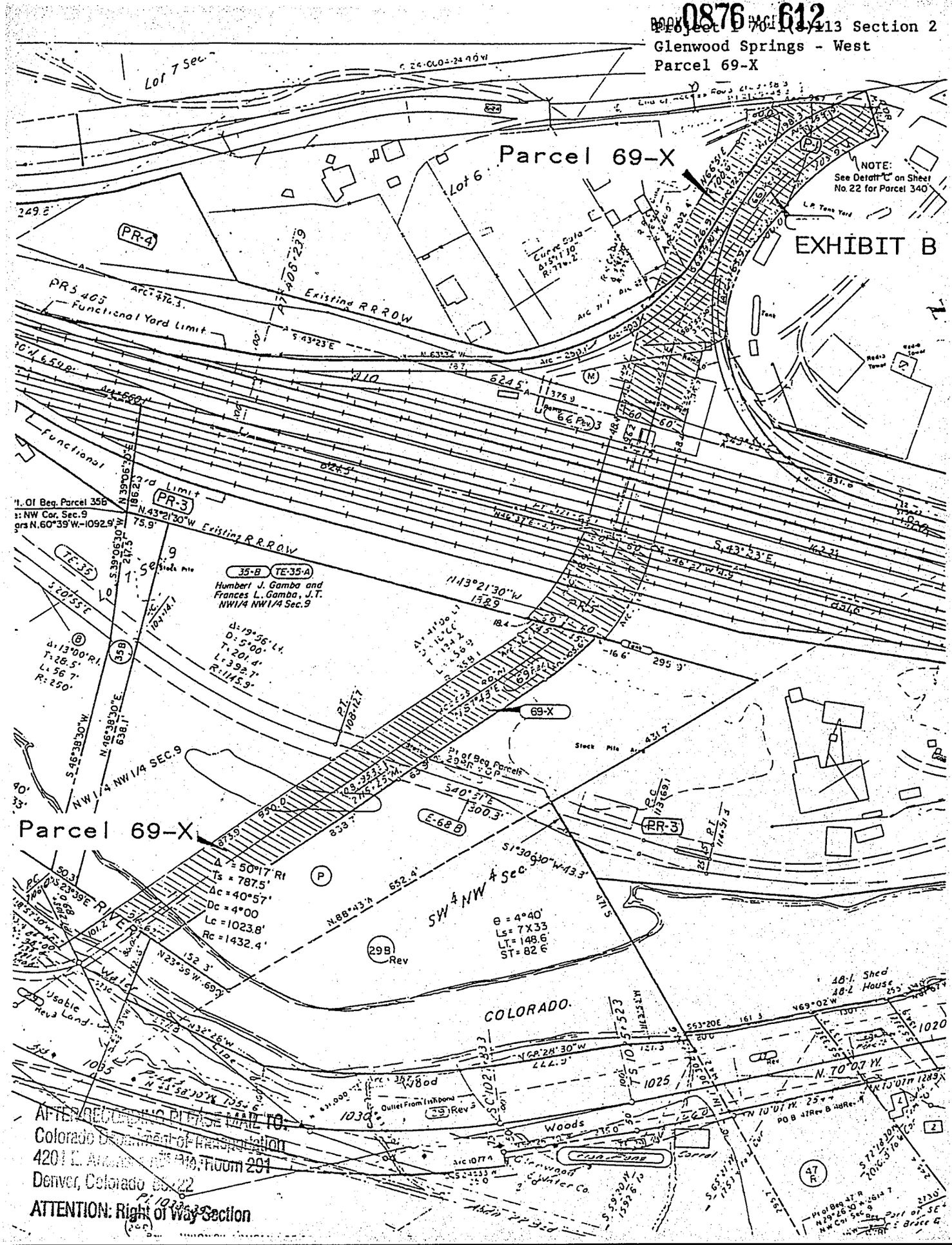
1979, Photorevised 1982

Denver, Colorado 80222

ATTENTION: Right of Way Section

BOOK 0876 PAGE 612

Project I 70-1(213) Section 2
Glenwood Springs - West
Parcel 69-X



RECORDED AT 8:40 O'CLOCK A.M. JUL 31 1991
REC # 425929 MILDRED ALSDORF, COUNTY CLERK

BOOK 809 PAGE 992

DOH 75-126
A/C 115-228

A G R E E M E N T

THIS AGREEMENT made and entered into this 21st day of January, 1975, by and between the STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, hereinafter called the "Division," and REDSTONE CORPORATION, a subsidiary of Mid-Continent Coal and Coke Company, hereinafter called "Redstone," P. O. Drawer 790, Glenwood Springs, Colorado,

W I T N E S S E T H:

WHEREAS, the Division is desirous of obtaining and relocating in a new engineering building; Redstone is desirous of obtaining land, a lease for parking area, and an access easement to an adjacent tract called the "Gamba Tract,"

THEREFORE, in consideration of the premises and the mutual covenants herein contained, it is agreed that the following acts and things will be done and performed by the parties hereto or those acting under or by their direction, to-wit:

1. The Division will:

(a) Provide Title Insurance and a Quit Claim Deed for 2.554 acres of land to Redstone, which land is described as Parcel No. A on Exhibit "A" attached hereto and by reference incorporated herein.

(b) Grant a 99-year lease for the parking of vehicles and utility and roadway purposes on or under Parcels B and F, shown on Exhibit "C" attached hereto to serve the remaining Division land, Parcel C on Exhibit "A", and to serve Parcels C, D and E, shown on Exhibit "C" attached hereto and by reference incorporated herein, the parking area to be subject to the conditions and terms hereinafter stated.

2. Redstone will:

(a) Furnish all engineering services for site preparations, landscaping, water and sewer system as required on Parcels B and C, Exhibit "A".

35.00

(b) Provide drainage structures and grade Parcels B and C in accordance with plan and drawing of Eldorado Engineering, initialed by the parties and entitled "Drainage and Grading Plan," attached hereto as Exhibit "B".

(c) Construct the office building for the Division in accordance with plans and specifications prepared by W. J. Otorowski, Architect, which plans and specifications have been initialed and dated by the parties and are identified as "Division Office Plans," These plans and specifications may be changed by direction of the Division, provided additional cost is not imposed upon Redstone thereby. The building will be constructed by the contractor submitting the lowest responsible bid, with bid procedures and award to be subject to approval by the Division's designated representative. Redstone will pay $60,000.00 toward the cost of architect's and engineer's services on the building and the construction thereof, and the Division will pay the balance up to $107,000.00. Should such costs, including bid price on the office building, exceed $167,000.00, the project will not proceed until additional funds to equal the cost shall be made available.

(d) The drainage and grading required under Paragraph 2.(b) above shall be completed within 9 months from the date hereof, and contract for construction of the building shall be let within 3 months from the date hereof with completion provided for within 8 months thereafter.

(e) Redstone will, within 9 months after award of contract for the office building, pave the entrance roadway and that part of the parking area designated as "Phase I" in Exhibit "B". At the same time Redstone will landscape, stripe, and light the completed portion of the parking lot, and from that time will provide for perpetual maintenance of all of Parcel B including landscaping, striping, and lighting. Redstone will determine when the remaining portion of the parking lot (Parcel

B) will be developed, and will be responsible for paving, striping, landscaping, and lighting once that full development has been determined to be necessary.

3. Upon completion by Redstone of the drainage and grading work specified in Paragraph 2.(b) above, and upon Redstone providing evidence of having expended the $60,000.00 required under Paragraph 2.(c) above, then Division will convey Tract A to Redstone as provided under Paragraph 1.(a) above. At the same time Division will execute the lease agreements provided for under Paragraph 1.(b) above. The lease shall be for joint use, and the parking lot shall be for joint use by visitors and/or employees at the Division's office building and for occupants or visitors to Redstone's development on Parcel C (Tract A), Parcel D and Parcel E as shown on Exhibit "C" attached hereto.

4. Redstone does hereby agree to indemnify and save harmless the Division from any and all claims which may be brought against the Division by materialmen, suppliers, or contractors, arising out of and in connection with the construction herein contemplated, and Redstone does further agree to indemnify and save harmless the Division from any and all claims which may be brought against the Division resulting from the negligence of Redstone or its contractor or contractors during the construction of the office building and other facilities specified in this contract.

5. All contracts for construction shall be approved by the Division before construction may proceed.

6. This contract shall be payable from State Highway Supplementary Fund (2001).

7. THIS AGREEMENT shall not be deemed valid until approved by the Controller of the State of Colorado, or such assistant as he may designate.

8. Financial obligations of the State payable after the current fiscal year are contingent upon funds for that purpose being

appropriated, budgeted and otherwise made available.

IN WITNESS WHEREOF, the parties hereto have caused the foregoing Agreement to be executed the day and year first above written.

STATE OF COLORADO
RICHARD D. LAMM
Governor

STATE DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS

ATTEST:

CHAS. E. SHUMATE
EXECUTIVE DIRECTOR

By _____ 2/10/75

APPROVED:
ROBERT J. SCOTT
State Controller

By _____

APPROVED:
J. D. MACFARLANE
Attorney General

By _____
Assistant Solicitor General

ATTEST:

REDSTONE CORPORATION

_____
Secretary

By _____
President

Exhibit A

PARCEL

TO BE DEEDED

TO

PARCEL NO. A

FOR

PROJ. NO. 03-02-06
DIVISION OF HIGHWAYS
PROPERTY GLENWOOD SPRINGS

DESCRIPTION

A tract or parcel of land NO. A of the State Department of Highways, Division of Highways, State of Colorado, Project No. 03-02-06 containing 2.554 acres, more or less, in Lot 7 of Section 9, Township 6 South, Range 89 West, of the Sixth Principal Meridian, in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point from which the NW corner, Sec. 9 bears N. 48° 51' W. a distance of 1,077.0 feet;

1. Thence S. 20° 55' E. along the southerly R.O.W. line of an access road a distance of 37.9 feet;

2. Thence continuing along said R.O.W. line along the arc of a curve to the left having a radius of 1170.9 feet, a distance of 407.4 feet (the chord of this arc bears S. 30° 53' E. a distance of 405.3 feet).

3. Thence continuing along said R.O.W. line S. 40° 51' E. a distance of 5.1 feet to the westerly R.O.W. line of Access Road "M";

4. Thence along said westerly R.O.W. line S 87° 43' W. a distance of 458.1 feet to the centerline of the Colorado River;

5. Thence N. 23° 39' W. along the centerline of the Colorado River a distance of 143.2 feet;

6. Thence N. 46° 38' 30" E. a distance of 399.3 feet, more or less, to the point of beginning.

The above described parcel contains 2.554 acres, more or less.

EASEMENT

TO BE DEEDED

TO

PARCEL NO. B
STA.

FOR

PROJ. NO. 03-02-06
DIVISION OF HIGHWAYS
PROPERTY GLENWOOD SPRINGS

DESCRIPTION

A tract or parcel of land No. B of the State Department of Highways, Division of Highways, State of Colorado, Project No. 03-02-06 containing 1.983 acres, more or less, in lot 7 of Section 9, Township 6 South, Range 89 West, of the Sixth Principal Meridian, in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point from which the NW corner of Sec. 9 bears N. 64° 32' 30" W. a distance of 1104.5 feet;

1. Thence S. 50° 53' 30" E. a distance of 46.2 feet;

2. Thence S. 39° 06' 30" W. a distance of 119.5 feet;

3. Thence S. 30° 34' E. a distance of 570.0 feet to the westerly R.O.W. line of Access Road "H";

4. Thence S. 87° 43' W. along said westerly R.O.W. line a distance of 148.0 feet;

5. Thence N. 40° 51' W. along the northerly R.O.W. line of an access road a distance of 44.9 feet;

6. Thence continuing along said R.O.W. line along the arc of a curve to the right having a radius of 1120.9 feet, a distance of 390.0 feet (the chord of this arc bears N. 30° 53' W. a distance of 388.0 feet);

7. Thence continuing along said R.O.W. line N. 20° 55' W. a distance of 70.2 feet;

8. Thence N. 39° 06' 30" E. a distance of 239.6 feet, more or less, to the point of beginning.

The above described parcel contains 1.983 acres, more or less.

For the purpose of a parking area.

PARCEL

TO BE DEEDED

TO

PARCEL NO. C

FOR

PROJ. NO. 03-02-06
DIVISION OF HIGHWAYS
PROPERTY GLENWOOD SPRINGS

DESCRIPTION

A tract or parcel of land No. C of the Department of Highways, Division of Highways, State of Colorado, Project No. 03-02-06 containing 4.658 acres, more or less, in Lot 6 and Lot 7 of Section 9, Township 6 South, Range 89 West, of the Sixth Principal Meridian, in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point from which the NW Corner, Sec. 9 bears N. 64° 32' 30" W. a distance of 1104.5 feet;

1. Thence N. 39° 06' 30" E. a distance of 107.5 feet to the South R.O.W. line of S.H. I-70 (April 1974);

2. Thence along the south R.O.W. of S.H. I-70 (April 1974) along the arc of a curve to the left having a radius of 5829.6 feet, a distance of 183.5 feet (the chord of this arc bears S. 42° 29' E. a distance of 183.5 feet);

3. Thence continuing along the south R.O.W. line of S.H. I-70 (April 1974) S. 43° 23' E. a distance of 624.5 feet to the westerly R.O.W. line of Access Road "M";

4. Thence along said westerly R.O.W. line S. 46° 37' W. a distance of 4.9 feet;

5. Thence continuing along said westerly R.O.W. line along the arc of a curve to the right having a radius of 298.1 feet, a distance of 189.8 feet (the chord of this arc bears S. 64° 51' W. a distance of 187.2 feet);

6. Thence continuing along said westerly R.O.W. line S. 43° 21' 30" E. a distance of 18.4 feet;

7. Thence continuing along said westerly R.O.W. line along the arc of a curve to the right having a radius of 313.10 feet, a distance of 36.2 feet (the chord of this arc bears S. 84° 24' W. a distance of 36.2 feet);

8. Thence continuing along said westerly R.O.W. line S. 87° 43' W. a distance of 174.0 feet;

9. Thence N. 30° 34' W. a distance of 570.0 feet;

10. Thence N. 39° 06' 30" E. a distance of 119.5 feet;

11. Thence N. 50° 53' 30" W. a distance of 46.2 feet, more or less, to the point of beginning.

The above described parcel contains 4.658 acres, more or less.

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

DOT DEPARTMENT OF TRANSPORTATION
Region 3
222 South 6th Street Room 317
Grand Junction, Colorado 81501
Phone: (970) 248-7072 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions	Sheet Revisions	Sheet Revisions

GLENWOOD MAINTENENCE SITE
BOUNDARY AND ROW SURVEY

Project Number:
Project Location: 202 CENTENNIAL ST.
Project Location: GLENWOOD SPRINGS

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
	10/01/05			1

LEGAL DESCRIPTION

A part of tract or parcel of land No."A"(Bk. 809, Pg. 996) of the State Department of Highways, Division of Highways, State of Colorado, Project No. 03-02-05, in Lot 6 and 7, Sec. 9, T. 6 S., R 89 W. of the Sixth P.M. in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

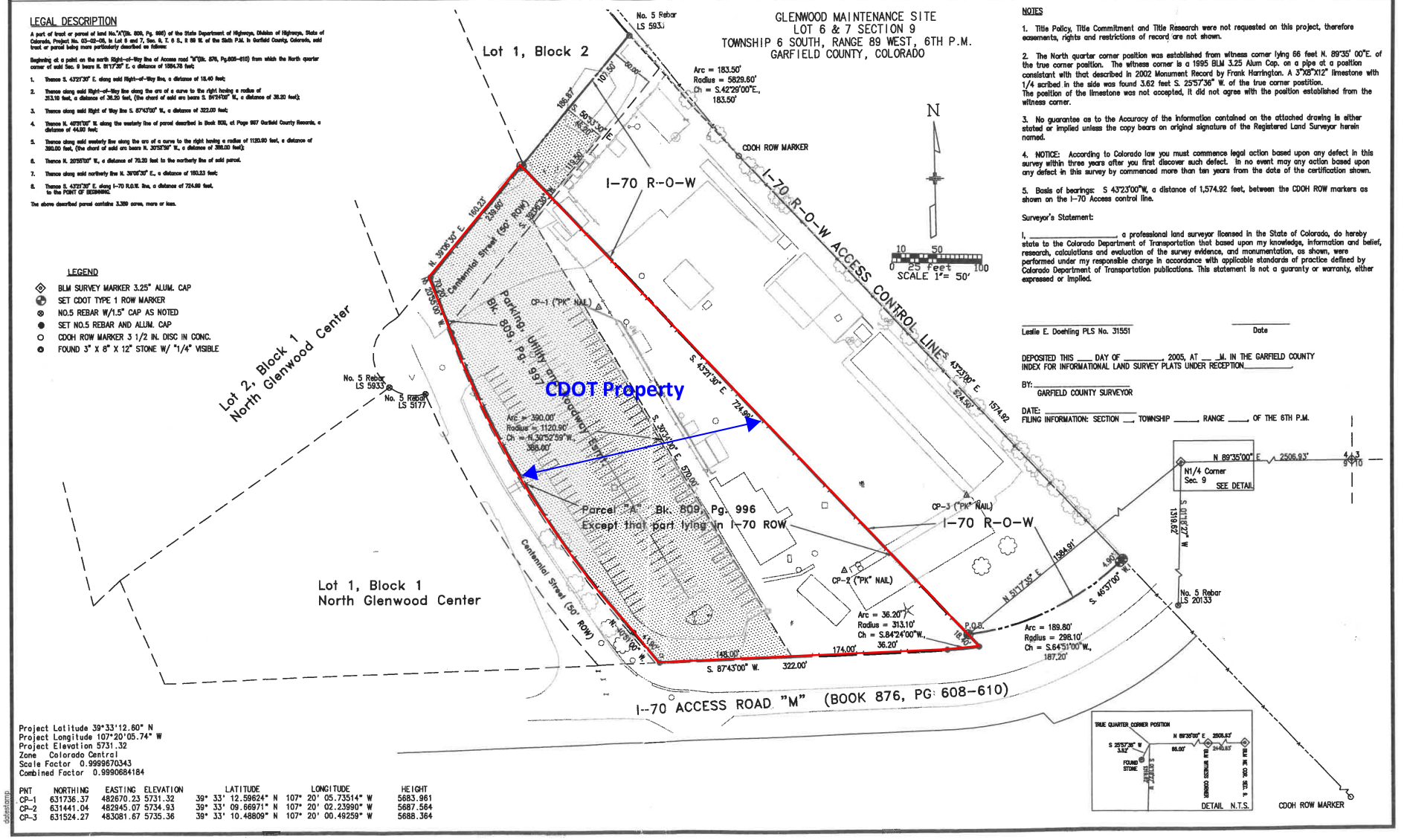
Beginning at a point on the north Right-of-Way line of Access road "M"(Bk. 876, Pg.608-610) from which the North quarter corner of said Sec. 9 bears N. 81°17'35" E. a distance of 1894.78 feet;

1. Thence S. 43°21'30" E. along said Right-of-Way line, a distance of 18.40 feet;
2. Thence along said Right-of-Way line along the arc of a curve to the right having a radius of 313.10 feet, a distance of 36.20 feet, (the chord of said arc bears S. 84°24'00" W., a distance of 36.20 feet);
3. Thence along said Right of Way line S. 87°43'00" W., a distance of 322.00 feet;
4. Thence N. 40°31'00" W. along the westerly line of parcel described in Book 809, at Page 997 Garfield County Records, a distance of 44.80 feet;
5. Thence along said westerly line along the arc of a curve to the right having a radius of 1120.90 feet, a distance of 390.00 feet, (the chord of said arc bears N. 30°52'59" W., a distance of 388.00 feet);
6. Thence N. 20°55'00" W., a distance of 70.20 feet to the northerly line of said parcel.
7. Thence along said northerly line N. 39°05'35" E., a distance of 160.23 feet;
8. Thence S. 43°21'30" E. along I-70 R.O.W. line, a distance of 724.92 feet, to the POINT OF BEGINNING.

The above described parcel contains 3.388 acres, more or less.

LEGEND

- BLM SURVEY MARKER 3.25" ALUM. CAP
- SET CDOT TYPE 1 ROW MARKER
- NO.5 REBAR W/1.5" CAP AS NOTED
- SET NO.5 REBAR AND ALUM. CAP
- CDOH ROW MARKER 3 1/2 IN. DISC IN CONC.
- FOUND 3" X 8" X 12" STONE W/ "1/4" VISIBLE



NOTES

1. Title Policy, Title Commitment and Title Research were not requested on this project, therefore easements, rights and restrictions of record are not shown.
2. The North quarter corner position was established from witness corner lying 66 feet N. 89°35' 00"E. of the true corner position. The witness corner is a 1995 BLM 3.25 Alum Cap. on a pipe at a position consistant with that described in 2002 Monument Record by Frank Harrington. A 3"X8"X12" limestone with 1/4 scribed in the side was found 3.62 feet S. 25°57'36" W. of the true corner postition. The position of the limestone was not accepted, it did not agree with the position established from the witness corner.
3. No guarantee as to the Accuracy of the information contained on the attached drawing is either stated or implied unless the copy bears on original signature of the Registered Land Surveyor herein named.
4. NOTICE: According to Colorado law you must commence 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.
5. Basis of bearings: S 43°23'00"W, a distance of 1,574.92 feet, between the CDOH ROW markers as shown on the I-70 Access control line.

Surveyor's Statement:

I, _____, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence, and monumentation, as shown, were performed under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

_____ _____
Leslie E. Doehling PLS No. 31551 Date

DEPOSITED THIS ___ DAY OF _____, 2005, AT __ _M. IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS UNDER RECEPTION_____

BY:_____
GARFIELD COUNTY SURVEYOR

DATE: _____
FILING INFORMATION: SECTION __, TOWNSHIP ____, RANGE ____, OF THE 6TH P.M.

Project Latitude 39°33'12.60" N
Project Longitude 107°20'05.74" W
Project Elevation 5731.32
Zone Colorado Central
Scale Factor 0.9999670343
Combined Factor 0.9990684184

PNT	NORTHING	EASTING	ELEVATION	LATITUDE	LONGITUDE	HEIGHT
CP-1	631736.37	482670.23	5731.32	39° 33' 12.59624" N	107° 20' 05.73514" W	5683.861
CP-2	631441.04	482945.07	5734.93	39° 33' 09.66971" N	107° 20' 02.23990" W	5687.564
CP-3	631524.27	483081.67	5735.36	39° 33' 10.48809" N	107° 20' 00.49259" W	5688.364

datestamp

926348 10/03/2019 09:27:34 AM Page 1 of 3
Jean Alberico, Garfield County, Colorado
Rec Fee: $23.00 Doc Fee: $0.00 eRecorded

QUIT CLAIM DEED

The City of Glenwood Springs, Colorado, for the consideration of Ten Dollars and other good and valuable consideration, in hand paid, hereby quit claims to the Colorado Department of Transportation, whose address is 2829 W. Howard Place, Denver, CO 80204, all right, title and interest it may have in and to the following real property in the County of Garfield, State of Colorado, to wit:

> A Quit Claim Parcel situated entirely within the Centennial Street corridor as depicted on the plat North Glenwood Center, recorded at Reception No. 271331, also being part of Section 9, Township 6 South, Range 89 West of the 6th Principal Meridian County of Garfield, State of Colorado, said easement being more fully described as follows:
>
> Beginning at a point on a westerly line of said North Glenwood Center a coincidental line with that parcel as described at Reception No. 425929 from whence the monument for the northeasterly corner of said Lot 2, Block 1, North Glenwood Center bears S39°06'30"W a distance of 51.86 feet, with all bearings being relative to N39°06'30"E the bearing between found monuments being a 1.5" Aluminum Cap stamped LS29030 on the southerly end of said line and a 1.5" Aluminum Cap Stamped 5933 on the northerly end of said line; thence N 39°06'30" E along said westerly line, North Glenwood Center, a distance of 351.85 feet to a point on the northeasterly line of said North Glenwood Center; thence S 41°49'34" E along said northeasterly line a distance of 50.69 feet to a point on to southerly line of said North Glenwood Center; thence S °39'06'30" W a distance of 372.76 feet; thence N 20°53'35" W a distance of 57.81 feet to the point of beginning, said parcel containing 0.416368 acres (18137 square feet), more or less.

See Exhibit attached hereto and incorporated herein by this reference.

DATED this 2nd day of October, 2019.

CITY OF GLENWOOD SPRINGS, COLORADO

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

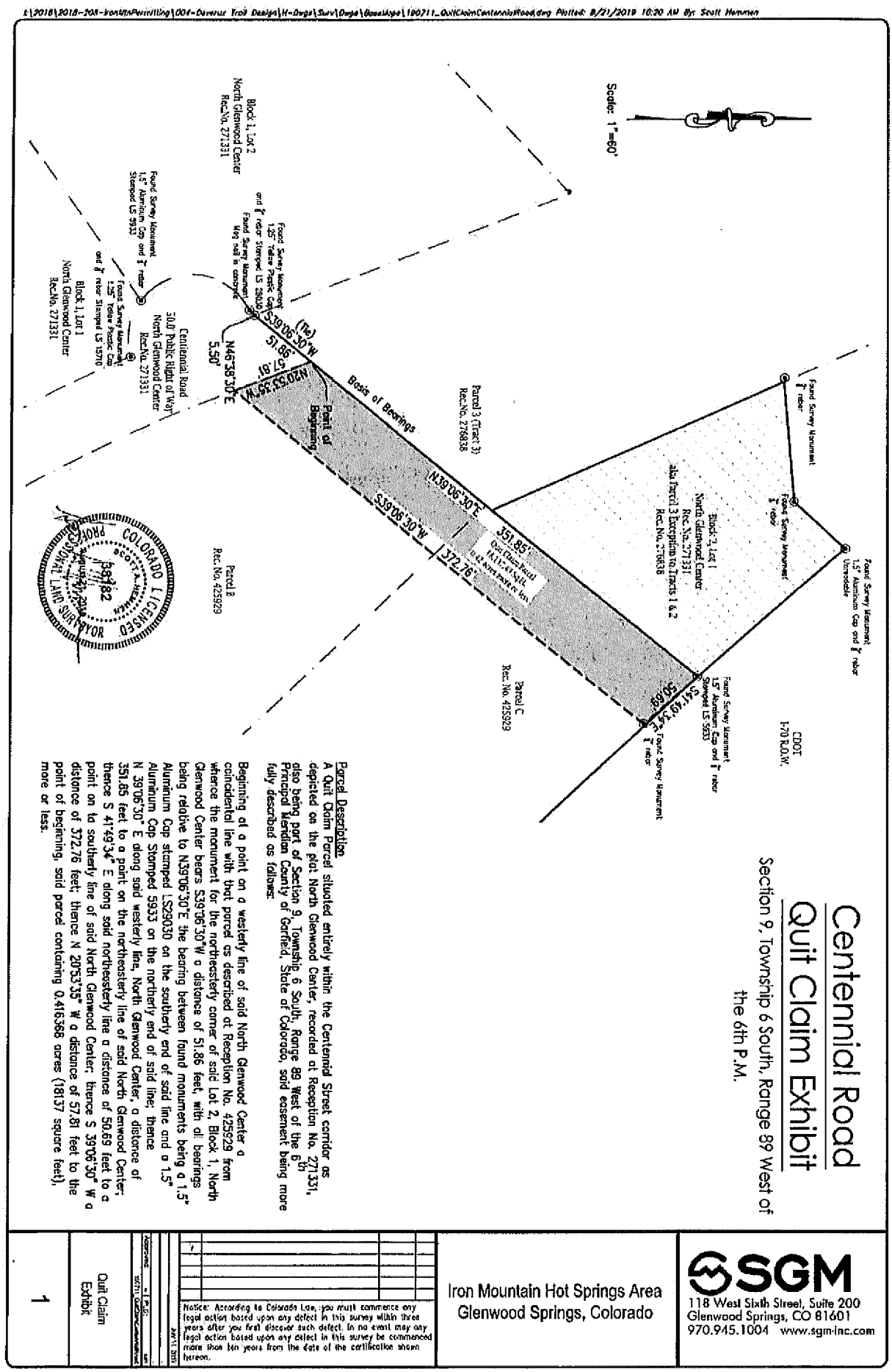
Subscribed, sworn to, and acknowledged before me this 2 day of October, 2019, by Jonathan Godes as Mayor of the City of Glenwood Springs, Colorado.

Witness my hand and official seal.

Notary Public

My commission expires:

SARAH O'BRIEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20164015505
My Commission Expires April 22, 2020


Scale: 1"=60'
Centennial Road
Quit Claim Exhibit
Section 9, Township 6 South, Range 89 West of the 6th P.M.
Parcel Description
A Quit Claim Parcel situated entirely within the Centennial Street corridor as depicted on the plat North Glenwood Center, recorded at Reception No. 271331, also being part of Section 9, Township 6 South, Range 89 West of the 6th Principal Meridian County of Garfield, State of Colorado, said easement being more fully described as follows:
Beginning at a point on a westerly line of said North Glenwood Center a coincidental line with that parcel as described at Reception No. 425929 from whence the monument for the northeasterly corner of said Lot 2, Block 1, North Glenwood Center bears S39°06'30"W a distance of 51.86 feet, with all bearings being relative to N39°06'30"E the bearing between found monuments being a 1.5" Aluminum Cap stamped LS29030 on the southerly end of said line and a 1.5" Aluminum Cap Stamped 5933 on the northerly end of said line; thence N 39°06'30" E along said westerly line, North Glenwood Center, a distance of 351.85 feet to a point on the northeasterly line of said North Glenwood Center; thence S 41°49'34" E along said northeasterly line a distance of 50.69 feet to a point on to southerly line of said North Glenwood Center; thence S 39°06'30" W a distance of 372.76 feet; thence N 20°53'35" W a distance of 57.81 feet to the point of beginning, said parcel containing 0.416368 acres (18137 square feet), more or less.
Block 1, Lot 2 North Glenwood Center Rec.No. 271331
Found Survey Monument 1.25" Yellow Plastic Cap and 5/8" rebar Stamped LS 29030
Found Survey Monument 1.5" Aluminum Cap and 5/8" rebar Stamped LS 5933
Found Survey Monument 1.25" Yellow Plastic Cap and 5/8" rebar Stamped LS 15710
Block 1, Lot 1 North Glenwood Center Rec.No. 271331
Centennial Road 30.0 Public Right of Way North Glenwood Center Rec.No. 271331
S39°06'30"W 51.86'
(Re) N39°06'30"W
N20°53'35"W 57.81'
N45°38'30"E 5.50'
Point of Beginning
Basis of Bearings
Parcel 3 (Tract 3) Rec.No. 276838
N39°06'30"E 351.85'
S39°06'30"W 372.76'
Quit Claim Parcel 0.42 Acres (18137 Sq.ft.)
Also Parcel 3 Exception to Tracts 1 & 2 Rec.No. 276838
Block 1, Lot 1 North Glenwood Center Rec. No. 271331
Found Survey Monument 5/8" rebar
Found Survey Monument 1.5" Aluminum Cap and 5/8" rebar Unreadable
Found Survey Monument 1.5" Aluminum Cap and 5/8" rebar Stamped LS 5933
S41°49'34"E 50.69'
Found Survey Monument 5/8" rebar
Parcel B Rec.No. 425929
Parcel C Rec.No. 425929
CDOT I-70 R.O.W.
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 38182
Iron Mountain Hot Springs Area
Glenwood Springs, Colorado
SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com
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.
Quit Claim Exhibit
1

ABBREVIATIONS

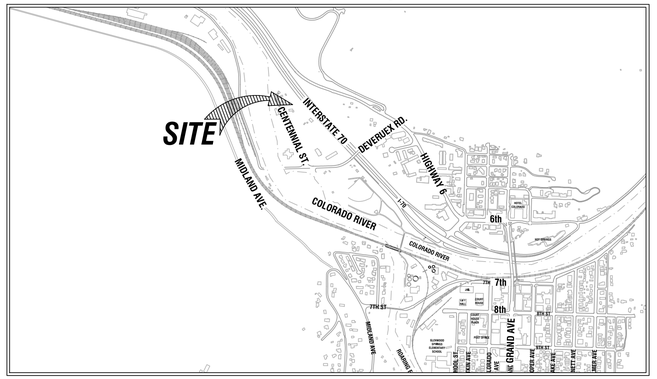
APROX	*APPROXIMATE*	GA	*GAUGE*	QTY	*QUANTITY*		
ARCH	*ARCHITECT*	GAL	*GALLON*				
AVG	*AVERAGE*	GALV	*GALVANIZED*	R	*RADIUS*		
		GB	*GRADE BREAK*	RE	*REFERENCE*		
B&B	*BALLED AND BURLAPPED*	GC	*GENERAL CONTRACT(OR)*	REINF	*REINFORCE(D), (ING)*		
BLDG	*BUILDING*	GPM	*GALLON PER MINUTE*	REQ'D	*REQUIRED*		
BM	*BENCHMARK*			REV	*REVISION(S), REVISED*		
BOC	*BACK OF CURB*	HORIZ	*HORIZONTAL*	RIM	*RIM ELEVATION*		
BOV	*BLOW OFF VALVE*	HP	*HIGH POINT*	ROW	*RIGHT-OF-WAY*		
BR	*BOTTOM OF RAMP*	HT	*HEIGHT*	RP	*RADIUS POINT*		
BS	*BOTTOM OF STEP*						
BW	*BOTTOM OF WALL*	ID	*INSIDE DIAMETER*	SAN	*SANITARY*		
		INV	*INVERT ELEVATION*	SCH	*SCHEDULE*		
CAL	*CALIPER*	IN	*INCHES*	SD	*STORM DRAIN*		
CF	*CUBIC FEET*	INCL	*INCLUDE(D)*	SEC	*SECTION*		
CIP	*CAST-IN-PLACE*	IRR	*IRRIGATION*	SF	*SQUARE FOOT (FEET)*		
CJ	*CONTROL JOINT*			SHT	*SHEET*		
CL	*CENTERLINE*	JT	*JOINT(S)*	SIM	*SIMILAR*		
CLR	*CLEAR(ANCE)*			SPECS	*SPECIFICATIONS*		
C/O	*CLEANOUT*	LIN	*LINEAR*	SQ	*SQUARE*		
COMP	*COMPACTED*	LP	*LOW POINT*	STA	*STATION*		
CONC	*CONCRETE*	LT	*LIGHT*	STD	*STANDARD*		
CONT	*CONTINUOUS*			STL	*STEEL*		
CONTR	*CONTRACTOR*	MATL	*MATERIAL*	STRUCT	*STRUCTURAL*		
CU	*CUBIC*	MAX	*MAXIMUM*	SYM	*SYMMETRICAL*		
		MECH	*MECHANICAL*				
DBL	*DOUBLE*	MH	*MANHOLE*	TBC	*TOP OF BACK OF CURB*		
DEG	*DEGREE*	MIN	*MINIMUM*	TC	*TOP OF CURB*		
DEMO	*DEMOLISH; DEMOLITION*	MISC	*MISCELLANEOUS*	THK	*THICK*		
DIA	*DIAMETER*			T LF	*TOP OF LIGHT FOOTING*		
DIM	*DIMENSION*	NIC	*NOT IN CONTRACT*	TO	*TOP OF*		
DN	*DOWN*	NOM	*NOMINAL*	TOPO	*TOPOGRAPHY*		
DTL	*DETAIL*	NTS	*NOT TO SCALE*	TR	*TOP OF RAMP*		
DWG	*DRAWING*			TRANS	*TRANSFORMER*		
		OC	*ON CENTER(S)*	TS	*TOP OF STEP*		
EA	*EACH*	OD	*OUTSIDE DIAMETER*	TW	*TOP OF WALL*		
EF	*EACH FACE*	OPP	*OPPOSITE*	TYP	*TYPICAL*		
EJ	*EXPANSION JOINT*						
ELEV	*ELEVATION*	PA	*PLANTING AREA*	UNFIN	*UNFINISHED*		
ELECT	*ELECTRICAL*	PC	*POINT OF CURVATURE*				
ENG	*ENGINEER*	PERF	*PERFORATE(D)*	VAR	*VARIES*		
EOP	*CURB LIP*	PED	*PEDESTRIAN*	VERT	*VERTICAL*		
EQ	*EQUAL*	PERM	*PERIMETER*	VEH	*VEHICLE*		
EST	*ESTIMATE*	PI	*POINT OF INTERSECTION*	VOL	*VOLUME*		
EW	*EACH WAY*	PL	*PROPERTY LINE*				
EXIST	*EXISTING*	POB	*POINT OF BEGINNING*	W/	*WITH*		
		PSF	*POUNDS PER SQUARE FOOT*	W/O	*WITHOUT*		
FG	*FINISHED GRADE*	PSI	*POUNDS PER SQUARE INCH*	WT	*WEIGHT*		
FIN	*FINISH*	PT	*POINT, POINT OF TANGENCY*	WWF	*WELDED WIRE FABRIC*		
FL	*FLOW LINE*	PVC	*POLYVINYL CHLORIDE*				
FOB	*FACE OF BUILDING*	PVMT	*PAVEMENT*	YD	*YARD*		
FOW	*FACE OF WALL*	PVR	*PAVER(S)*				
FS	*FINISH SURFACE*						
FT	*FOOT (FEET)*						
FTG	*FOOTING*						

DESIGN PLAN DOCUMENTS FOR THE

Caverns Village

GLENWOOD SPRINGS, COLORADO

Sheet No.	Index of Sheets
C.1	Cover Sheet
C.2	Overall Site Plan
C.3	Utility & Storm Sewer Plan
C.4	Details-Potable Water
C.5	Details-Sanitary Sewer
C.6	Details-Site Electric
C.7	Plan & Profile-Centennial Dr. & Parking "A"
C.8	Plan & Profile-Parking "B"
C.9	Plan & Profile-CDOT, CSP & Housing Driveway
C.10	ADA Ramp Details
C.11	Driveway Point Table
C.12	Details-Civil Site

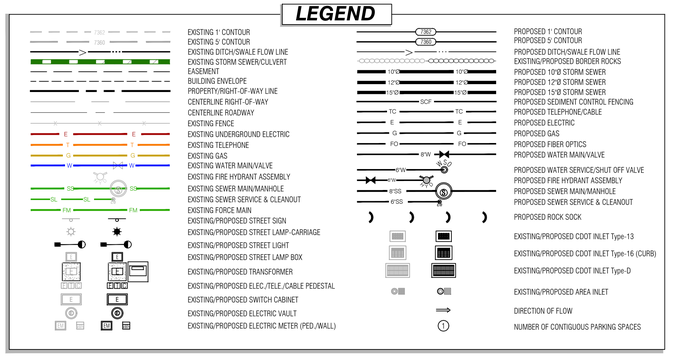


SITE OVERVIEW

Scale: 1" = 400'

NOTES:

THIS PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.



Civil Engineering
Surveying
& Beyond
Boundaries Unlimited Inc.
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: ***No***

If "Yes", SUE Certification by:

Firm: ***N/A***
Job #: ***N/A***
Date: ***N/A***

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Bid Set

Client Information:

IRON MOUNTAIN HOT SPRINGS
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601
970.945.4766

NORTH

0 400' 800'

Scale: 1" = 400'

811
Know what's below.
Call before you dig.

GENERAL NOTES

1. THE WARRANTY PERIOD SHALL BE TWO (2) YEARS FROM THE DATE OF ACCEPTANCE.
2. CONSTRUCTION WORK. ANY NOISE CREATED BY OPERATING OR CAUSING TO BE OPERATED ANY EQUIPMENT (MECHANICAL OR NON-MECHANICAL, SELF-PROPELLED OR MANUALLY MANIPULATED) USED IN CONSTRUCTION, REPAIR, ALTERATION OR DEMOLITION WORK ON BUILDINGS, STRUCTURES, STREETS, ALLEYS OR APPURTENANCES AT ANY TIME OTHER THAN BETWEEN THE HOURS OF 7:00 A.M. AND 8:00 P.M. ON MONDAY THROUGH FRIDAY, AND 8:00 A.M. AND 6:00 P.M. ON SATURDAY AND SUNDAY. THE CITY MANAGER IS HEREBY AUTHORIZED TO ISSUE A CONSTRUCTION WORK NOISE PERMIT ALLOWING CONSTRUCTION WORK NOISE TO OCCUR AT A TIME OTHER THAN THE TIME SET FORTH HEREIN BASED ON CIRCUMSTANCES WHICH NECESSITATE SUCH CONSTRUCTION WORK. IN THE EVENT THE CITY MANAGER ISSUES SUCH A PERMIT, THE CITY COUNCIL SHALL BE ADVISED OF SUCH ISSUANCE AT THE NEXT REGULAR CITY COUNCIL MEETING.
3. IN ORDER OF PRECEDENCE, ALL CONSTRUCTION SHALL MEET OR EXCEED THE PROJECT PLANS AND TECHNICAL SPECIFICATIONS; STANDARDS ESTABLISHED IN THE LATEST EDITIONS OF THE CITY PUBLIC WORKS MANUAL AND/OR ENGINEERING STANDARDS; AND CDOT SPECIFICATIONS, AS REFERENCED HEREIN, AND BE SUBJECT TO OBSERVATION BY THE PROJECT ENGINEER, TOWN/CITY AND CDOT, AS APPLICABLE.
4. IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
5. THE CONTRACTOR SHALL OBTAIN A COPY OF THE LATEST STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES.
6. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES TWO (2) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND PROJECT ENGINEER. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, PROJECT ENGINEER, AND GOVERNING AGENCY.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO (2) FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT LOCATION OF SUBSURFACE UTILITIES INSTALLED AND ENCOUNTERED. ALL INSTALLED AND ENCOUNTERED UTILITIES SHALL BE TOPOGRAPHICALLY SURVEYED BY A PROFESSIONAL LAND SURVEYOR AND AS/BUILT DRAWINGS SHALL BE PROVIDED IN ELECTRONIC .DWG AND .PDF FORM TO THE TOWN/CITY AND THE PROJECT ENGINEER UPON COMPLETION OF THE WORK. ALL SURVEY DATA SHALL BE ON TOWN/CITY COORDINATES AND DATUM.
8. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE JOB SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
10. THE CONTRACTOR SHALL CONTACT ONE CALL OF COLORADO AT #811 (1-800-922-1987, FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. (www.uncc2.org) A MINIMUM OF SEVENTY TWO (72) HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
11. EXISTING TOPOGRAPHY AND STRUCTURES SHOWN ON THESE PLANS WERE PROVIDED BY OTHERS AND WERE NOT VERIFIED BY BOUNDARIES UNLIMITED INC. BOUNDARIES UNLIMITED, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING TOPOGRAPHY AND STRUCTURES.
12. EXISTING UTILITIES SHOWN ON THESE PLANS ARE AS PROVIDED BY OTHERS (SEE PAGE BORDER). BOUNDARIES UNLIMITED, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS.
13. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER, PROJECT ENGINEER, TOWN/CITY AND CDOT, AS APPLICABLE.
14. LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY THE PROPOSED WORK SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE PROJECT ENGINEER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
15. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE PROJECT ENGINEER, HE DOES SO AT HIS OWN RISK.
16. ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES, AND SHALL PROVIDE ALL WORK AND MATERIALS NECESSARY TO CONSTRUCT THE PROJECT IN ITS ENTIRETY.
17. THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND/OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
18. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST SEVENTY TWO (72) HOURS PRIOR TO CONSTRUCTION.
21. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
22. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, DURING ALL HOURS OF OPERATION FOR THE BUSINESS LOCATED ON THOSE PARCELS.
23. FOR ANY CHANGES OR DEVIATIONS FROM THESE PLANS PROPOSED BY THE CONTRACTOR, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.
24. CONTRACTOR MUST COORDINATE ALL CONSTRUCTION WITH THE OWNERS DEDICATED CONSTRUCTION PROJECT MANAGER OR THE PROJECT ENGINEER.
25. CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEY CONTROL AND PROPERTY MONUMENTATION. ANY DAMAGED MONUMENTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE PROJECTS STATE AT THE CONTRACTOR'S EXPENSE.
26. PRIOR TO MOVING OFF THE JOB SITE THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE OWNER'S CONSTRUCTION PROJECT MANAGER TO PERFORM THE FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
27. TEMPORARY POWER, TELEPHONE, WATER, SANITARY SEWER AND WASTE DISPOSAL SERVICE FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
28. CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS, ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDINGS, EXITS, RAMPS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY THE PROJECT ENGINEER IF THERE ARE ANY DISCREPANCIES.
29. NO BELOW GRADE WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY, PROJECT ENGINEER AND/OR OWNER'S CONSTRUCTION PROJECT MANAGER. INSPECTIONS SHALL BE SCHEDULED AT LEAST FORTY EIGHT (48) HOURS PRIOR.
30. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE WORK. ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
31. FOR ANY CONSTRUCTION ACTIVITY WITHIN A ROAD RIGHT-OF-WAY, CONTRACTOR SHALL PROVIDE ALL WARNING LIGHTS, SIGNS, BARRICADES, FLAG MEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE LASTED EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION ZONE TRAFFIC CONTROL. A CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR REVIEW AND APPROVAL TO THE TOWN/CITY AND PROJECT ENGINEER, 7 DAYS PRIOR TO COMMENCING CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY.
32. IF UNANTICIPATED HAZARDOUS MATERIALS OF ANY KIND ARE ENCOUNTERED IN THE WORK, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL CONSTRUCTION OPERATIONS AND NOTIFY THE PROJECT ENGINEER AND/OR OWNER'S CONSTRUCTION PROJECT MANAGER FOR FURTHER DIRECTION.
33. ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY AND SHALL BE CONSIDERED PART OF THE WORK.
34. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DRAINAGE FACILITIES MAY NEED TO BE CONSTRUCTED & MAINTAINED AS NECESSARY TO PROTECT PUBLIC & PRIVATE PROPERTY.
35. ALL CONSTRUCTION SHALL BE SUBJECT TO OBSERVATION AND REVIEW BY THE TOWN/CITY AND THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF OBSERVATIONS AND REVIEW OF ALL INSTALLATIONS. OBSERVATIONS AND REVIEW OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE OBSERVER OF THE COMPLETED WORK. ALL GUARANTEES OR WARRANTIES REMAIN WITH THE CONTRACTOR.
36. ALL DISTURBED AREAS MUST BE RECLAIMED WITH VEGETATION AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S CONSTRUCTION PROJECT MANAGER.
37. THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE POTENTIAL POLLUTION FROM CONSTRUCTION ACTIVITIES, INCLUDING VEHICLE FUELING & MAINTENANCE, AND STORAGE AND USE OF CHEMICALS & FERTILIZERS. THE CONTRACTOR SHALL IDENTIFY BEST MANAGEMENT PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND SUBMIT SPILL PREVENTION AND RESPONSE PROCEDURES TO THE TOWN/CITY AND PROJECT ENGINEER PRIOR TO ANY ACTIVITY AT THE PROJECT SITE.
38. THE CONTRACTOR SHALL VERIFY EXISTING PIPE OR MANHOLE INVERTS/DEPTHS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
39. THE CITY WILL PROVIDE THE CONTRACTOR WITH A TAX EXEMPT FORM FOR USE IN PURCHASING OF MATERIALS AND SUPPLIES.
40. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
41. ALL SIGNS REMOVED FROM THE RIGHT-A-WAY WILL BE RETURNED TO THE CITY OR STORED ONSITE. CONTRACTOR TO RECORD PHOTOS OF THE AREA AND REINSTALL SIGNS THAT ARE REMOVED DURING CONSTRUCTION.
42. ANY MUD OR OTHER MATERIAL TRACKED OR OTHERWISE DEPOSITED ON THE ROADWAY SHALL BE REMOVED DAILY OR AS ORDERED BY THE DEPARTMENT INSPECTOR.
43. THE CONTRACTOR SHALL PROVIDE ON-SITE SANITARY FACILITIES UNLESS FACILITIES ARE ALREADY PROVIDED THAT ARE REASONABLY CLOSE TO THE CONSTRUCTION SITE.
44. THE CONTRACTOR SHALL MAINTAIN ACCESS TO AFFECTED PROPERTY OWNERS AT ALL TIMES DURING CONSTRUCTION AT NO ADDITIONAL COST.
45. PERMITTEE SHALL DESIGNATE A CERTIFIED TRAFFIC CONTROL SUPERVISOR (TCS) TO MANAGE CONSTRUCTION SIGNAGE AND SAFETY OF OPERATIONS DURING ACTIVITIES WITHIN THE RIGHT OF WAY. A TRAFFIC CONTROL SUPERVISOR SHALL BE AVAILABLE WHENEVER WORK IS IN PROGRESS.
46. ADDITIONAL NOTES ARE LOCATED THROUGHOUT THE CONSTRUCTION DOCUMENTS.

DEMOLITION NOTES

1. PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA AND ANTICIPATED DEMOLITION REQUIREMENTS.
2. CONTRACTOR TO PROTECT ALL UTILITY, PAVING, BUILDINGS, ETC. OUTSIDE OF LIMITS OF PROPOSED CONSTRUCTION DURING DEMOLITION OPERATIONS.
3. ALL EXISTING PAVEMENT AND CONCRETE WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.
4. ALL EXISTING HERBACEOUS VEGETATION AND TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 12" AND REMOVED FROM SITE OR STOCKPILED FOR LATER USE IN LANDSCAPED AREAS. TREES DESIGNATED FOR REMOVAL SHALL BE COMPLETELY REMOVED, INCLUDING STUMPS AND ROOT SYSTEMS.
5. CONTRACTOR SHALL REFER TO DEMOLITION PLANS PLANS FOR DETAILS ON LIMITS OF DEMOLITION AND THE SITE AND/OR GRADING PLAN(S) FOR PERIMETER EROSION CONTROLS.
6. PRIOR TO DEMOLITION WORK, EROSION CONTROL DEVICES ARE TO BE INSTALLED. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS DEMOLITION AND CONSTRUCTION SEQUENCING WARRANTS.
7. ALL DEMOLITION WORK ON THIS CONSTRUCTION SITE SHALL BE IN CONFORMANCE WITH LOCAL STANDARDS AND GUIDELINES.
8. THE DEMOLITION PLAN DEPICTS THE ANTICIPATED REMOVALS NECESSARY FOR CONSTRUCTION OF THE PROJECT. MISCELLANEOUS AND MINOR REMOVALS MAY NOT BE SHOWN IN DETAIL BUT ARE CONSIDERED OBLIGATORY TO THE PROJECT. ADDITIONAL REMOVALS MAY BE NECESSARY AND THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION AND AS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR OWNER'S CONSTRUCTION PROJECT MANAGER.
9. CONTRACTOR SHALL COORDINATE DEMOLITION AND/OR RELOCATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AND IN ACCORDANCE WITH THE UTILITY OWNERS REQUIREMENTS. INTERRUPTIONS IN SERVICE SHALL BE COORDINATED WITH THE UTILITY OWNER AND PROPERTY OWNER(S) IMPACTED. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANY FOR PORTIONS OF THE WORK TO BE PERFORMED BY UTILITY COMPANY'S FORCES, AND PROVIDE ADEQUATE NOTICE FOR SCHEDULING. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES, UNLESS OTHERWISE PAID BY THE OWNER PRIOR TO CONSTRUCTION. UTILITY REMOVAL TRENCHES SHALL BE BACKFILLED WITH APPROVED MATERIAL AND MEET COMPACTION REQUIREMENTS PER THE GEOTECHNICAL REPORT.
10. THE SITE MAY CONTAIN EXISTING FOOTINGS OR OTHER UNDERGROUND STRUCTURES THAT ARE NOT DEPICTED ON THIS PLAN. CONTRACTOR SHALL TAKE CARE TO REMOVE ALL NECESSARY STRUCTURES AND BACKFILL IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. BOTTOM OF EXCAVATION SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL TESTING ENGINEER AND APPROVED PRIOR TO ANY BACKFILL.
11. ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ONSITE WITHOUT THE PRIOR APPROVAL OF THE ENGINEER OR OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOADING AND HAULING SUPPLIED MATERIALS FROM THE CITY MATERIALS STORAGE YARD LOCATED NEAR THE AIRPORT (AKA "BONEYARD").
13. ALL EXISTING UNUSED SERVICE LINES FOR WATER AND WASTEWATER SHALL BE REMOVED PER LOCAL UTILITY COMPANY STANDARDS. ALL EXISTING UNUSED GAS, TELEPHONE, FIBER OR ELECTRIC LINE/SERVICE SHALL BE COORDINATED FOR REMOVAL WITH THE UTILITY PROVIDER.
14. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES FOR ALL STRUCTURES, PADS, WALLS, PANS, FOUNDATIONS, PAVEMENT, UTILITIES, ETC. TO BE DEMOLISHED. SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. DEMOLITION AND DISPOSAL PERMITS SHALL BE THE CONTRACTORS RESPONSIBILITY. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO APPROVED GRADE AND BROUGHT UP TO PROPOSED GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT.
15. DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.
16. CONTRACTOR SHALL PRESERVE ALL LANDSCAPING NOT TO BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED BY CONSTRUCTION.
17. SAWCUT ALL ASPHALT AND CONCRETE TO BE REMOVED. ASPHALT LOCATED WITHIN THE GLENWOOD SPRINGS RIGHT-OF-WAY OR PRIVATE PROPERTIES SHALL BE REPLACED WITH 5" THICK ASPHALTIC PAVEMENT OVER 8" CLASS 6 AGGREGATE BASE COURSE. ALL CONCRETE SHALL BE REPLACED PER THE DETAILS. WHEN REPLACING CONCRETE, MATCH EDGES OF SAWCUT CONCRETE AND MAINTAIN INTEGRITY OF DRAINAGE PATTERNS. SAWCUTS SHALL BE TO FULL DEPTH OF EXISTING PAVEMENT. CONCRETE PAVEMENT SHALL BE REMOVED TO THE NEAREST EXISTING JOINT WHEN LESS THAN 5 FROM A PROPOSED SAWCUT.
18. A GRADING PERMIT AND A SIDEWALK/CURB/GUTTER PERMIT ARE NOT REQUIRED FOR THIS PROJECT.

STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL NOTES

1. THE PREPARATION OF STORMWATER

THIS SHEET HAS BEEN ROTATED

INTERSTATE 70

CDOT MAINTENANCE & STORAGE YARD

EX. PARKING LOT

IMHS PARKING-A

IMHS PARKING-B

DRIVEWAY

CENTENNIAL STREET

PROPERTY LINE

Proposed Multi-Story Building FF:5734.68'

TRASH ENCLOSURE (SEE DETAIL)

EXISTING BUILDING

INSTALL BORDER LANDSCAPE WALL

(2) DELINEATOR POSTS (CDOT S-612-1) W/ (3) RED REFLECTORS ON EACH

OF PARKING SPACES, TYP.

4" WHITE STRIPE, TYP.

81 LF TYPE IIB (24")

33 LF TYPE IIB (24")

41 LF TYPE IIB (24")

3' VALLEY PAN

12"Ø AREA INLET

INSTALL TYPE-13 INLET W/ INLET PROTECTION

ACCESSIBLE RAMP (SEE GRADING SHEET)

6' SIDEWALK

110 LF BARRIER CURB

101 LF BARRIER CURB

INSTALL ACCESSIBLE VAN SIGN

INSTALL ACCESSIBLE SIGN

(2) 5' STEPS

4' SIDEWALK

INSTALL ACCESSIBLE SIGN (DO NOT INSTALL OVER THE STORM)

57 LF BARRIER CURB

SALVAGE EXISTING 12"-18"Ø BORDER ROCKS AND REINSTALL

END BOULDER RETAINING WALL

MATCH EX

14 LF TYPE IIB (24")

INSTALL TYPE-13 INLET W/ INLET PROTECTION

12"-18"Ø BORDER ROCKS

DEMO EX STORM PIPE

DEMO & SALVAGE EXISTING SIGNS

10' CONCRETE TRAIL

102 LF BARRIER CURB

INSTALL BOULDER LANDSCAPE WALLS

87 LF TYPE IIB (24")

BOULDER RETAINING WALL (SEE DETAIL)

INSTALL 6' CROSS PAN

PAINT "COMPACT ONLY" ON SURFACE

STOP SIGN (MOUNT TO LIGHT POLE)

THERMOPLAST CROSSWALK (80 SF)

ACCESSIBLE RAMP (SEE GRADING SHEET)

80 LF TYPE IIB (24") CURB & ATTACHED 10' CONCRETE TRAIL

EX. WELL HOUSE

LANDSCAPE BOULDER WALLS

INSTALL TEMPORARY SEDIMENT CONTROL FENCE OR EROSION CONTROL LOGS

RELOCATE BORDER ROCKS

INSTALL INLET PROTECTION

DETENTION FACILITY

47 LF TYPE IIB (30") CURB & ATTACHED 10' CONCRETE TRAIL

INSTALL TYPE-16 CURB INLET W/ INLET PROTECTION

END 30" CURB, BEGIN 24" CURB

INSTALL OUTFLOW CONTROL STRUCTURE W/ INLET PROTECTION

STOP SIGN

ACCESSIBLE RAMP (SEE GRADING SHEET)

DEMO EX. ASPHALT WALK

20 LF TYPE IIM-CURB (SPECIAL)

LIFT STATION NO. 16000

SAWCUT

DEMO ASPHALT

INSTALL TYPE-16 INLET W/ INLET PROTECTION

170 LF TYPE IIB (30") CURB

136 LF TYPE IIB (30") CURB

EX ASPHALT WALK

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Subsurface Utility Engineering (SUE) Required Project: **No**

If "Yes", SUE Certification by:
Firm: **N/A**
Job #: **N/A**
Date: **N/A**

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Bid Set

Client Information:
IRON MOUNTAIN HOT SPRINGS
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601
970.945.4766

NORTH
0 20' 40'
Scale: 1" = 20'

811 Know what's below. Call before you dig.

LOT 1, BLOCK 2 OF THE NORTH GLENWOOD CENTER SUBDIVISION

Caverns Village

Overall Site Plan

(Not for Construction)

No.	Date	Revision	By
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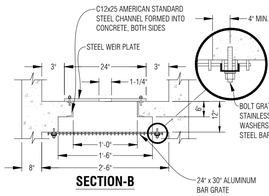
PROJECT NO. **17015.04**
Designer: **DJW**
Drafter: **BUI**
Date: **9/24/19**

Sheet **C.2**

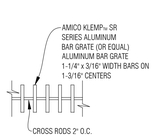
File Name: **17015-c-cdot-civil3d.dwg**

NOTES:

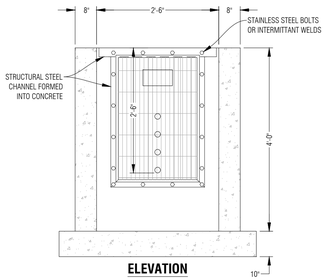
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BAR GATE TRASH RACK SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. SAFETY GRATE SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANEL.
4. SAFETY GRATE SHALL BE STAINLESS STEEL, ALUMINUM OR HOT DIP GALVANIZED STEEL.



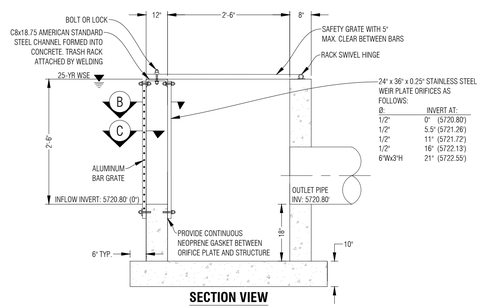
SECTION-B



SECTION-C



ELEVATION



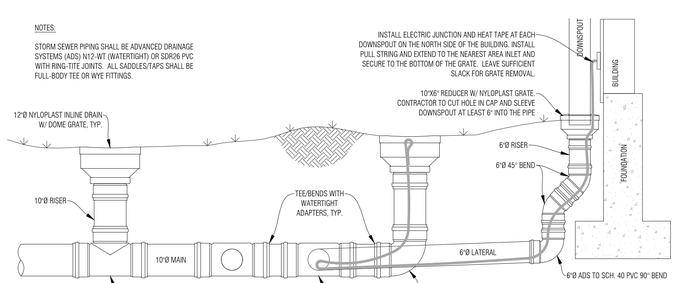
SECTION VIEW

Stormwater Outflow Control Structure

Scale: N.T.S.

NOTES:

STORM SEWER PIPING SHALL BE ADVANCED DRAINAGE SYSTEMS (ADS) N12-WT (WATERTIGHT) OR SDR26 PVC WITH RING-TITE JOINTS. ALL SADDLES/TAPS SHALL BE FULL-BODY TEE OR WYE FITTINGS.



TYPICAL SITE DRAIN **TYPICAL ROOF DRAIN**

Typical Roof & Site Drain(s)

Scale: N.T.S.

UTILITY AND STORM MATERIAL NOTES:

1. WATER MAIN AND LATERALS SHALL BE PVC C909 CLASS 305. MAINS SIZES SHALL BE 8"Ø AND LATERALS SHALL BE 6%Ø UNLESS OTHERWISE APPROVED BY THE PROJECT MECHANICAL ENGINEER AND CITY. SEE THE MECHANICAL PLANS FOR ADDITIONAL REQUIREMENTS.
2. SANITARY SEWER PIPING SHALL BE SDR26 PVC WITH RING-TITE JOINTS. ALL SADDLES/TAPS SHALL BE FULL-BODY WYE FITTINGS.
3. STORM SEWER PIPING SHALL BE ADVANCED DRAINAGE SYSTEMS (ADS) N12-WT (WATERTIGHT) OR SDR26 PVC WITH RING-TITE JOINTS. ALL SADDLES/TAPS SHALL BE FULL-BODY TEE OR WYE FITTINGS.
4. ELECTRIC CONDUIT SHALL BE ELECTRIC GRADE 6'Ø SCH. 80 PVC. TELECOMMUNICATION CONDUIT SHALL BE ELECTRIC GRADE 4'Ø (TELEPHONE/FIBER) AND 3'Ø (CABLE) SCH.80 PVC.
5. NATURAL GAS MATERIALS SHALL BE AS REQUIRED BY BLACK HILLS ENERGY.
6. SOILS ARE HIGHLY CORROSIVE. THEREFORE, ALL METAL FITTINGS AND COMPONENTS SHALL BE DOUBLE WRAPPED IN POLYWRAP. ALL FITTINGS AND COMPONENTS SHALL BE INSPECTED BY THE CITY PRIOR TO WRAPPING/BACKFILL AND ANY DAMAGED COATINGS SHALL BE RECOATEDWITH A MANUFACTURER APPROVED SPRAY COATING DESIGNED FOR UNDERGROUND INSTALLATIONS. ALL NUTS AND BOLTS SHALL BE COR BLUE.
7. CONCRETE MANHOLES, INLETS AND OTHER STRUCTURES SHALL BE PRE-CAST USING TYPE V (OR EQUIVALENT) SULFATE RESISTANCE CONCRETE CEMENT WITH XYPEX CRYSTALLINE ADDITIVE.
8. SANITARY SEWER MANHOLE BOTTOM SURFACE, EXTERIOR WALLS AND INTERIOR WALLS AND FLOOR SHALL BE LINED WITH REINFORCED FLEXIBLE PVC MEMBRANE LINER THAT OFFERS H_2S GAS AND CHEMICAL RESISTANCE FOR PRECAST CONCRETE PRODUCTS.
9. SEE CDOT M-STANDARDS DETAILS AND SPECIFICATIONS (M-604-11, M-604-12, M-604-13, DOUBLE NO. 16 AND M-604-20) FOR TYPICAL INLET AND MANHOLE STRUCTURE AND INSTALLATION REQUIREMENTS.
10. INLETS ON A GRADE SHALL BE EQUIPPED WITH DIRECTIONAL CAPTURE VANE GRATES.

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Subsurface Utility Engineering (SUE) Required Project: ***No***

If "Yes", SUE Certification by:
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PROJECT NO. ***17015.04***
Designer: ***DJW***
Drafter: ***BUI***
Date: ***9/24/19***

Sheet ***C.3***

File Name: ***17015-c-storm.dwg***

LOT 1, BLOCK 2 OF THE NORTH GLENWOOD CENTER SUBDIVISION

Caverns Village

Utility and Storm Sewer Plan (Not For Construction)

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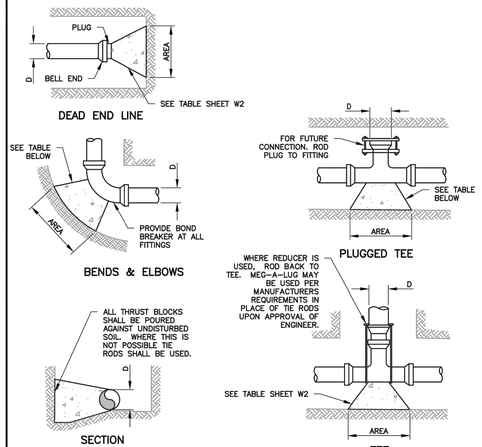


City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Concrete Thrust Block Details

Division: Water Standard Details

Approved:	XX
Date:	2/23/16
Modified:	2/23/16
File:	WaterThrustBlocks.dwg

Drawing # W01

SIZE	BEARING AREAS (IN SQ. FT.) BENDS 90°	45°	22 1/2°	11 1/2°	THE MINIMUM INSTALLED THRUST BEARING AREA SHALL BE 2.0 SF. TEES, DEAD ENDS, AND CROSS w DEAD END BRANCHES
3	1.0	0.6	0.3	0	0.7
4	1.8	1.0	0.5	0	1.3
6	4.0	2.2	1.1	0	2.8
8	7.1	3.8	2.0	1.0	5.0
10	11.1	6.0	3.0	1.5	7.8
12	16.0	8.6	4.4	2.2	11.3
14	21.7	11.8	6.0	3.0	15.4
15	25.0	13.5	7.0	3.5	17.6
16	28.4	15.3	8.0	4.0	20.0
18	36.0	19.4	10.0	5.0	25.4
20	44.2	24.0	12.2	6.1	31.4
21	49.0	26.5	13.5	6.8	34.6
22	54.0	29.0	14.8	7.4	38.0
24	64.0	34.5	17.7	8.8	45.0
30	100.0	54.0	27.6	13.8	71.0
36	144.0	78.0	40.0	20.0	102.0

NOTE: TEE SIZE IS BRANCH SIZE.

AREAS GIVEN IN TABLE ARE BASED UPON INTERNAL STATIC PRESSURE OF 100 P.S.I. AND SOIL BEARING CAPACITY OF 1,000 lbs. PER SQ. FT.

BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F"

$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF lbs.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF lbs.}}$

SOIL BEARING CAPACITIES SHALL BE DETERMINED BY THE ENGINEER

ALL WATER LINE PLANS SHALL CONTAIN THE FOLLOWING TABLE, WITH THE VALUES FILLED IN BY THE ENGINEER:

SOIL BEARING CAPACITY – 4000 LBS/SQ. FT.
TEST PRESSURE – 195 P.S.I. (1.5* 130 PSI)
BEARING AREA MULTIPLIER (F) – 0.5

CONCRETE THRUST BLOCK DETAILS
N.T.S.

City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Concrete Thrust Block Details

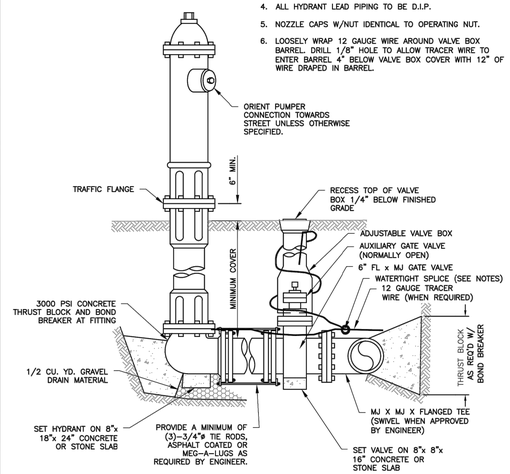
Division: Water Standard Details

Approved:	XX
Date:	2/23/16
Modified:	2/23/16
File:	WaterThrustBlocksW02

Drawing # W02

NOTES:

1. ALL JOINTS FROM MAIN TO HYDRANT SHALL BE HARNESSED MECHANICAL JOINTS OR FLANGED JOINTS.
2. HYDRANT, VALVE & FITTINGS TO BE 250 PSI RATED.
3. POLYETHYLENE WRAP (WHEN REQUIRED) SHALL COVER ASSEMBLY FROM HYDRANT BASE TO WATER MAIN.
4. ALL HYDRANT LEAD PIPING TO BE D.I.P.
5. NOZZLE CAPS W/NUT IDENTICAL TO OPERATING NUT.
6. LOOSELY WRAP 12 GAUGE WIRE AROUND VALVE BOX BARREL. DRILL 1/8" HOLE TO ALLOW TRACER WIRE TO ENTER BARREL 4" BELOW VALVE BOX COVER WITH 12" OF WIRE DRAPED IN BARREL.



FIRE HYDRANT ASSEMBLY DETAIL
N.T.S.

City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

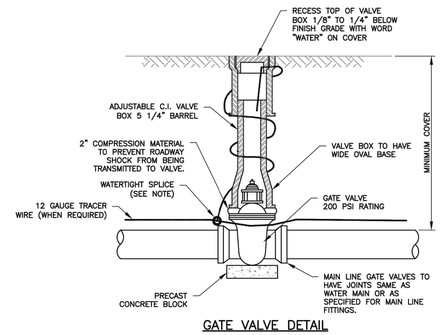
Fire Hydrant Assembly Detail

Division: Water Standard Details

Approved:	XX
Date:	2/23/16
Modified:	2/23/16
File:	WaterFireHydrantDetail

Drawing # W03

NOTE:
LOOSELY WRAP 12 GAUGE WIRE AROUND VALVE BOX BARREL. DRILL 1/8" HOLE TO ALLOW TRACER WIRE TO ENTER BARREL 4" BELOW VALVE BOX COVER WITH 12" OF WIRE DRAPED IN BARREL.



GATE VALVE DETAIL
N.T.S.

City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

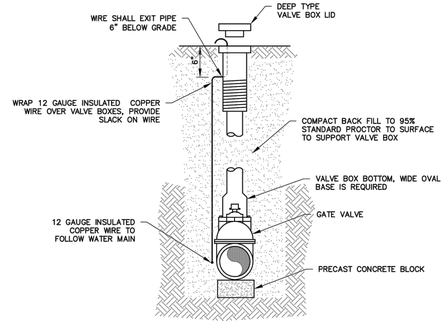
Gate Valve Detail

Division: Water Standard Details

Approved:	XX
Date:	2/23/16
Modified:	2/23/16
File:	WaterGateValveDetail

Drawing # W04

IF THE DISTANCE TO THE TOP OF THE OPERATING NUT TO THE TOP OF THE VALVE COVER IS GREATER THAN 9', AN EXTENSION STEM WILL BE REQUIRED ON THE OPERATING NUT. THE EXTENSION MUST BE SECURED TO THE VALVE OPERATING NUT.



GENERAL NOTE
1. VALVE BOX IS TO BE INSTALLED PLUMB, LEVEL, AND CENTERED ON 2" NUT

GATE VALVE & BOX ASSEMBLY DETAIL
N.T.S.

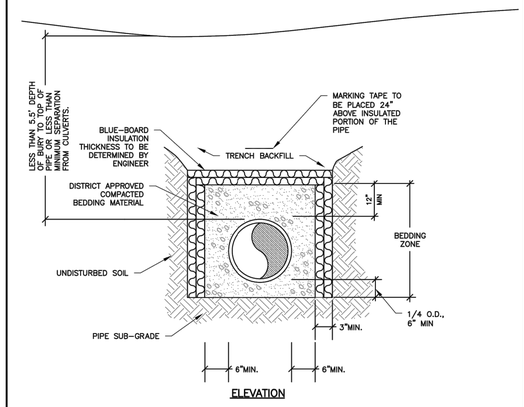
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Gate Valve And Box Assembly

Division: Water Standard Details

Approved:	XX
Date:	2/23/16
Modified:	2/23/16
File:	GateValveAndBoxAssembly

Drawing # W05



ELEVATION

GENERAL NOTES

1. CONDITION OF LESS THAN MINIMUM BURY DEPTH ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE CITY PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DOES NOT MEET MINIMUM BURY REQUIREMENTS.
2. SEE SEWER AND WATER PIPE BEDDING DETAIL FOR BACKFILL MATERIAL AND COMPACTION SPECS.
3. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT IS WITHIN TWO FEET OF ANY DRAINAGE CULVERT. THIS APPLIES TO THE BOTTOM OF THE PIPE IF IT CROSSES OVER TOP OF THE CULVERT.

WATER PIPE INSULATION DETAIL
N.T.S.

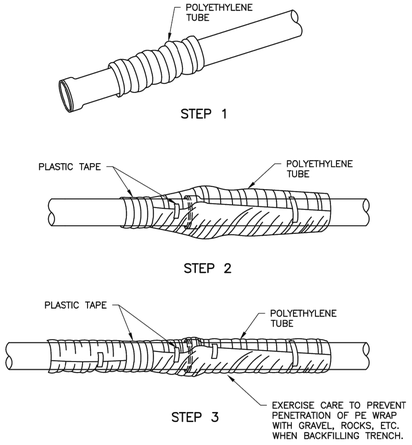
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Water Pipe Insulation Detail

Division: Water Standard Details

Approved:	XX
Date:	2/23/16
Modified:	2/23/16
File:	WaterPipeInsulationDetail

Drawing # W06



FIELD INSTALLATION – POLYETHYLENE WRAP

WHERE SPECIFICALLY REQUIRED FOR SOIL APPLICATIONS

STEP 1 – PLACE TUBE OF POLYETHYENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO PLACE

STEP 2 – PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE.

STEP 3 – OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

POLYWRAP DETAIL
N.T.S.

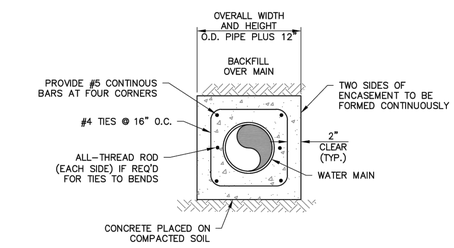
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Polywrap Detail

Division: Water Standard Details

Approved:	XX
Date:	2/23/16
Modified:	2/23/16
File:	WaterPolywrapDetail

Drawing # W07



WATER MAIN CONCRETE ENCASEMENT DETAIL
N.T.S.

City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601
970.384.6435
www.ci.glenwood-springs.co.us

Water Main Concrete Encasement Detail

Division: Water Standard Details

Approved:	XX
Date:	2/23/16
Modified:	2/23/16
File:	WaterEncasementDetail

Drawing # W09

Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: *No*

If "Yes", SUE Certification by:
Firm: *N/A*
Job #: *N/A*
Date: *N/A*

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Bid Set

Client Information:
IRON MOUNTAIN HOT SPRINGS
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601
970.945.4766

NORTH
0 1' 2'
Scale: 1" = 1'

Know what's below.
Call before you dig.

LOT 1, BLOCK 2 OF THE NORTH GLENWOOD CENTER SUBDIVISION

Caverns Village

Details - Potable Water (Not For Construction)

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

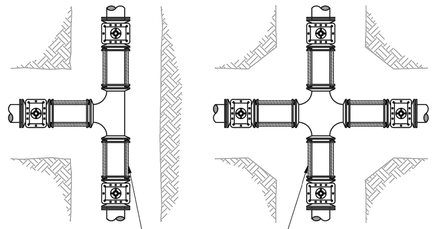
PROJECT NO. *17015.04*
Designer: *DJW*
Drafter: *BUI*
Date: *9/24/19*

Sheet *C.4*

File Name: *17015-c-storm.dwg*

N:\PROJECTS\2017\17015-Iron Mountain PUD\dwg\CDOT Building\17015-C-Storm.dwg 9/24/2019 3:44 PM

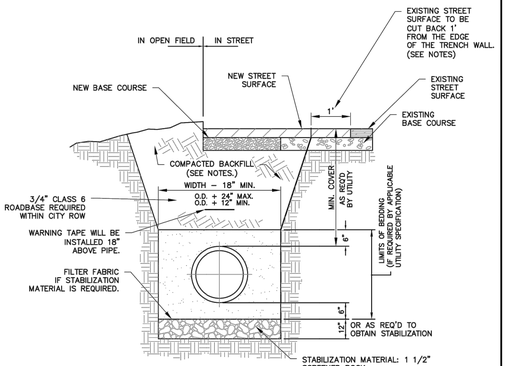
NOTE: USE OF FOSTER ADAPTERS OR SWIVEL TEES SHALL BE ALLOWED, IF APPROVED BY THE CITY.



LINE VALVES AT TEES AND CROSSES

N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Line Valves at Tees and Crosses	Approved: XX / Date: 2/23/16 / Modified: 2/23/16 / File: WaterValvesTeeCross	Drawing # W10
	Division: Water Standard Details		



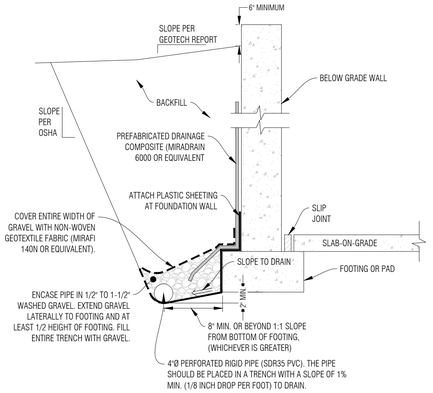
NOTES:

1. RIGHT OF WAY & EASEMENT AREAS SHALL BE GRADED (CUT & FILL) TO SUBGRADE (+/–0.5) AT UTILITY LOCATIONS INCLUDING SERVICES, PRIOR TO UTILITY INSTALLATION.
2. BACKFILL TO BE COMPACTED TO 95% AND WITHIN TWO (2)% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY A.S.T.M. D–698 DENSITY IN ALL AREAS UNLESS OTHERWISE NOTED.
3. TRENCH EXCAVATION SHALL COMPLY WITH ALL OSHA STANDARDS.
4. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
5. A ONE FOOT CUT BACK IS NOT REQUIRED IF FLOW FILL IS USED FOR BACKFILL.

TRENCH EXCAVATION & BACKFILL DETAIL

N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Trench Excavation & Backfill Detail	Approved: XX / Date: 2/23/16 / Modified: 2/23/16 / File: Trench Excavation & Backfill Detail	Drawing # W13
	Division: Water Standard Details		

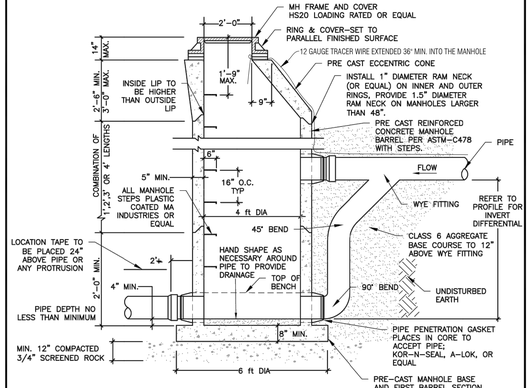


NOTES:

1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

Typ. Foundation Drain

(Verify with the Geotechnical Engineer) Scale: N.T.S.



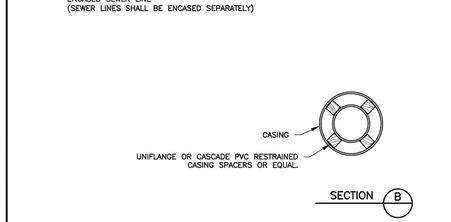
GENERAL NOTES

1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ACI–318 SPECIFICATIONS.
2. MANHOLE TROUGH SHALL HAVE A MINIMUM OF 2" DROP FROM ENTRANCE THROUGH EXIT.
3. FLOW CHANNEL TO BE SHAPED AS TO NOT ALLOW STANDING WATER.
4. USE 5' I.D. WHEN PIPE SIZE IS 18" OR LARGER.
5. EXTERIOR OF MANHOLE SHALL BE COATED WITH BITUMINOUS COATING PRIOR TO DELIVERY TO JOBSITE.

DROP MANHOLE

N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Drop Manhole Detail	Approved: XX / Date: 3/22/16 / Modified: 3/22/16 / File: StandardManhole	Drawing # S02
	Division: Sewer Standard Details		



CONCRETE ENCASEMENT FOR SEWER MAIN

N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Concrete Encasement Detail	Approved: XX / Date: 3/22/16 / Modified: 3/22/16 / File: EncasementDetail	Drawing # S03
	Division: Sewer Standard Details		

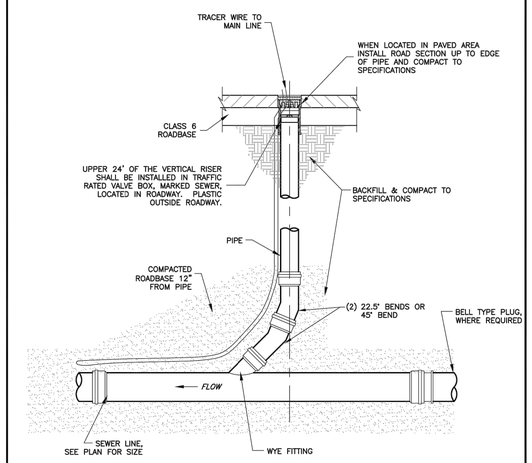
GENERAL NOTES:

1. CASING DIAMETER AND LENGTH SHALL BE DETERMINED AND ADEQUATELY SIZED BY ENGINEER.

CASING DETAIL

NTS

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Casing Detail	Approved: XX / Date: 3/22/16 / Modified: 3/22/16 / File: CasingDetail	Drawing # S04
	Division: Sewer Standard Details		



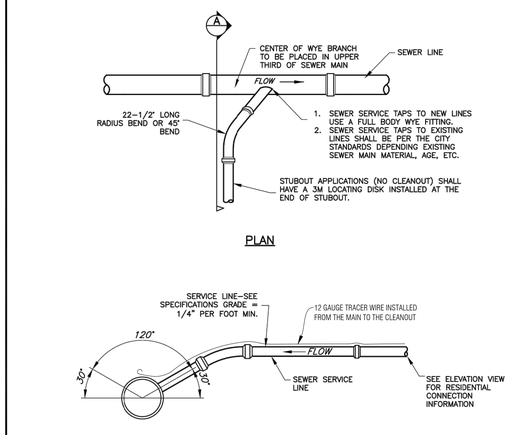
NOTES:

1. MUST BE TRAFFIC RATED IF INSTALLED IN TRAFFIC AREAS.

SEWER CLEAN–OUT

N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Sewer Clean-Out	Approved: XX / Date: 3/22/16 / Modified: 3/22/16 / File: SewerCleanOutDetail	Drawing # S05
	Division: Sewer Standard Details		



NOTES:

1. MINIMUM SEPARATION BETWEEN TAPS SHALL BE 5' PER STANDARDS.
2. BACKFILL UNDER WYE TO BE ROADBASE AGGREGATE BASE COURSE. 95% COMPACTION DENSITY PER ASTM D–698.

SEWER SERVICE CONNECTION

N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Sewer Service Connection Detail	Approved: XX / Date: 3/22/16 / Modified: 3/22/16 / File: SewerServiceDetail	Drawing # S06
	Division: Sewer Standard Details		

Boundaries Unlimited Inc. — Civil Engineering, Surveying & Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: ***No***

If "Yes", SUE Certification by:
Firm: ***N/A***
Job #: ***N/A***
Date: ***N/A***

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION — Bid Set

Client Information:
IRON MOUNTAIN HOT SPRINGS
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601
970.945.4766

NORTH
0 1' 2'
Scale: 1" = 1'

811 Know what's below. Call before you dig.

LOT 1, BLOCK 2 OF THE NORTH GLENWOOD CENTER SUBDIVISION

Caverns Village

Details - Sanitary Sewer

(Not For Construction)

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
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9.			

PROJECT NO. ***17015.04***
Designer: ***DJW***
Drafter: ***BUI***
Date: ***9/24/19***

Sheet ***C.5***

File Name: ***17015-c-storm.dwg***

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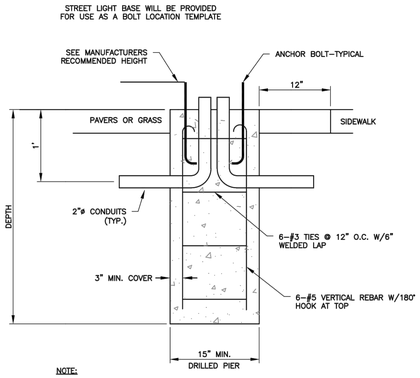


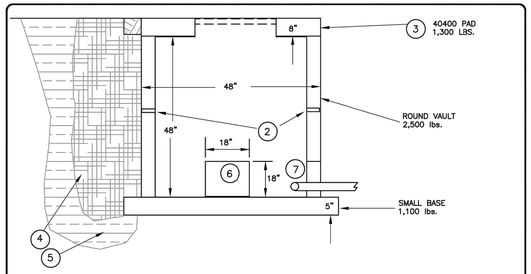
NOTE:

CONTRACTOR TO CUT EXISTING CONDUIT, INSTALL NEW CONDUIT TO AND THROUGH BASE OF LIGHT AT EACH FIXTURE USING LONG RADIUS SWEEPS AS NECESSARY, EXCAVATE FOR AND POUR FOUNDATION WITH REINFORCING AS SHOWN, AND REQUIRED ANCHOR BOLTS.

LIGHT FOUNDATION SCHEDULE		
POLE HEIGHT	10'	30'
DEPTH	3'	5'
DIAMETER	15"	24"
# OF ANCHOR BOLTS	3	4

STANDARD STREET LIGHT FOUNDATION
N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Street Light Foundation Detail	Approved: XX	Drawing #
	Division: Electrical Standard Details	Date: 03/28/2016	E02
		Modified: 03/28/2016	
		File: Street-ightFoundation	



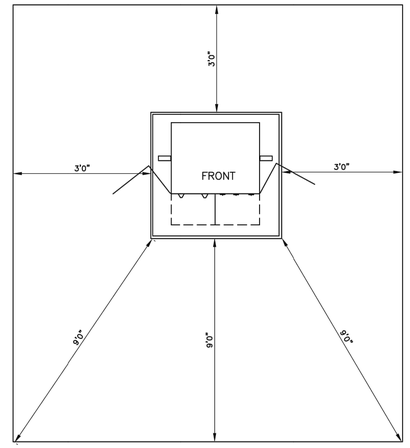
VAULT CENTERED ON BASE PAD CENTERED ON VAULT

NOTES:

1. 28" MANHOLE
2. 3/4" HOLE (TOTAL OF FOUR)
3. GROUND LEVEL
4. BACKFILL TO BE WELL COMPACTED
5. SOIL UNDER BASE TO BE UNDISTURBED OR WELL COMPACTED
6. FOUR KNOCKOUTS (16" X 18")
7. CONDUIT(S) INSTALLED THROUGH KNOCKOUTS SHALL BE GROUTED
8. LIFTING HOLES

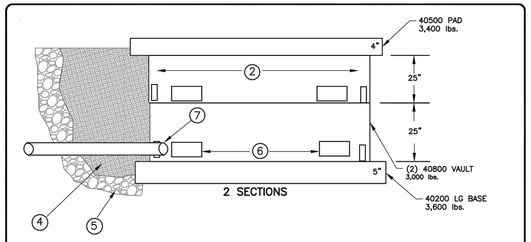
ROUND SPLICE VAULT SPECIFICATIONS
N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Round Splice Vault Detail	Approved: XX	Drawing #
	Division: Electrical Standard Details	Date: 03/28/2016	E06
		Modified: 03/28/2016	
		File: RoundSpliceVault	

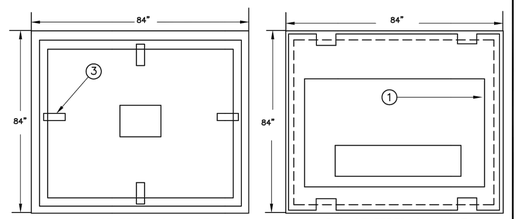


TRANSFORMER AND EQUIPMENT CLEARANCES
N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Transformer and Equipment Clearance	Approved: XX	Drawing #
	Division: Electrical Standard Details	Date: 03/28/2016	E07
		Modified: 03/28/2016	
		File: TransEquipClearance	



2 SECTIONS



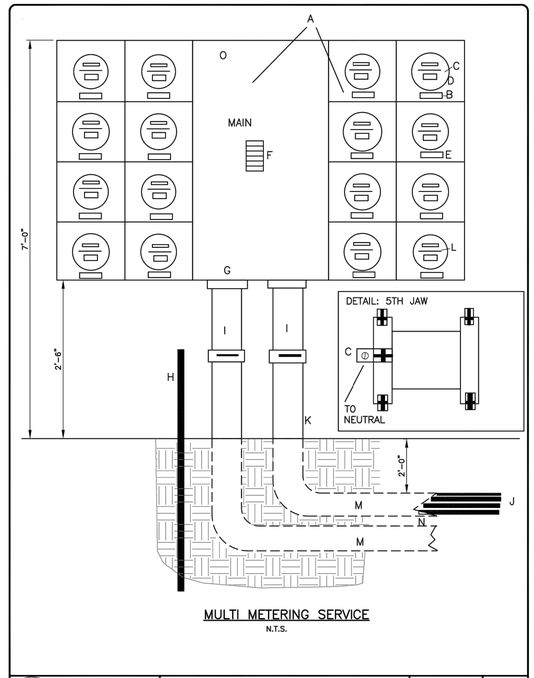
VAULT CENTERED ON BASE PAD CENTERED ON VAULT

NOTES:

1. TYPICAL TRANSFORMER OUTLINE
2. LIFTING HANDLES (2) PER VAULT SECTION
3. LIFTING HOLES
4. BACKFILL TO BE WELL COMPACTED
5. SOIL UNDER BASE TO BE UNDISTURBED OR WELL COMPACTED
6. (8) KNOCKOUTS 8" X 12" PER VAULT SECTION
7. CONDUIT(S) INSTALLED THROUGH KNOCKOUTS SHALL BE GROUTED

3 PHASE (500 KVA or LARGER) TRANS. VAULT SPEC.
N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	3 Phase Transformer Vault Detail (Large)	Approved: XX	Drawing #
	Division: Electrical Standard Details	Date: 03/28/2016	E09
		Modified: 03/28/2016	
		File: 3PhaseTransVaultLarge	

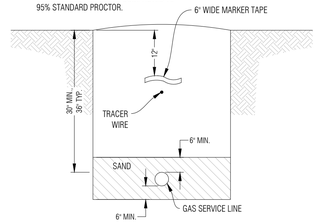


MULTI METERING SERVICE
N.T.S.

City of Glenwood Springs, 101 West 8th Street, Glenwood Springs, CO 81601, 970.384.6435, www.ci.glenwood-springs.co.us	Multi Metering Service Detail	Approved: XX	Drawing #
	Division: Electrical Standard Details	Date: 03/28/2016	E12
		Modified: 03/28/2016	
		File: MultiMeteringSvcDetail	

NOTES:

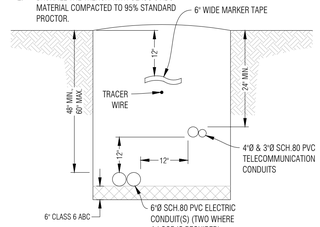
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



Natural Gas Trench
Scale: N.T.S.

NOTES:

1. ELECTRIC & TELEPHONE SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH CLASS 6 ABC MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



Electric & Telecommunications Trench
Scale: N.T.S.

Boundaries Unlimited Inc.
Civil Engineering Surveying & Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **No**

If "Yes", SUE Certification by:
Firm: **N/A**
Job #: **N/A**
Date: **N/A**

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Bid Set

Client Information:
IRON MOUNTAIN HOT SPRINGS
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601
970.945.4766

NORTH
0 1' 2'
Scale: 1" = 1'

811 Know what's below. Call before you dig.

LOT 1, BLOCK 2 OF THE NORTH GLENWOOD CENTER SUBDIVISION

Caverns Village

Details - Site Electric (Not For Construction)

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

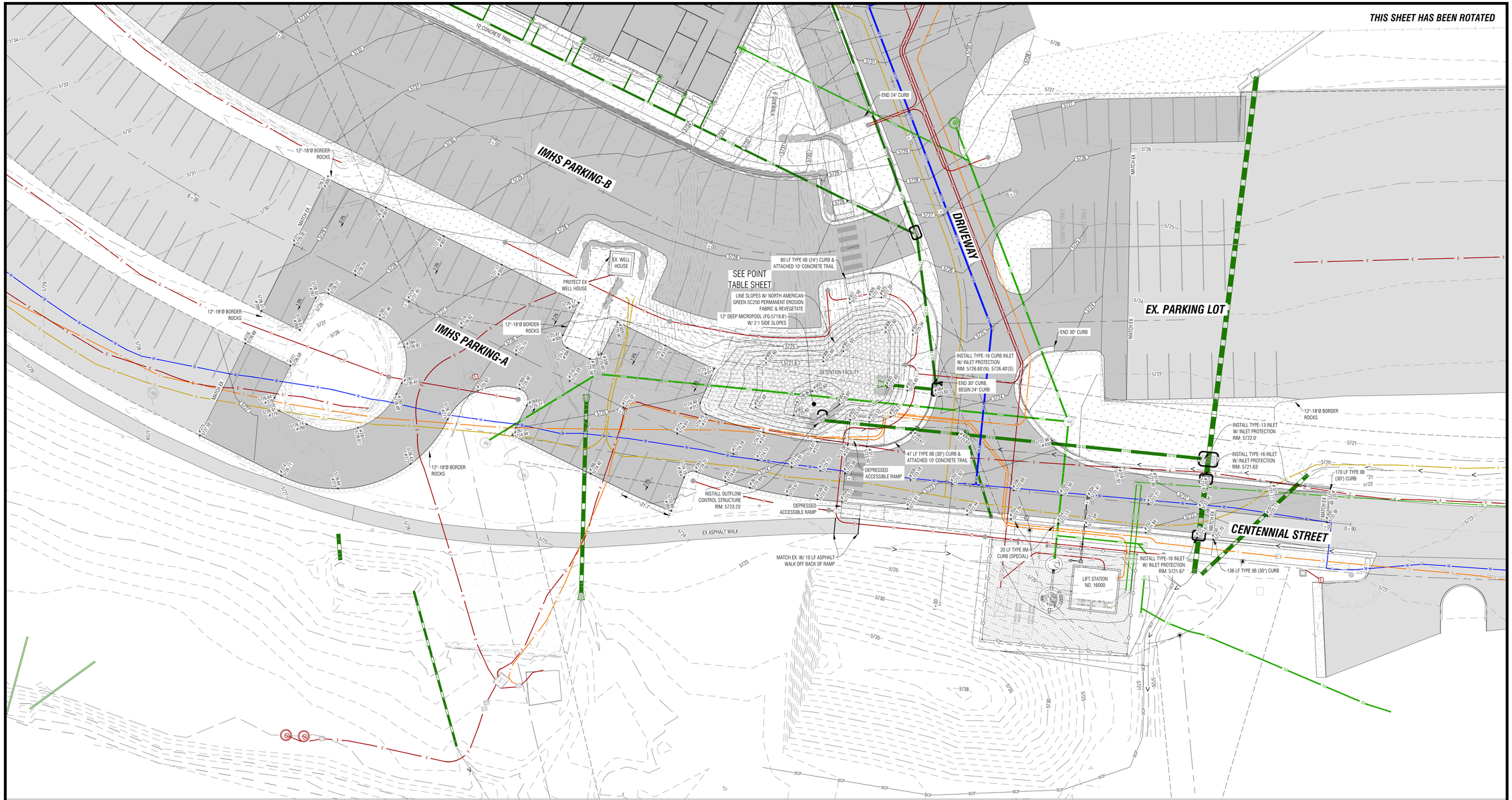
PROJECT NO. **17015.04**
Designer: **DJW**
Drafter: **BUI**
Date: **9/24/19**

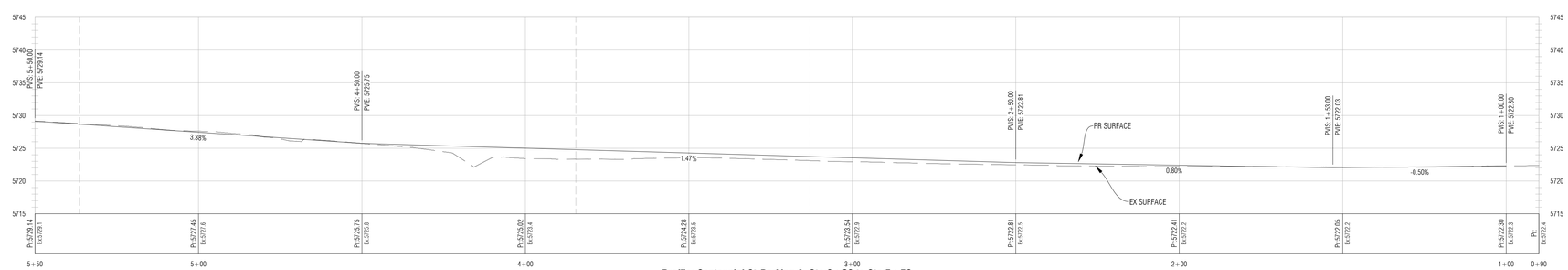
Sheet **C.6**

File Name: **17015-e-storm.dwg**

N:\PROJECTS\2017\17015 Iron Mountain PUD\dwg\CDOT Building\17015-C-Storm.dwg 9/24/2019 3:44 PM

THIS SHEET HAS BEEN ROTATED





Profile: Centennial St-Parking A, Sta:0+90 to Sta:5+50
Scale: Vert.=5', Horiz.=10'

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Civil Engineering Surveying & Beyond
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Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **No**

If "Yes", SUE Certification by:
Firm: **N/A**
Job #: **N/A**
Date: **N/A**

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Bid Set

Client Information:
IRON MOUNTAIN HOT SPRINGS
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601
970.945.4766

NORTH
0 20' 40'
Scale: 1" = 20'

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LOT 1, BLOCK 2 OF THE NORTH GLENWOOD CENTER SUBDIVISION

Caverns Village

Plan & Profile - Centennial St & Parking A

(Not for Construction)

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. ***17015.04***
Designer: ***DJW***
Drafter: ***BUI***
Date: ***9/24/19***

Sheet ***C.7***

File Name: ***17015-c-cdot-civil3d.dwg***

N:\PROJECTS\2017\17015 Iron Mountain PUD\dwg\CDOT Building\17015-C-CDOT-Civil3d.dwg 9/24/2019 3:45 PM

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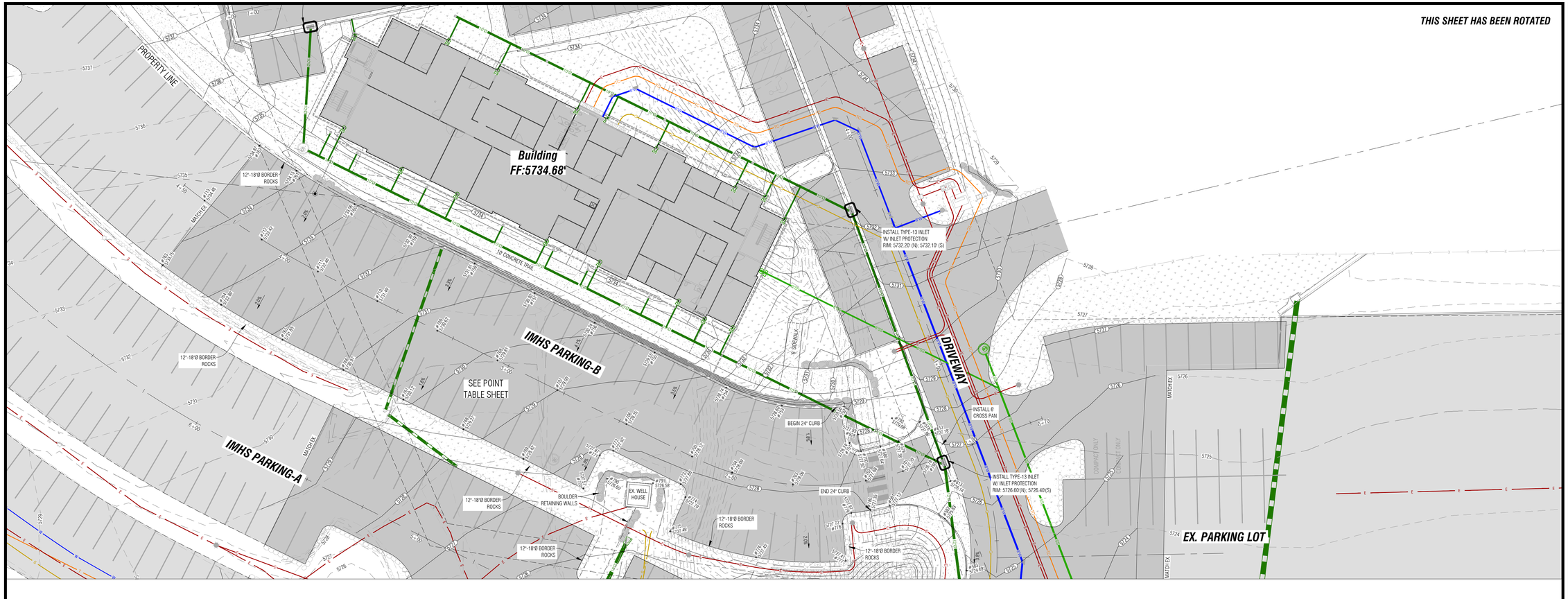

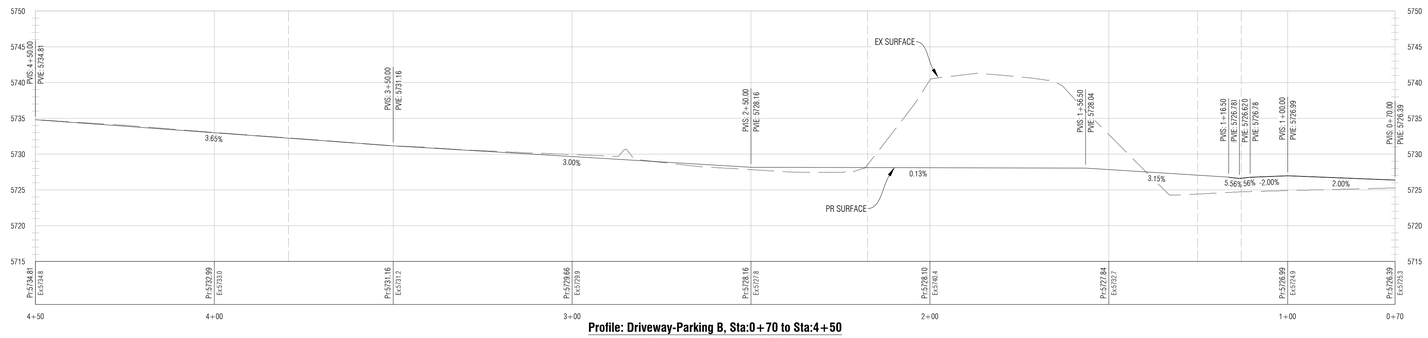

Profile: Driveway-Parking B, Sta:0+70 to Sta:4+50
Scale: Vert.=5', Horiz.=10'

Boundaries Unlimited Inc.
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Surveying
& Beyond
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Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: *No*

If "Yes", SUE Certification by:
Firm: *N/A*
Job #: *N/A*
Date: *N/A*

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Bid Set

Client Information:
IRON MOUNTAIN HOT SPRINGS
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601
970.945.4766

NORTH
0 20' 40'
Scale: 1" = 20'

811
Know what's **below.**
Call before you dig.

LOT 1, BLOCK 2 OF THE NORTH GLENWOOD CENTER SUBDIVISION

Caverns Village

Plan & Profile - Parking B
(Not for Construction)

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO.
17015.04
Designer:
DJW
Drafter:
BUI
Date:
9/24/19

Sheet
C.8

File Name: *17015-c-cdot-civil3d.dwg*

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Boulder Retaining Wall

Scale: N.T.S.

BOULDER LANDSCAPE WALL NOTES:

1. THESE DETAILS ARE TO BE USED ONLY FOR RETAINING LANDSCAPED AREAS WITH A MAXIMUM WALL HEIGHTS AS INDICATED THIS DETAIL SHALL NOT BE USED TO RETAIN STRUCTURES/VEHICLE LOADED AREAS OR AREAS REQUIRING GREATER RETENTION. ANY WALL CONSTRUCTED HIGHER THAN SPECIFIED IN THESE DETAILS WILL NOT BE ACCEPTED BY THE PROJECT ENGINEER.
2. TIERED WALLS TALLER THAN 4-FEET OR SUPPORTING MORE THAN TWO (2) ADDITIONAL TIERS SHALL BE CONSTRUCTED AS STRUCTURALLY SUPPORTED SOIL NAIL WALLS WITH A FACADE OF STACKED BOULDERS. THE SOIL NAIL SYSTEMS SHALL BE AS DESIGNED BY OTHERS.
3. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION.
4. BOULDERS SHALL BE ANGULAR AND SQAURE/RECTANGULAR IN SHAPE. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE. BOULDERS SHALL BE PURPOSEFULLY SELECTED FOR PLACEMENT IN A MANNER WHICH PERMITS AT LEAST 30% CONTACT SURFACE WITH THE ADJACENT BOULDERS. THE FILLING OF VOID AREAS BETWEEN BOULDERS WITH SMALLER ROCKS WILL NOT COUNT TOWARD MEETING THIS MINIMUM CONTACT SURFACE REQUIREMENT.
5. INSTALL MIRAFI 140N FILTER FABRIC BETWEEN THE NATIVE EXCAVATION AND THE SCREENED ROCK BACKFILL.
6. SET BASE ROWS ON BENCHES WHERE THE TOPSOIL HAS BEEN REMOVED AND THE SUBBASE HAS BEEN SCARIFIED TO 9" MINIMUM DEPTH & RECOMPACTED TO 95% STANDARD PROCTOR.
7. CARE SHOULD BE TAKEN NOT TO OVER COMPACT THE BACKFILL OR USE LARGE EQUIPMENT NEAR THE WALL.
8. PLACE LARGER BOULDERS AT BOTTOM AND TRANSITION TO SMALLER BOULDERS AT TOP OF WALL. UNDER NO CIRCUMSTANCES SHOULD ANY BOULDER BE PLACED ON TOP OF ANOTHER BOULDER WHICH IS SMALLER THAN ITSELF.
9. GEOGRID REINFORCEMENT SHALL BE STRATAGRID SG350 OR MIRAFI 5XT (TULT > 4,500 LB/FT) OR ENGINEER APPROVED EQUAL.

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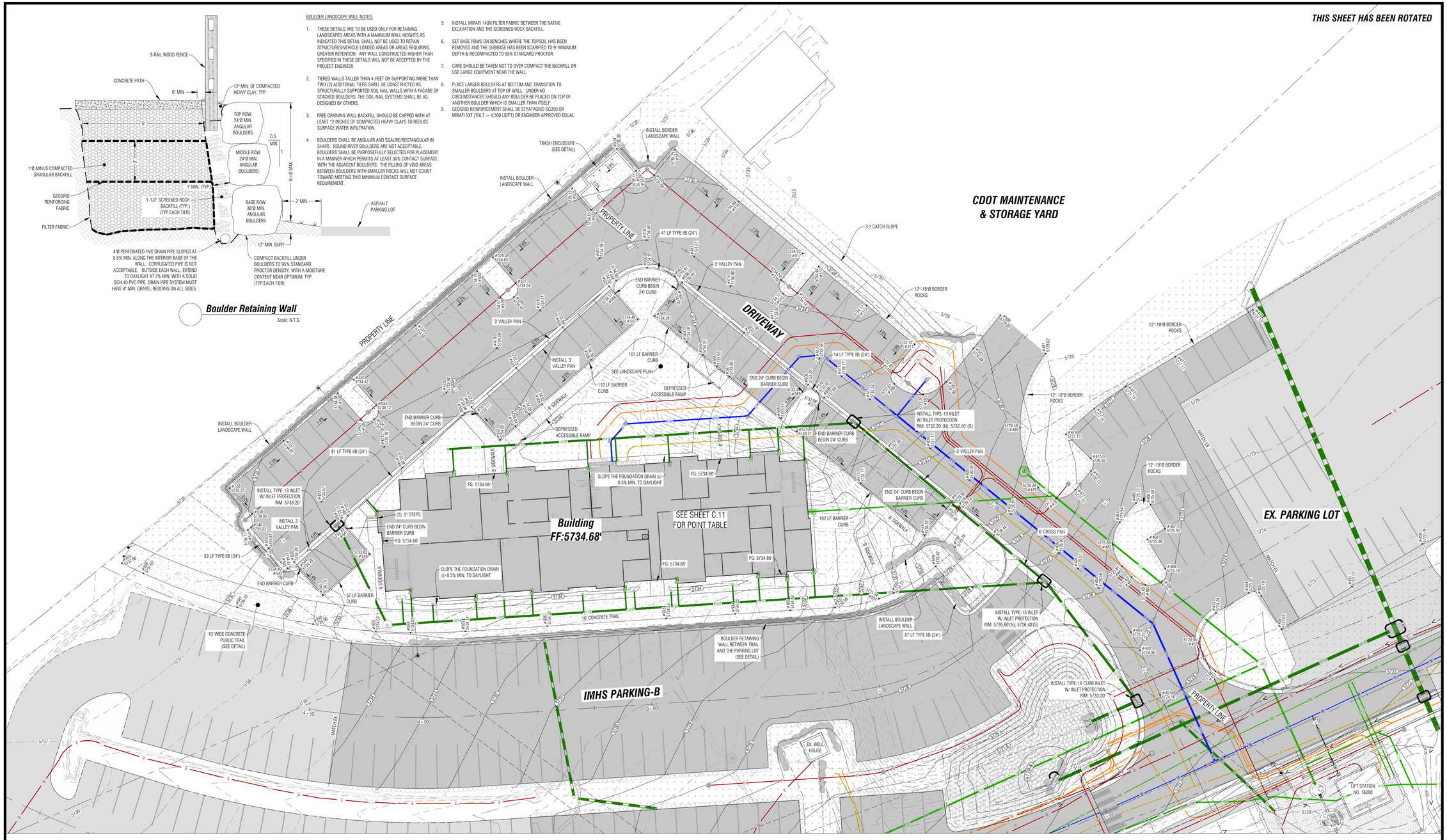

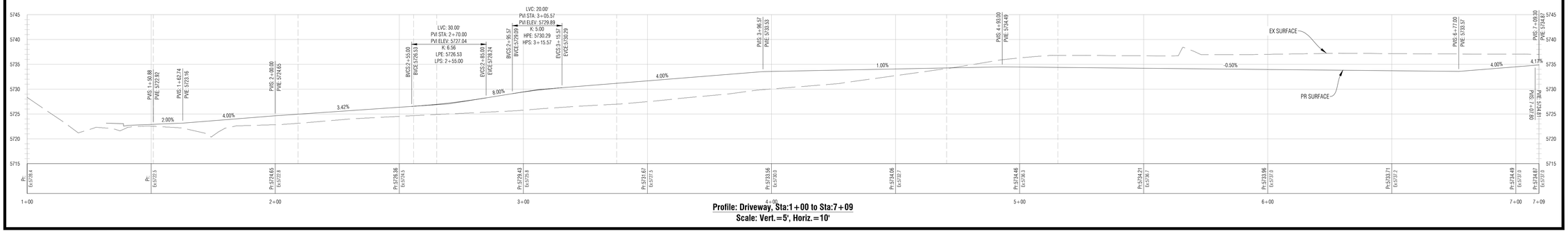

Profile: Driveway, Sta:1+00 to Sta:7+09
Scale: Vert.=5', Horiz.=10'

Boundaries Unlimited Inc.
Civil Engineering Surveying & Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: ***No***

If "Yes", SUE Certification by:
Firm: ***N/A***
Job #: ***N/A***
Date: ***N/A***

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION — Bid Set

Client Information:
IRON MOUNTAIN HOT SPRINGS
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601
970.945.4766

NORTH
0 20' 40'
Scale: 1" = 20'

811 Know what's below. Call before you dig.

Caverns Village

LOT 1, BLOCK 2 OF THE NORTH GLENWOOD CENTER SUBDIVISION

Plan & Profile - CDOT, CSP & Housing Driveway
(Not for Construction)

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. ***17015.04***
Designer: ***DJW***
Drafter: ***BUI***
Date: ***9/24/19***

Sheet ***C.9***

File Name: ***17015-c-cdot-civil3d.dwg***

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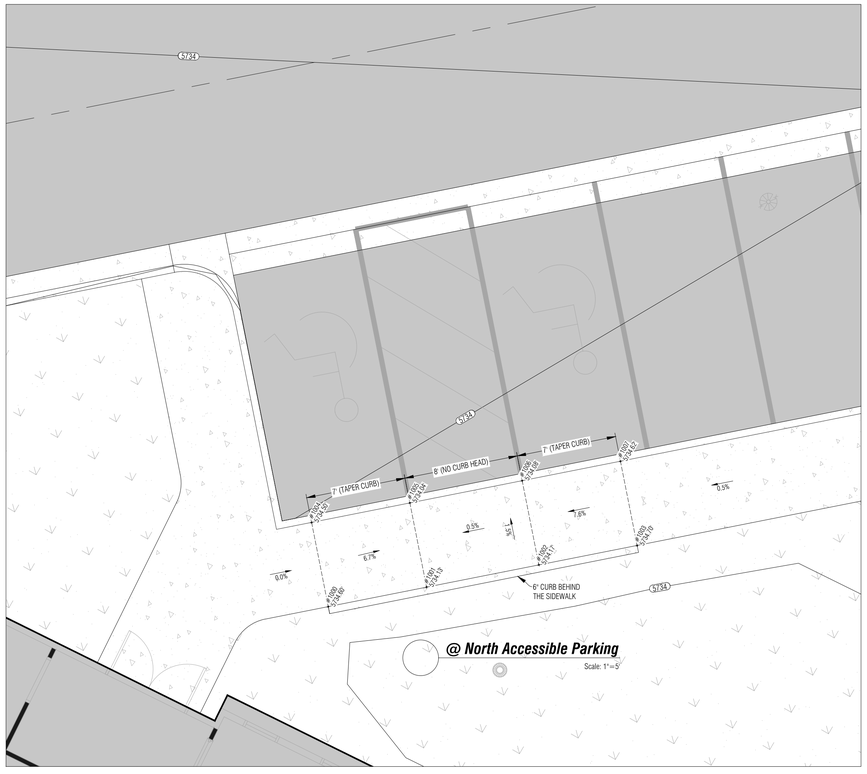

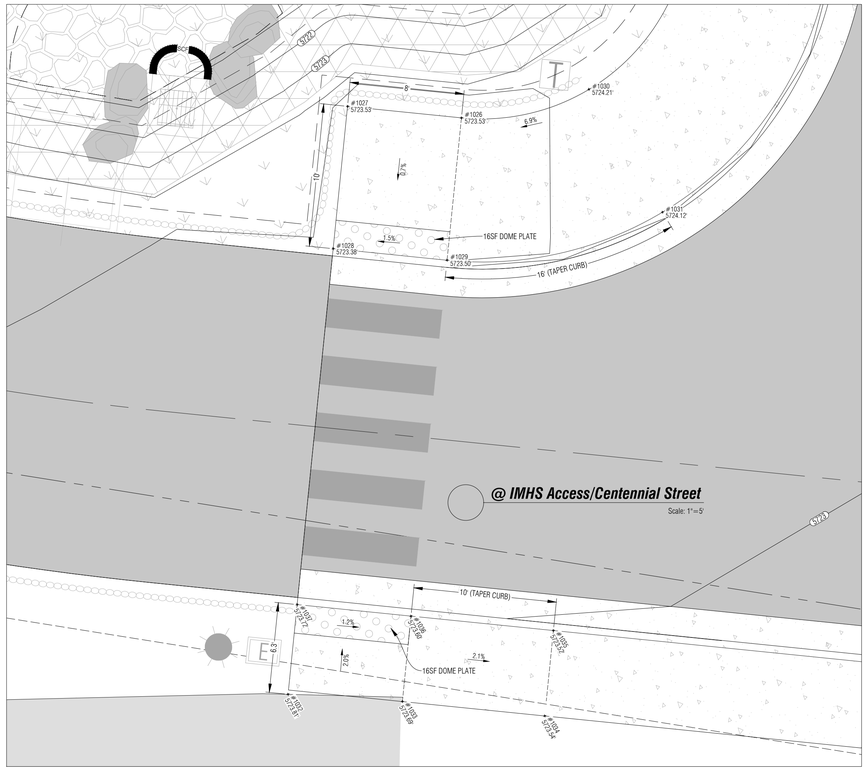

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Surveying
& Beyond
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Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **No**

If "Yes", SUE Certification by:
Firm: **N/A**
Job #: **N/A**
Date: **N/A**

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Bid Set

Client Information:
IRON MOUNTAIN HOT SPRINGS
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601
970.945.4766

NORTH
0 5' 10'
Scale: 1" = 5'

811
Know what's **below.**
Call before you dig.

LOT 1, BLOCK 2 OF THE NORTH GLENWOOD CENTER SUBDIVISION

Caverns Village

ADA Ramp Grading

(Not for Construction)

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO.
17015.04
Designer:
DJW
Drafter:
BUI
Date:
9/24/19

Sheet
C.10

File Name: ***17015-c-cdot-civil3d.dwg***

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Point Table				
Point #	Raw Description	Elevation	Northing	Easting
		'		
		'		
200	CL-FG-Match	5722.30'	42391.25	15792.27
201	CL-FG	5722.17'	42414.05	15782.01
202	CL-FG	5722.04'	42439.97	15770.35
203	CL-FG	5722.21'	42459.65	15761.50
204	CL-FG	5722.41'	42482.45	15751.24
205	CL-FG	5722.50'	42493.01	15746.49
206	CL-FG	5722.66'	42511.25	15738.28
207	CL-FG	5722.92'	42534.96	15727.61
208	CL-FG	5723.18'	42550.84	15720.47
209	CL-FG	5723.58'	42576.00	15709.15
210	CL-FG	5723.73'	42585.43	15704.91
211	CL-FG	5723.91'	42596.58	15700.29
212	CL-FG	5724.13'	42610.35	15695.64
213	CL-FG	5724.28'	42620.45	15692.91
214	CL-FG	5724.65'	42645.05	15688.56
215	CL-FG	5725.02'	42669.98	15686.72
216	CL-FG	5725.39'	42694.98	15685.10
217	CL-FG	5725.75'	42719.88	15683.49
218	CL-FG	5726.62'	42745.43	15681.84
219	CL-FG	5727.45'	42769.83	15680.26
220	CL-FG	5728.29'	42794.72	15678.65
221	CL-FG-Match	5729.26'	42823.27	15676.80
250	Curb-FL-Match	5721.70'	42428.86	15762.19
251	Curb-FL	5721.67'	42434.96	15759.50
252	Curb-FL	5721.84'	42454.72	15750.55
253	Curb-FL	5722.04'	42477.52	15740.30
254	Curb-FL	5722.13'	42488.09	15735.54
255	Curb-FL	5722.29'	42506.33	15727.34
256	Curb-FL	5722.44'	42523.12	15719.78
257	Curb-FL	5722.81'	42545.92	15709.53
258	Curb-FL	5723.22'	42571.08	15698.21
259	EOA	5723.49'	42580.51	15693.96
260	EOA	5723.67'	42592.33	15689.07
261	EOA	5723.89'	42607.33	15684.03
262	EOA	5724.04'	42617.63	15681.25
263	EOA	5724.22'	42630.11	15678.62
264	EOA	5724.19'	42633.35	15674.05
265	EOA	5723.89	42630.97	15659.20
266	EOA	5724.40'	42667.98	15655.79
267	EOA	5724.94'	42704.51	15653.42
268	EOA	5725.21'	42705.40	15667.17
269	EOA	5725.48'	42711.46	15671.73
270	EOA	5725.92	42726.09	15662.35
271	EOA	5726.19'	42731.07	15645.69
272	EOA	5726.43'	42735.20	15621.77
273	EOA	5726.64'	42756.40	15597.62
274	EOA	5726.71'	42779.60	15590.44
275	EOA-Match	5727.59'	42817.52	15587.99
276	EOA-Match	5726.68'	42820.30	15630.90
277	EOA	5726.58'	42799.22	15632.26
278	EOA	5726.84'	42798.25	15617.29
279	EOA	5726.91'	42794.01	15613.56
280	EOA	5726.74'	42781.15	15614.39
281	EOA	5726.61'	42761.92	15623.85
282	EOA	5726.49'	42755.02	15644.14
283	EOA	5726.45'	42755.34	15649.13
284	EOA	5726.92'	42762.10	15662.87
285	EOA	5727.46'	42776.59	15667.80

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
286	EOA	5728.27'	42800.54	15666.25
287	EOA	5728.33'	42804.27	15662.00
288	EOA	5728.03'	42803.30	15647.03
289	EOA-Match	5728.51'	42821.27	15645.87
300	EOA-Match	5729.31'	42825.33	15708.74
301	EOA	5728.55'	42797.83	15709.51
302	EOA	5727.83'	42770.89	15711.26
303	EOA	5727.12'	42743.94	15713.00
304	EOA	5726.17'	42708.02	15715.32
305	EOA	5725.87'	42707.05	15700.36
306	EOA	5725.73'	42702.80	15696.62
307	EOA	5725.58'	42692.32	15697.33
308	EOA	5725.60'	42689.09	15701.52
309	EOA	5725.90'	42690.06	15716.49
310	EOA	5725.57'	42667.74	15717.93
311	EOA	5725.21'	42645.18	15719.78
312	EOA	5724.90'	42643.09	15704.38
313	EOA	5724.76'	42638.63	15701.53
314	EOA	5724.37'	42614.01	15707.07
315	EOA	5724.01'	42592.68	15714.83
316	Curb-FL	5723.38'	42580.92	15720.09
317	Curb-FL	5723.50'	42573.63	15723.38
318	Curb-FL	5721.92'	42478.73	15768.26
319	Curb-FL	5721.80'	42465.39	15774.26
320	Curb-FL	5721.63'	42445.90	15783.03
321	Curb-FL	5721.77'	42419.79	15794.78
322	Curb-FL-Match	5722.39'	42397.01	15805.07
400	CL-FG	5723.63'	42543.64	15746.90
400	CL-FG	5723.63'	42543.64	15746.90
401	CL-FG	5724.16'	42550.14	15761.36
402	CL-FG	5724.96'	42558.90	15780.81
403	CL-FG	5725.27'	42562.90	15788.74
404	CL-FG	5726.08'	42576.95	15807.97
405	CL-FG	5726.51'	42586.00	15816.54
406	CL-FG	5726.90'	42594.25	15823.26
407	CL-FG	5728.81'	42615.22	15840.30
408	CL-FG	5730.29'	42633.43	15855.11
409	CL-FG	5731.17'	42650.52	15869.00
410	CL-FG	5732.53'	42676.89	15890.43
411	CL-FG	5733.17'	42689.30	15900.52
412	CL-FG	5733.56'	42698.94	15908.36
413	CL-FG	5733.82'	42718.79	15924.49
414	CL-FG	5734.06'	42737.74	15939.89
415	CL-FG	5734.27'	42753.71	15952.87
416	CL-FG	5734.50'	42774.48	15960.03
417	CL-FG	5734.38'	42794.98	15952.11
418	CL-FG	5734.21'	42820.98	15929.34
419	CL-FG	5734.09'	42839.79	15912.87
420	CL-FG	5733.94'	42861.93	15893.48
421	CL-FG	5733.76'	42888.98	15869.80
422	CL-FG	5733.57'	42916.53	15845.67
423	CL-FG	5734.81'	42939.70	15825.38
450	Curb-FL	5722.96'	42507.74	15764.33
450	Curb-FL	5722.96'	42507.74	15764.33
451	Curb-FL	5723.66'	42526.01	15771.67
452	Curb-FL	5723.95'	42532.99	15784.52
453	Curb-FL	5724.24'	42525.76	15797.18
454	EOA	5723.32'	42511.38	15805.88
455	EOA	5723.19'	42505.88	15804.53
456	EOA	5722.65'	42497.09	15789.98

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
457	EOA	5722.72'	42466.28	15808.61
458	EOA	5722.79'	42435.48	15827.24
459	EOA	5725.15'	42549.30	15810.99
460	EOA	5725.40'	42556.57	15809.41
461	EOA	5725.63'	42562.60	15812.87
462	EOA	5725.81'	42566.71	15817.52
463	EOA	5725.89'	42570.71	15826.94
464	EOA	5725.94'	42567.75	15836.73
465	EOA	5725.72'	42560.62	15845.11
466	EOA	5725.59'	42554.31	15844.41
467	EOA	5725.35'	42548.01	15833.98
468	EOA	5725.48'	42555.71	15829.32
469	EOA	5725.18'	42547.95	15816.49
470	EOA-Match	5727.13'	42509.65	15929.64
471	EOA	5727.17'	42543.50	15909.16
472	EOA	5727.15'	42565.07	15896.12
473	EOA	5727.15'	42578.88	15886.50
474	EOA	5727.15'	42591.35	15875.19
475	EOA	5726.55'	42580.53	15864.70
476	EOA	5726.73'	42580.34	15859.15
477	EOA	5727.15'	42587.16	15851.00
478	EOA	5727.75'	42595.48	15847.33
479	EOA	5728.34'	42603.34	15851.91
480	EOA	5729.56'	42611.26	15878.11
481	EOA	5728.02'	42600.07	15910.47
500	EOA	5729.00'	42619.91	15927.28
501	EOA	5730.49'	42631.75	15912.71
502	EOA	5731.98'	42643.58	15898.15
503	EOA	5732.20'	42653.68	15892.69
509	EOA	5732.61'	42666.21	15897.22
510	EOA	5732.85'	42666.79	15902.84
511	EOA	5733.15'	42657.33	15914.48
512	EOA	5734.17'	42678.29	15931.51
513	EOA	5734.44'	42699.24	15948.54
514	EOA	5734.14'	42708.70	15936.90
515	EOA	5734.11'	42714.71	15936.64
516	EOA	5734.24'	42715.68	15942.58
517	EOA	5734.53'	42706.22	15954.22
518	EOA	5734.89'	42734.16	15976.93
519	EOA	5735.25'	42762.09	15999.63
520	EOA	5735.04'	42771.21	15988.42
521	EOA	5735.06'	42777.32	15988.31
522	EOA	5735.11'	42779.12	15990.36
523	FG	5734.85'	42798.66	15973.25
524	EOA	5736.00'	42787.47	15999.89
525	EOA	5735.13'	42807.00	15982.78
526	EOA	5734.83'	42841.64	15952.46
527	EOA	5734.54'	42831.75	15941.17
528	EOA	5734.43'	42832.50	15935.20
529	EOA	5734.47'	42838.21	15934.92
530	EOA	5734.78'	42848.41	15946.53
531	EOA	5734.60'	42875.49	15922.81
532	EOA	5734.42'	42902.57	15899.10
533	EOA	5734.12'	42892.69	15887.81
534	EOA	5734.02'	42893.44	15881.84
535	EOA	5734.07'	42899.16	15881.48
536	EOA	5734.38'	42909.35	15893.17
537	EOA	5734.81'	42933.04	15872.42
538	EOA	5735.25'	42956.74	15851.66
539	EOA	5734.95'	42946.86	15840.38

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
540	EOA	5735.03'	42947.23	15834.74
541	Curb-FL	5735.11'	42948.74	15833.42
542	Curb-FL	5734.49'	42932.93	15815.36
543	Curb-FL	5734.41'	42931.42	15816.68
544	Curb-EOA	5734.49'	42925.78	15816.31
545	Curb-EOA	5734.70'	42915.90	15805.02
546	Curb-EOA	5733.62'	42895.58	15822.81
547	Curb-EOA	5733.39'	42905.47	15834.09
548	Curb-FL	5733.23'	42905.09	15839.74
549	Curb-FL	5733.38'	42881.07	15860.77
550	Curb-FL	5733.56'	42854.03	15884.45
551	Curb-EOA	5733.77'	42848.38	15884.08
552	Curb-EOA	5734.00'	42838.50	15872.79
553	Curb-EOA	5734.04'	42831.73	15878.72
554	Curb-EOA	5734.08'	42825.71	15883.99
555	Curb-EOA	5734.62'	42820.11	15888.22
556	Curb-EOA	5734.26'	42798.63	15907.71
557	Curb-EOA	5734.40'	42778.31	15925.50
558	Curb-EOA	5734.17'	42788.20	15936.78
559	Curb-FL	5734.00'	42787.82	15942.43
560	Curb-FL	5734.12'	42774.26	15948.03
561	Curb-FL	5733.91'	42761.99	15944.11
562	Curb-EOA	5734.05'	42761.49	15938.54
563	Curb-EOA	5734.28'	42770.94	15926.92
564	Curb-EOA	5734.10'	42756.97	15915.57
565	Curb-EOA	5734.01'	42749.98	15909.89
566	Curb-EOA	5733.93'	42743.78	15904.85
567	Curb-EOA	5733.86'	42738.34	15900.43
568	Curb-EOA	5733.57'	42715.84	15882.14
569	Curb-EOA	5733.34'	42706.38	15893.78
570	Curb-FL	5733.02'	42700.36	15894.05
571	Curb-EOA	5732.98'	42699.39	15888.10
572	Curb-EOA	5733.21'	42708.85	15876.46
573	Curb-EOA	5731.77'	42680.92	15853.76
574	Curb-EOA	5730.33'	42652.98	15831.05
575	Curb-EOA	5730.10'	42643.52	15842.69
576	Curb-FL	5729.74'	42637.89	15843.27
577	Curb-FL	5728.44'	42622.79	15830.99
578	Curb-FL	5727.86'	42617.31	15820.73
579	Curb-FL	5727.38'	42620.81	15809.64
580	Curb-FL	5727.64'	42625.97	15804.01
581	Curb-FL	5727.13'	42610.80	15785.26
582	Curb-FL	5725.83'	42589.07	15791.92
583	Curb-FL	5724.69'	42570.93	15778.22
584	Curb-FL	5723.80'	42561.09	15756.43
585	Curb-FL	5723.67'	42560.42	15737.54
600	Pan-FL	5734.29'	42928.41	15819.31
601	Pan-FL	5733.24'	42908.10	15837.10
602	Pan-FL	5733.62'	42851.02	15887.09
603	Pan-FL	5733.75'	42831.46	15904.22
604	Pan-FL	5733.89'	42811.14	15922.00
605	Pan-FL	5734.02'	42790.83	15939.79
606	Pan-FL	5733.91'	42758.95	15941.67
607	Pan-FL	5733.56'	42731.79	15919.59
608	Pan-FL	5733.20'	42703.86	15896.89
609	Pan-FL	5732.84'	42696.87	15891.21
610	Pan-FL	5731.40'	42668.93	15868.50
611	Pan-FL	5729.96'	42641.00	15845.79
612	Pan-FL	5727.18'	42610.91	15819.41
612	Pan-FL	5727.18'	42610.91	15819.41

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
613	Pan-FL	5726.14'	42594.65	15806.18
613	Pan-FL	5726.14'	42594.65	15806.18
700	CL-FG	5726.78'	42604.66	15810.46
701	CL-FG	5727.20'	42613.25	15800.05
702	CL-FG	5727.68'	42624.30	15789.20
703	CL-FG	5728.06'	42648.99	15773.20
704	CL-FG	5728.09'	42672.57	15765.07
705	CL-FG	5728.12'	42689.81	15762.60
706	CL-FG	5728.25'	42719.30	15760.69
707	CL-FG	5729.00'	42750.24	15758.69
708	CL-FG	5729.81'	42777.18	15756.95
709	CL-FG	5730.62'	42804.12	15755.20
710	CL-FG	5731.49'	42831.07	15753.46
711	CL-FG	5732.46'	42857.78	15751.79
712	CL-FG	5733.42'	42883.84	15751.63
713	CL-FG-Match	5734.48'	42911.65	15753.71
750	Curb-FL	5727.92'	42631.85	15798.53
751	Curb-FL	5728.24'	42637.60	15799.09
752	Curb-FL	5728.56'	42646.84	15810.79
753	EOA	5728.60'	42668.72	15798.48
754	EOA	5728.74'	42691.81	15793.53
755	EOA	5729.55'	42723.84	15791.46
756	EOA	5730.24'	42750.78	15789.72
757	EOA	5730.93'	42777.73	15787.97
758	EOA	5731.61'	42804.67	15786.23
759	EOA	5732.30'	42831.61	15784.49
760	EOA	5733.06'	42858.56	15782.79
761	EOA	5734.15'	42885.55	15782.72
762	EOA-Match	5734.87'	42903.50	15784.00
763	EOA-Match	5733.75'	42913.26	15722.69
764	EOA	5732.80'	42884.86	15720.65
765	EOA	5731.85'	42856.38	15720.82
766	EOA	5730.97'	42829.07	15722.52
767	EOA	5730.12'	42802.12	15724.27
768	EOA	5729.27'	42775.18	15726.01
769	EOA	5728.42'	42748.24	15727.75
770	EOA	5727.57'	42721.29	15729.50
771	EOA	5727.87'	42722.76	15744.47
772	EOA	5727.92'	42718.53	15748.72
773	EOA	5727.88'	42688.23	15750.68
774	EOA	5727.79'	42683.99	15747.09
775	EOA	5727.49'	42682.46	15732.11
775	EOA	5727.49'	42682.46	15732.11
776	EOA	5727.45'	42647.17	15740.34
777	EOA	5727.41'	42615.09	15757.17
778	EOA	5727.72'	42623.73	15769.52
779	EOA	5727.67'	42622.84	15775.02
780	Curb-FL	5727.35'	42616.73	15779.89
790	BOW	5726.60'	42715.00	15737.75
791	BOW	5726.58'	42698.10	15745.46
792	BOW	5729.76'	42639.69	15826.04
792	BOW	5729.76'	42639.69	15826.04
793	BOW	5729.68'	42627.74	15816.32
902	Pond FG	5720.80'	42606.66	15719.58
902	Pond FG	5720.80'	42606.66	15719.58
903	Pond FG	5720.80'	42605.02	15732.11
903	Pond FG	5720.80'	42605.02	15732.11
904	Pond FG	5720.80'	42592.42	15733.03
904	Pond FG	5720.80'	42592.42	15733.03
905	Pond FG	5721.60'	42578.66	15749.17

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
905	Pond FG	5721.60'	42578.66	15749.17
906	Pond FG	5721.60'	42590.80	15768.93
906	Pond FG	5721.60'	42590.80	15768.93
907	Pond FG	5721.60'	42602.10	15753.06
907	Pond FG	5721.60'	42602.10	15753.06
908	Pond FG	5721.60'	42607.17	15745.16
908	Pond FG	5721.60'	42607.17	15745.16
909	Pond FG	5721.60'	42627.67	15732.69
910	Pond FG	5721.60'	42622.10	15714.33
920	Trail-FG	5723.53'	42585.23	15729.67
920	Trail-FG	5723.53'	42585.23	15729.67
921	Trail-FG	5723.53'	42577.94	15732.95
921	Trail-FG	5723.53'	42577.94	15732.95
922	Trail-FG	5724.21'	42571.22	15739.13
922	Trail-FG	5724.21'	42571.22	15739.13
923	Trail-FG	5724.45'	42570.66	15752.12
923	Trail-FG	5724.45'	42570.66	15752.12
924	Trail-FG	5725.34'	42580.37	15773.63
924	Trail-FG	5725.34'	42580.37	15773.63
925	Trail-FG	5727.33'	42599.57	15780.42
925	Trail-FG	5727.33'	42599.57	15780.42
926	Trail-FG	5727.50'	42603.50	15777.72
926	Trail-FG	5727.50'	42603.50	15777.72
927	Trail-FG	5727.50'	42609.93	15771.89
927	Trail-FG	5727.50'	42609.93	15771.89
928	Trail-FG	5727.93'	42636.30	15803.71
928	Trail-FG	5727.93'	42636.30	15803.71
928	Trail-FG	5727.93'	42636.30	15803.71
929	Trail-FG	5729.42'	42648.15	15817.49
929	Trail-FG	5729.42'	42648.15	15817.49
929	Trail-FG	5729.42'	42648.15	15817.49
930	Trail-FG	5731.21'	42666.55	15805.84
930	Trail-FG	5731.21'	42666.55	15805.84
930	Trail-FG	5731.21'	42666.55	15805.84
931	Trail-FG	5731.34'	42672.98	15803.33
931	Trail-FG	5731.34'	42672.98	15803.33
932	Trail-FG	5732.95'	42692.20	15799.52
932	Trail-FG	5732.95'	42692.20	15799.52
933	Trail-FG	5734.43'	42711.71	15798.26
933	Trail-FG	5734.43'	42711.71	15798.26
934	Trail-FG	5734.55'	42735.78	15796.70
934	Trail-FG	5734.55'	42735.78	15796.70
935	Trail-FG	5734.55'	42765.92	15794.75
935	Trail-FG	5734.55'	42765.92	15794.75
936	Trail-FG	5734.32'	42817.92	15791.39
936	Trail-FG	5734.32'	42817.92	15791.39
937	Trail-FG	5734.14'	42853.70	15789.07
937	Trail-FG	5734.14'	42853.70	15789.07
938	Trail-FG	5734.02'	42877.62	15788.49
938	Trail-FG	5734.02'	42877.62	15788.49
939	Trail-FG	5734.02'	42892.78	15789.12
939	Trail-FG	5734.02'	42892.78	15789.12
940	Trail-FG	5735.96'	42920.19	15792.24
940	Trail-FG	5735.96'	42920.19	15792.24
941	Trail-FG	5736.70'	42953.33	15799.60
941	Trail-FG	5736.70'	42953.33	15799.60
958	Trail-FG	5737.65'	42994.37	15814.44
958	Trail-FG	5737.65'	42994.37	15814.44
959	Trail-FG	5737.86'	43003.74	15818.83
959	Trail-FG	5737.86'	43003.74	15818.83

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
1000	EDGE OF SIDEWALK	5734.60'	42832.71	15869.21
1001	EDGE OF SIDEWALK	5734.13'	42827.45	15873.83
1002	EDGE OF SIDEWALK	5734.17'	42821.43	15879.10
1003	EDGE OF SIDEWALK	5734.70'	42816.16	15883.71
1004	EDGE OF SIDEWALK	5734.50'	42836.66	15873.73
1005	EDGE OF SIDEWALK	5734.04'	42831.40	15878.35
1006	EDGE OF SIDEWALK	5734.08'	42825.38	15883.62
1007	EDGE OF SIDEWALK	5734.62'	42820.11	15888.22
1008	EDGE OF SIDEWALK	5734.67'	42759.52	15909.26
1009	EDGE OF SIDEWALK	5734.10'	42754.08	15904.85
1010	EDGE OF SIDEWALK	5734.02'	42747.87	15899.80
1011	EDGE OF SIDEWALK	5734.45'	42742.44	15895.39
1012	EDGE OF SIDEWALK	5734.58'	42755.74	15913.91
1013	EDGE OF SIDEWALK	5734.01'	42750.30	15909.50
1014	EDGE OF SIDEWALK	5733.93'	42744.09	15904.46
1015	EDGE OF SIDEWALK	5734.36'	42738.66	15900.04
1016	EDGE OF RAMP	5727.93'	42636.30	15803.71
1017	EDGE OF RAMP	5727.92'	42632.18	15798.91
1018	EDGE OF RAMP	5727.84'	42626.33	15804.37
1019	EDGE OF RAMP	5727.93'	42630.23	15808.92
1020	EDGE OF RAMP	5727.35'	42616.41	15779.51
1021	EDGE OF RAMP	5727.50'	42609.93	15771.89
1022	EDGE OF RAMP	5727.50'	42603.50	15777.72
1023	EDGE OF RAMP	5727.35'	42610.46	15784.90
1024	RAMP CATCH	5727.18'	42603.81	15789.48
1025	RAMP CATCH	5727.33'	42599.59	15780.41
1026	EDGE OF RAMP	5723.53'	42577.94	15732.95
1027	EDGE OF RAMP	5723.53'	42585.23	15729.67
1028	EDGE OF RAMP	5723.38'	42581.13	15720.55
1029	EDGE OF RAMP	5723.50'	42573.83	15723.83
1030	RAMP CATCH	5724.21'	42571.22	15739.13
1031	RAMP CATCH	5724.12'	42562.48	15734.27
1032	EDGE OF RAMP	5723.81'	42568.29	15692.01
1033	EDGE OF RAMP	5723.69'	42561.12	15695.56
1034	RAMP CATCH	5723.54'	42552.00	15699.66
1035	RAMP CATCH	5723.52'	42554.46	15705.14
1036	EDGE OF RAMP	5723.60'	42563.58	15701.03
1037	EDGE OF RAMP	5723.72'	42570.87	15697.75

Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **No**

If "Yes", SUE Certification by:
Firm: **N/A**
Job #: **N/A**
Date: **N/A**

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Bid Set

Client Information:

IRON MOUNTAIN HOT SPRINGS
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601
970.945.4766

NORTH

0 20' 40'
Scale: 1" = 20'

811
Know what's **below.**
Call before you dig.

Caverns Village

Driveway Point Table
(Not for Construction)

LOT 1, BLOCK 2 OF THE NORTH GLENWOOD CENTER SUBDIVISION

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **17015.04**
Designer: **DJW**
Drafter: **BUI**
Date: **9/24/19**

Sheet **C.11**

File Name: ***17015-c-cdot-civil3d.dwg***

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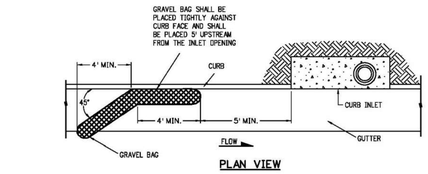
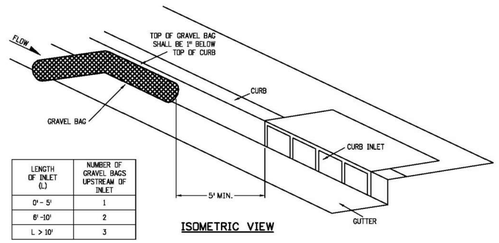
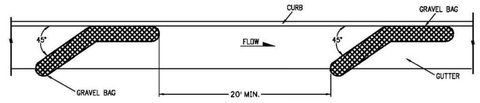


PLAN VIEW



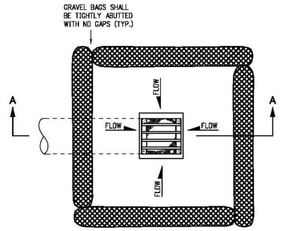
LENGTH OF INLET (L)	NUMBER OF GRAVEL BAGS UPSTREAM OF INLET
0' - 5'	1
6' -10'	2
L > 10'	3

ISOMETRIC VIEW

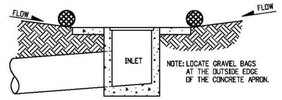


PLAN VIEW FOR MULTIPLE GRAVEL BAGS

GRAVEL BAG CURB CHECK



PLAN VIEW



SECTION A-A

GRAVEL BAG FILTER AT DROP INLET

GRAVEL BAG APPLICATIONS

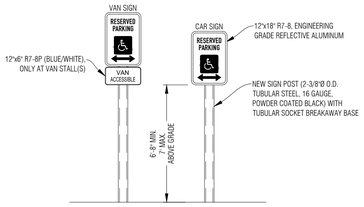
Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: DD		Date	Comments
Last Modification Date: 07/04/12 Initials: LTA	(R-X)		
Full Path: www.coloradodot.info/business/designsupport	(R-X)		
Drawing File Name: 2080106012.dgn	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9063
Fax: (303) 757-9820
Project Development Branch DD/LTA

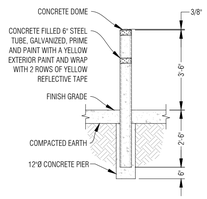
TEMPORARY EROSION CONTROL

Issued By: Project Development Branch on July 4, 2012

STANDARD PLAN NO.
M-208-1
Sheet No. 6 of 12



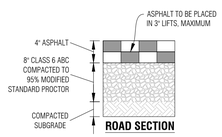
Accessible Parking Signage
Scale: N.T.S.



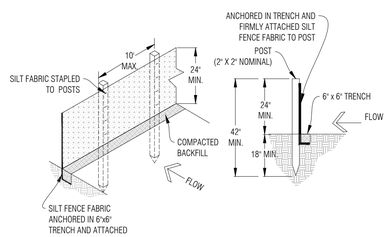
Stationary Bollard
Scale: N.T.S.

NOTES:

1. SECTION IS BASED ON RECOMMENDATIONS PROVIDED BY CTL THOMPSON, INC.
2. ASPHALT SHALL BE HMA SX75 PG 58-28. THE MIX DESIGN MUST BE SUBMITTED TO THE CITY FOR APPROVAL AT LEAST 30 DAY BEFORE THE ANTICIPATED INSTALLATION DATE.
3. ASPHALT TO BE PLACED IN 3" LIFTS, MAXIMUM, AND COMPACTED TO A DENSITY OF 95% OPTIMUM DENSITY.



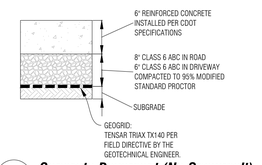
Pavement Section
Scale: N.T.S.



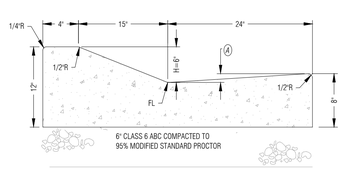
Temporary Sediment Control Fence
Scale: N.T.S.

NOTE:

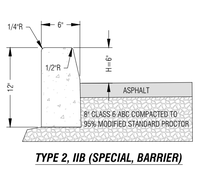
1. THIS SECTION AND MATERIALS SHALL BE CONSTRUCTED IN CONFORMANCE WITH RECOMMENDATIONS PROVIDED BY CTL THOMPSON, INC.
2. SEE CONCRETE NOTES AND CDOT M-STANDARD M-412 FOR COMPLETE DETAILS AND REQUIREMENTS FOR CONCRETE PAVEMENT & JOINTS.



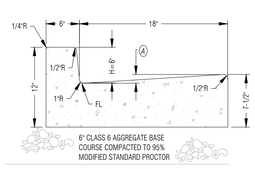
Concrete Pavement (No Snowmelt)
Scale: N.T.S.



TYPE 2, IM (SPECIAL)

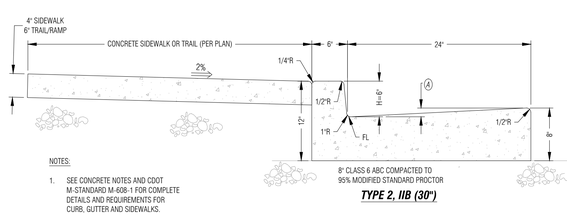


TYPE 2, IIB (SPECIAL, BARRIER)



TYPE 2, IIB (24")

Curb and Gutter
Scale: N.T.S.



NOTES:

1. SEE CONCRETE NOTES AND CDOT M-STANDARD M-608-1 FOR COMPLETE DETAILS AND REQUIREMENTS FOR CURB, GUTTER AND SIDEWALKS.

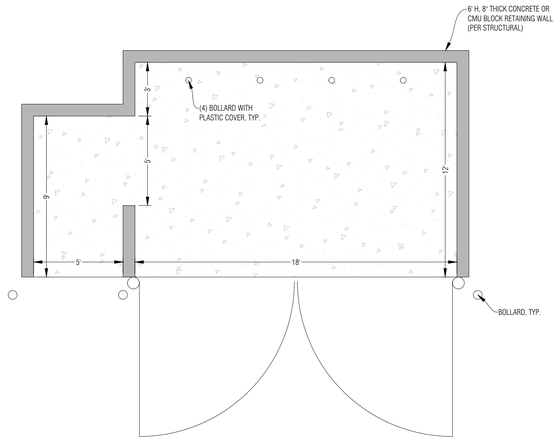
Ⓐ GUTTER CROSS SLOPES SHALL BE 1/2 INCH PER FOOT WHEN DRAINING AWAY FROM THE CURB, AND 1 INCH PER FOOT WHEN DRAINING TO THE CURB

TYPE 2, IIB (30")

NOTES:

1. TRASH ENCLOSURE FINISHES TO BE DETERMINED BY OTHERS.

ISOMETRIC VIEW



PLAN VIEW

Trash Enclosure Elevations
Scale: N.T.S.

Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **No**

If "Yes", SUE Certification by:
Firm: **N/A**
Job #: **N/A**
Date: **N/A**

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Bid Set

Client Information:
IRON MOUNTAIN HOT SPRINGS
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601
970.945.4766

NORTH
0 30' 60'
Scale: 1" = 30'

811 Know what's below. Call before you dig.

LOT 1, BLOCK 2 OF THE NORTH GLENWOOD CENTER SUBDIVISION

Caverns Village

Details - Civil Site
(Not for Construction)

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. ***17015.04***
Designer: ***DJW***
Drafter: ***BUI***
Date: ***9/24/19***

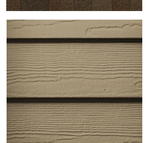
Sheet ***C.12***

File Name: ***17015-c-cdot-civil3d.dwg***

N:\PROJECTS\2017\17015-Iron Mountain Pld\Dwg\CDOT Building\17015-C-CDOT-Civil3d.dwg 9/24/2019 3:47 PM

Exhibit F
Architectural Plan Set

ROOFING:
GAF SHINGLES
SADDLEWOOD
RANCH



HARDIE BOARD:
FIBER CEMENT
LAP SIDING 6"
KHAKI BROWN

MBCI:
METAL SIDING
PANEL - PBC
BRONZE

STUCCO
BENJAMIN MOORE
"WISH" AF-680

SOUTH ELEVATION

A 04

scale: 1"=10'

WEST ELEVATION

A 03

scale: 1"=10'

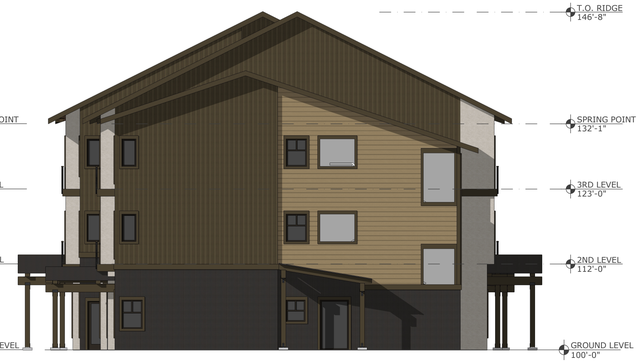
HARDIE BOARD:
BOARD AND BATTEN -
VERTICAL SIDING 3.5"
CEDARMILL - TIMBER BARK

PORTFOLIO
ELLICOT:
DARK SKY
EXTERIOR LIGHT
#FS130125-30

NORTH ELEVATION

A 02

scale: 1"=10'



EAST ELEVATION

A 01

scale: 1"=10'

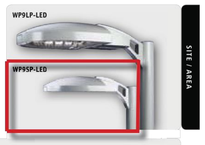
Building Elevations and Materials Sample Board

WP9S/WP9L

WARP9® with PicoPrism®

FEATURES

- LED Picoprism technology
- Patented design, incorporating visual stealth technology
- Sealed optical module, IP-66 rated



SITE / AREA

ORDERING. INFORMATION (Example)

1SA	WP9S1P70	60L5K120	SG	SF/A-25	PRA12-5125SA/SG

MOUNTING

		EPA WP9SP	EPA WP9LP
1SA	1 Arm Side Mt.	0.52	0.95
2SB	2 Arm Side Mt.	1.04	1.9
2SL	2 Arm Side Mt.	0.82	1.47
3ST	3 Arm Side Mt.	1.3	2.5
3SY[1]	3 Arm Side Mt.	1.3	2.5
4SC	4 Arm Side Mt.	1.5	2.7
1W[2]	Single Wall Mt.	n/a	n/a

*Wall Mounting: A cast-aluminum mounting plate is mounted to the wall with four bolts (by others). Fixture and arm are mounted to the cast aluminum cover plate before attaching to the wall mounting plate.
NOTE: EPA is for Fixture only

[1] 3Y only available on round slipfitter.
[2] Driver has a 0-10V dimming interface with a dimming range of 10-100%. Compatible with most control systems.
* Due to current unavailability of 347V & 480V drivers, specification of these voltages may feature an integral step-down transformer.
* Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.

FIXTURE

Distribution		Current	
WP9S1	Type I	P35	350mA PicoPrism
WP9S2	Type II	P70	700mA PicoPrism
WP9S3	Type III		
WP9S4	Type IV		
WP9S5	Type V		
WP9S5R	Type R Right		
WP9S5L	Type L Left		
WP9L1	Type I		
WP9L2	Type II		
WP9L3	Type III		
WP9L4	Type IV		
WP9L5	Type V		
WP9L5R	Type R Right		
WP9L5L	Type L Left		

ELECTRICAL MODULE[1]

Source		Color Temperature		Voltages	
60L	60 LEDs, 333W For WP9SP	2K	580nm±80nm	120	120V
		3K	3000K	208	208V
120L	120 LEDs, 270W For WP9LP	4K	4000K	240	240V
		5K	5000K	277	277V
				347	347V[2]
				480	480V[2]

FIXTURE OPTIONS

NFO	Neighbor Friendly Optic
SF	Single Fuse for 120, 277, 347V
DF	Double Fuse for 208, 240 480V
A-25	NEMA Photocell Receptacle
LS	Polycarbonate Lens[4]
TL	Tamper-Resistant Latch[4]
SCL	Occupancy Sensor up to 16' ht.
SCH	Occupancy Sensor up to 30' ht.

FIXTURE FINISH

BL	Black
DB	Dark Bronze
TT	Titanium
PS	Platinum Silver
WH	White
CC	Custom Color*

*Consult representative

POLE

See Arms & Poles Selection Guide at www.kimlighting.com for pole EPA & ordering.

SLIPFITTER MOUNTING OPTIONS

HORIZONTAL

HSF	Horizontal Slipfitter Mount

VERTICAL

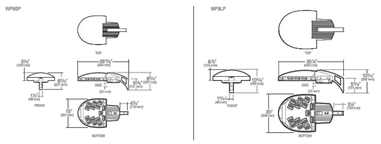
4" Round, Standard Fixtures

VSF-1SA	1 fixture side mt.
VSF-2SB	2 fixtures side mt. 180°
VSF-2SL	2 fixtures side mt. 90°
VSF-3ST	3 fixtures side mt. 90°
VSF-3SY	3 fixtures side mt. 120°
VSF-4SC	4 fixtures side mt. 90°

4" Square, Standard Fixtures

SVSF-1SA	1 fixture side mt.
SVSF-2SB	2 fixtures side mt. 180°
SVSF-2SL	2 fixtures side mt. 90°
SVSF-3ST	3 fixtures side mt. 90°
SVSF-4SC	4 fixtures side mt. 90°

Note: HID to LED Upgrade Kits available. Contact factory.
Consult DLC Website for current qualified product listings.



KIM LIGHTING

251

POLE MOUNTED LIGHT

POLE MOUNTED FIXTURE TO BE FITTED WITH LED LAMPING AND ADJUSTABLE CUTOFF OPTIONS.

COLOR TEMPERATURE TO BE 3000K AND BLACK FINISH.

PROPOSED POLE FIXTURE (IN BLACK)

VRB1/VRB2/VRB3/VRB4/VSB1/VSB2

Vandal Resistant Bollards

FEATURES

- VRB1, VRB3 and VSB1 horizontal louvers provide 360° of down-lighting with total lamp source cutoff above 90° horizontal.
- VRB2 and VRB4 horizontal louvers provide 210° of cutoff down-lighting and vertical louvers provide 150° of non-cutoff accent lighting
- VSB2 horizontal louvers provide 270° of cutoff down-lighting and vertical louvers provide 90° of non-cutoff accent lighting
- Designed for lighting walkways, entrances, courtyards, and landscaped areas where fixtures are viewable from all directions
- Battery back-up, emergency battery pack and houseside shield options

LOW LEVEL

ORDERING. INFORMATION (Example)

VRB1	10L2K	BL	HS

FIXTURE

VRB1	Domed Round, 360° downlighting
VRB2	Domed Round, 210° downlighting, 150° accent lighting
VRB3	Flat Round, 360° downlighting
VRB4	Flat Round, 210° downlighting, 150° accent lighting
VSB1	Square, 360° downlighting
VSB2	Square, 210° downlighting, 150° accent lighting

ELECTRICAL MODULE

LED

Source		Color Temperature		Voltages
10L	115 LEDs Type L LED	2K	Amber	UV Universal Voltage (120 thru 277)
15L	115 LEDs Type S LED	3K	3000K	
20L	115 LEDs Type S LED	4K	4000K	
		5K	5000K	

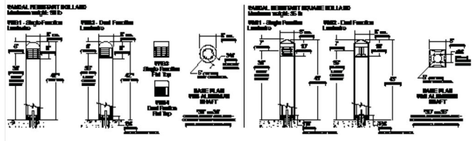
LUMINAIRE FINISH

BL	Black
DB	Dark Bronze
LG	Light Gray
TT	Titanium
PS	Platinum Silver
WH	White
CC	Custom Color*

*Consult representative

OPTIONS

EM	Battery Back-up



KIM LIGHTING

251

90 DEGREE CUTTOFF BOLLARD

REVISED BOLLARD FIXTURE WITH FLAT TOP AND 90 DEGREE CUTTOFF FINNS. COLOR TEMERATURE TO BE 3000K AND BLACK FINISH.

PROPOSED BOLLARD FIXTURE (IN BLACK)

KICHLER

TRIUMPH
Vail Office
12 Vail Road,
suite 700
Vail, CO 81657
Tel: 970.479.8890
www.triumphdev.com

CAVERNS VILLAGE
CDOT – CSP – HOUSING
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601

Revisions:

Sheet title: LIGHTING SPECS

Stamp: STATE OF COLORADO · MICHAEL E. FOSTER · License No. 40077 · LICENSED ARCHITECT

Date: 10/29/2019
Project No:
Drawn by: MEF
Checked by: MEF

Sheet: A1.1

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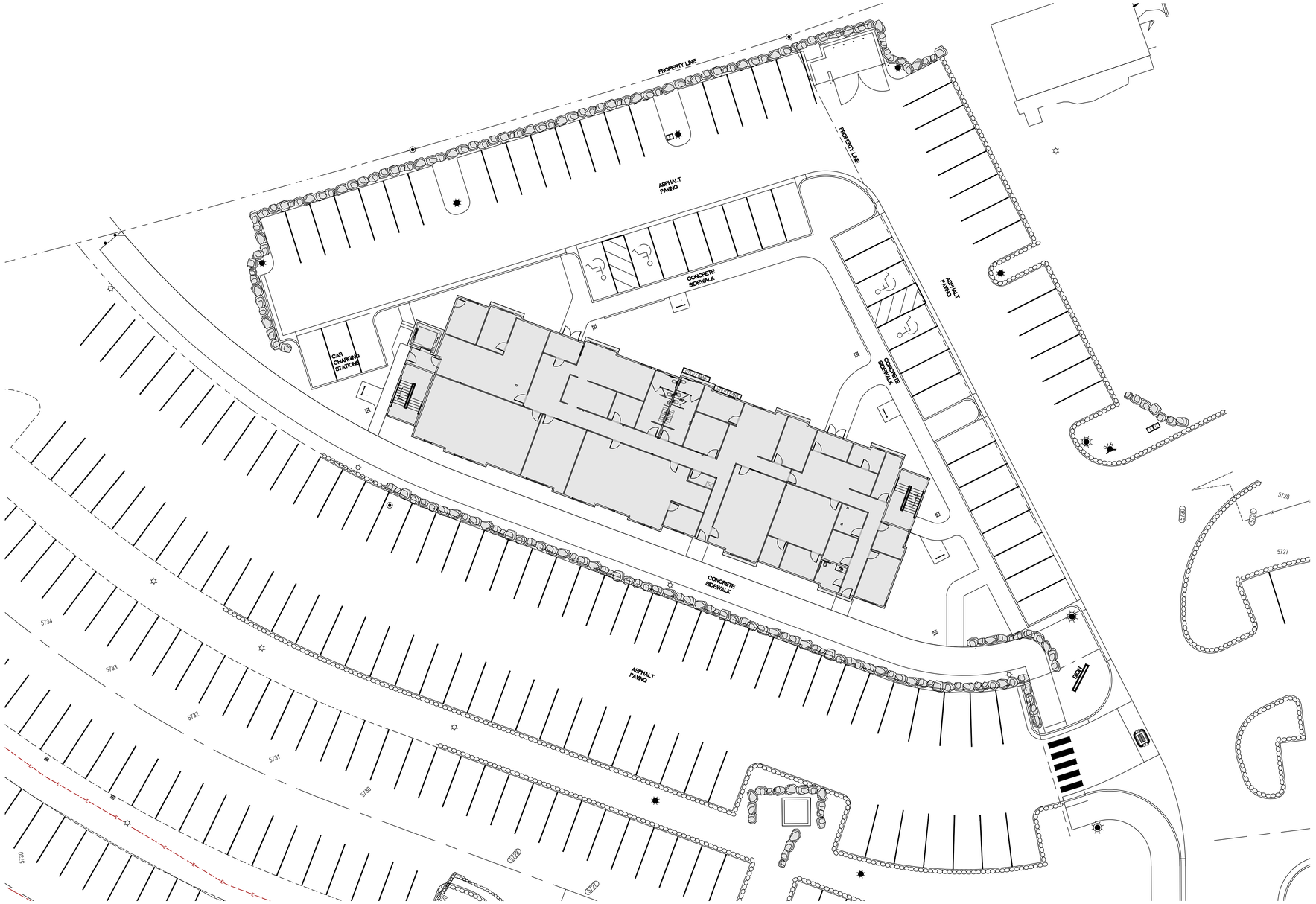
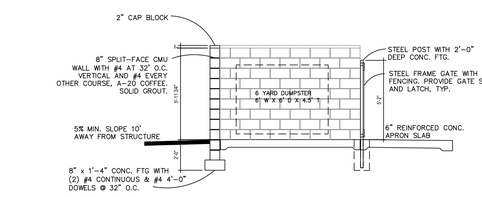
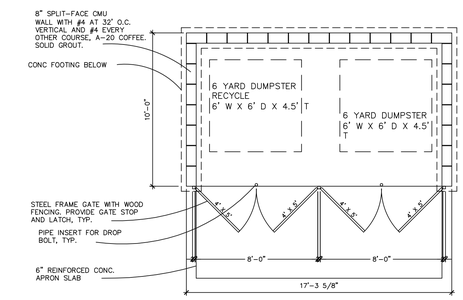
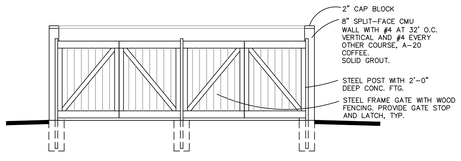


1 SITE PLAN

1/16" = 1'-0"





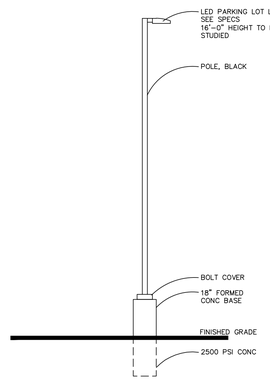


4 TRASH ENCLOSURE

1/4" - 1'-0"

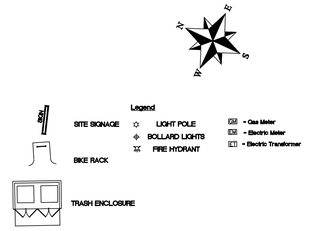
3 BIKE RACK

NTS



2 LIGHT POLE

1/4" = 1'-0"



TRIUMPH
Vail Office
12 Vail Road,
suite 700
Vail, CO 81657
Tel: 970.479.8990
www.triumphdev.com

CAVERNS VILLAGE
CDOT - CSP - HOUSING
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601

Revisions:

Sheet title: SITE PLAN

STATE OF COLORADO
MICHAEL F. FOSTER
License No. 400077
LICENSED ARCHITECT

Stamp

Date:	Project No:	Drawn by:	Checked by:
11/11/2019		MEF	MEF

Sheet: A1.0

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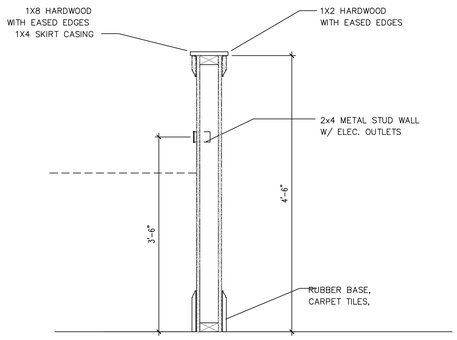
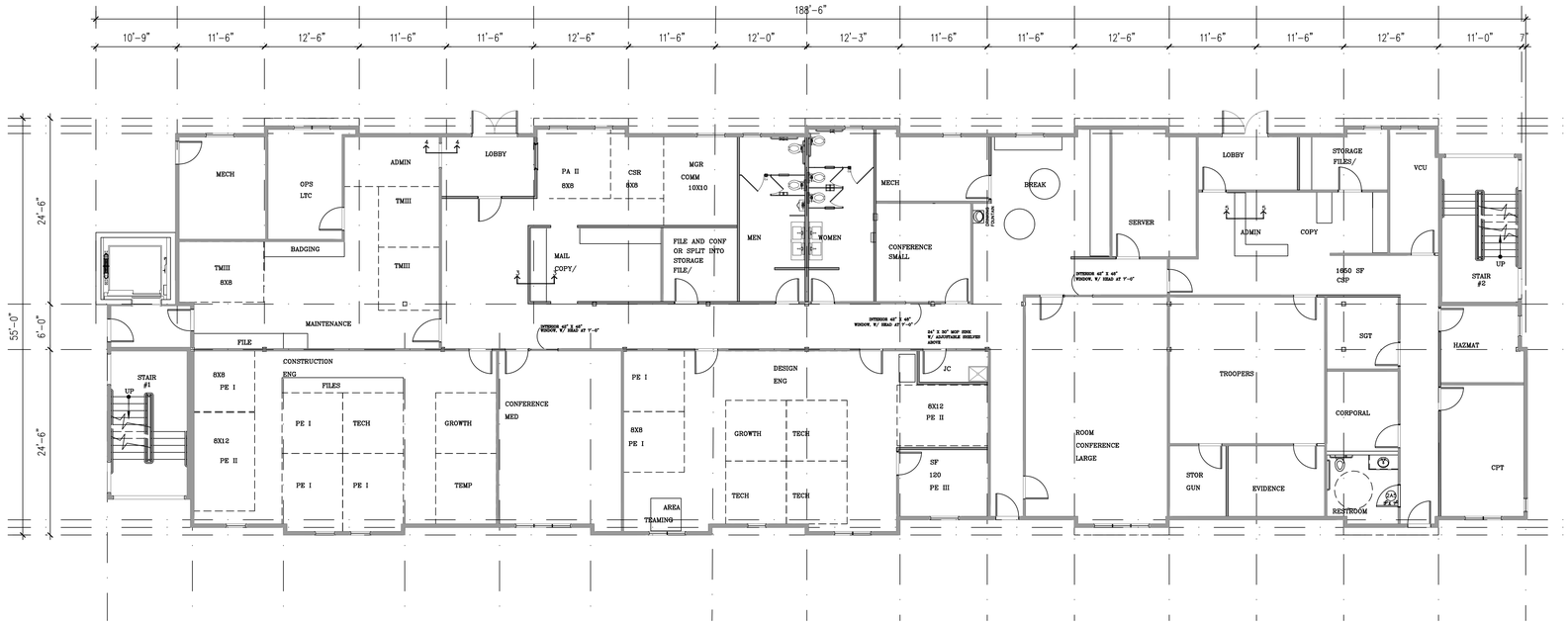
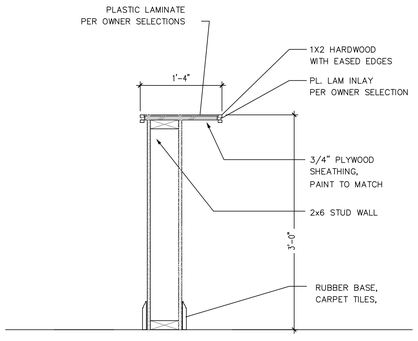


3 1/2 WALL AT WORK DESK
1/2" = 1'-0"

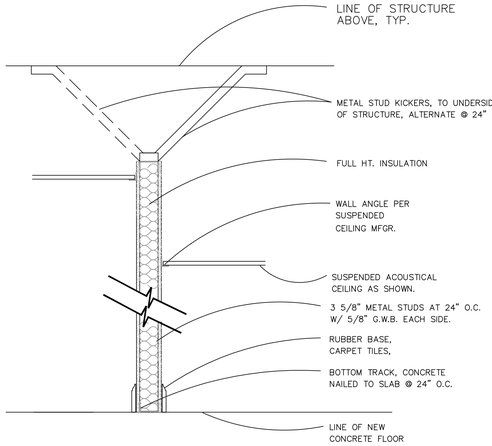


1 CDOT – OFFICE PLAN
1/8" = 1'-0"

NORTH



4 CHECK-IN DESK
1/2" = 1'-0"



6 SUSPENDED CEILING
1/2" = 1'-0"

ELECTRICAL LEGEND	
	DESCRIPTION
	DUPLEX CONVENIENCE OUTLET
GFI	DUPLEX CONVENIENCE OUTLET – GROUND FAULT INTERUPT
AC	DUPLEX CONVENIENCE OUTLET MOUNTED ABOVE COUNTER
	HALF–SWITCHED CONVENIENCE OUTLET
	DEDICATED CIRCUIT POWER OUTLET
$	SWITCH
$3	3–WAY SWITCH
$4	4–WAY SWITCH
	RECESSED INCANDESCENT LIGHT FIXTURE
	WALL WASHING / SPOT INCANDESCENT LIGHT FIXTURE, PER OWNER
	CEILING MTD. INCANDESCENT LIGHT FIXTURE
	WALL SCONCE
	UNDER–CABINET LIGHT
	TELEPHONE OUTLET
	TELEVISION OUTLET
	CAT V CABLE
	EXHAUST FAN
T	THERMOSTAT
J	JUNCTION BOX
	ELECTRICAL PANEL
SD	SMOKE DETECTOR
	WHOLE HOUSE SOUND SYSTEM CONTROLS
SP	SPEAKER – WHOLE HOUSE SOUND SYSTEM

GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF STUD.
2. ALL WALLS OF HUMID (WET) AREAS TO BE COVERED WITH 1/2" MOISTURE RESISTANT GYP. BOARD.
3. CAULK AT JUNCTION OF ALL DISSIMILAR MATERIALS.
4. TYPICAL WALL: 3 5/8" METAL STUDS AT 24" O.C. WITH FULL HT. INSULATION WITH 5/8" DRYWALL EACH SIDE

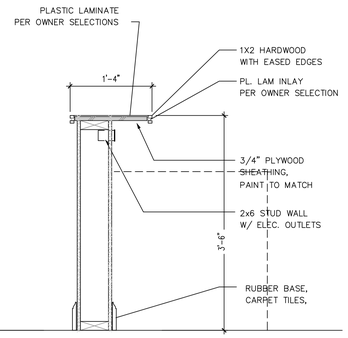
DOORS:

1. APPROVE ALL STYLES, FINISHES, AND HARDWARE WITH OWNER(S) IN ADVANCE.
2. ALL DOORS TO BE 7'–0" HIGH UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURAL PLANS FOR WIDTHS.
4. COORDINATE DOOR HARDWARE WITH OWNER(S) IN ADVANCE.

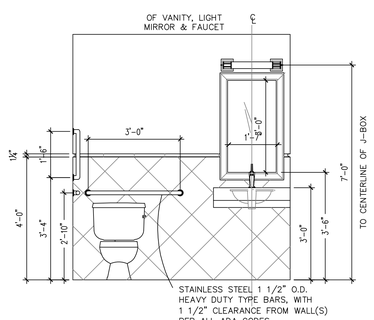
ELECTRICAL GENERAL NOTES:

1. ALL CONVENIENCE OUTLETS MOUNTED @ 15" A.F.F. TO CENTER OF FIXTURE EXCEPT AS FOLLOWS:
   - AC CONVENIENCE OUTLET ABOVE COUNTER TOP AND BACKSPLASH.
   - 42" CONVENIENCE OUTLET 42" A.F.F.
2. PLAN IS FOR DESIRED LAYOUT OF ELECTRICAL ITEMS ONLY, CONTRACTOR TO PROVIDE INSTALLATION TO MEET ALL LOCAL CODE REQUIREMENTS INCLUDING CODE REQUIRED SMOKE DETECTION SYSTEM.
3. COORDINATE ALL MECHANICAL AND ELECTRICAL EQUIPMENT.
4. COORDINATE WITH OWNERS IN ADVANCE ALL DEVICE LOCATIONS.
5. COORDINATE WITH OWNERS IN ADVANCE ALL FIXTURES.

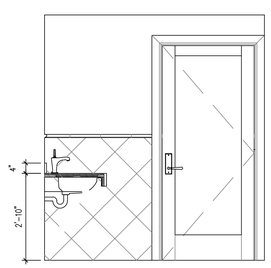
2X4 LIGHT 2X2 AIR DIFFUSER



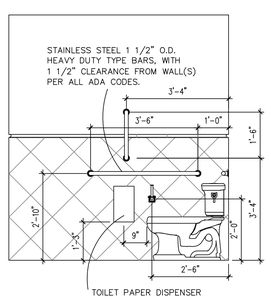
5 WORK DESK
1/2" = 1'-0"



7 CSP – RESTROOM



8 CSP – RESTROOM



9 CSP – RESTROOM

TRIUMPH
Vail Office
12 Vail Road.
Suite 100
Vail, CO 81657
Tel: 970.479.9990
www.triumphdev.com

CAVERNS VILLAGE
CDOT – CSP – HOUSING
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601

Revisions:

Sheet title: BUILDING PLANS

Stamp

Date: 10/28/2019
Project No:
Drawn by: MEF
Checked by: MEF

Sheet: A2.0

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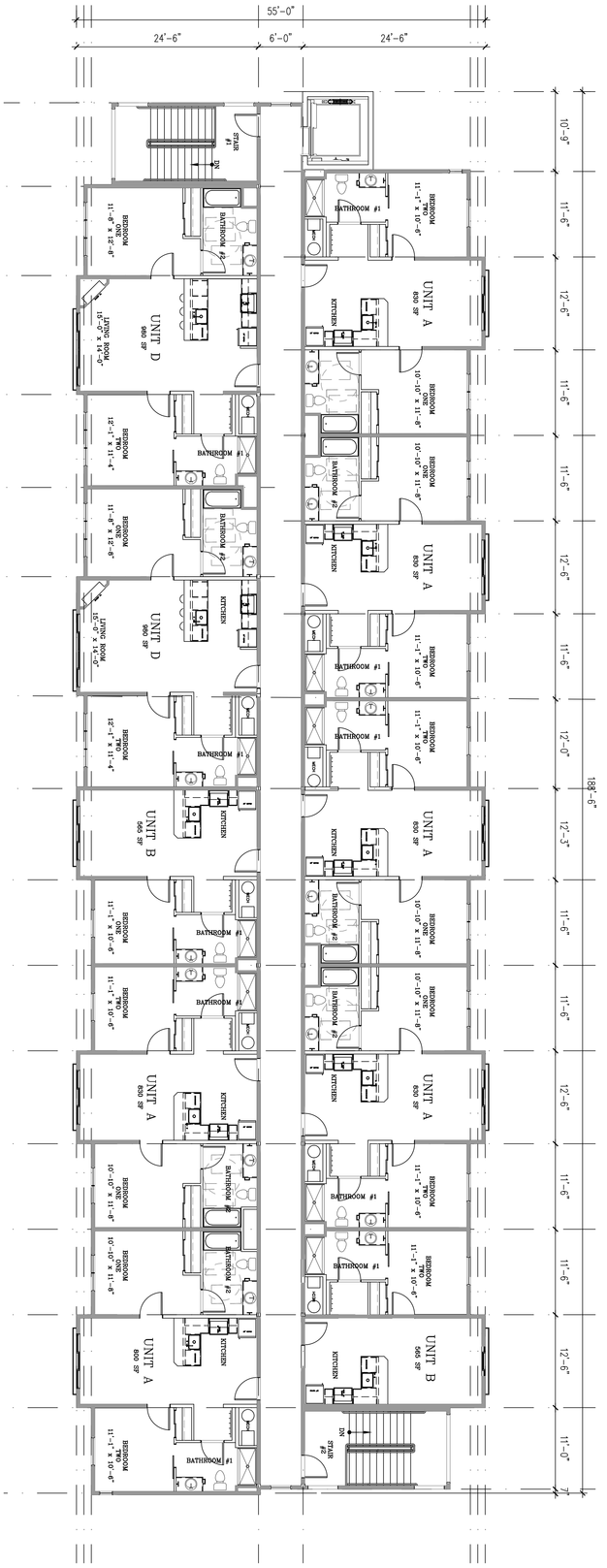
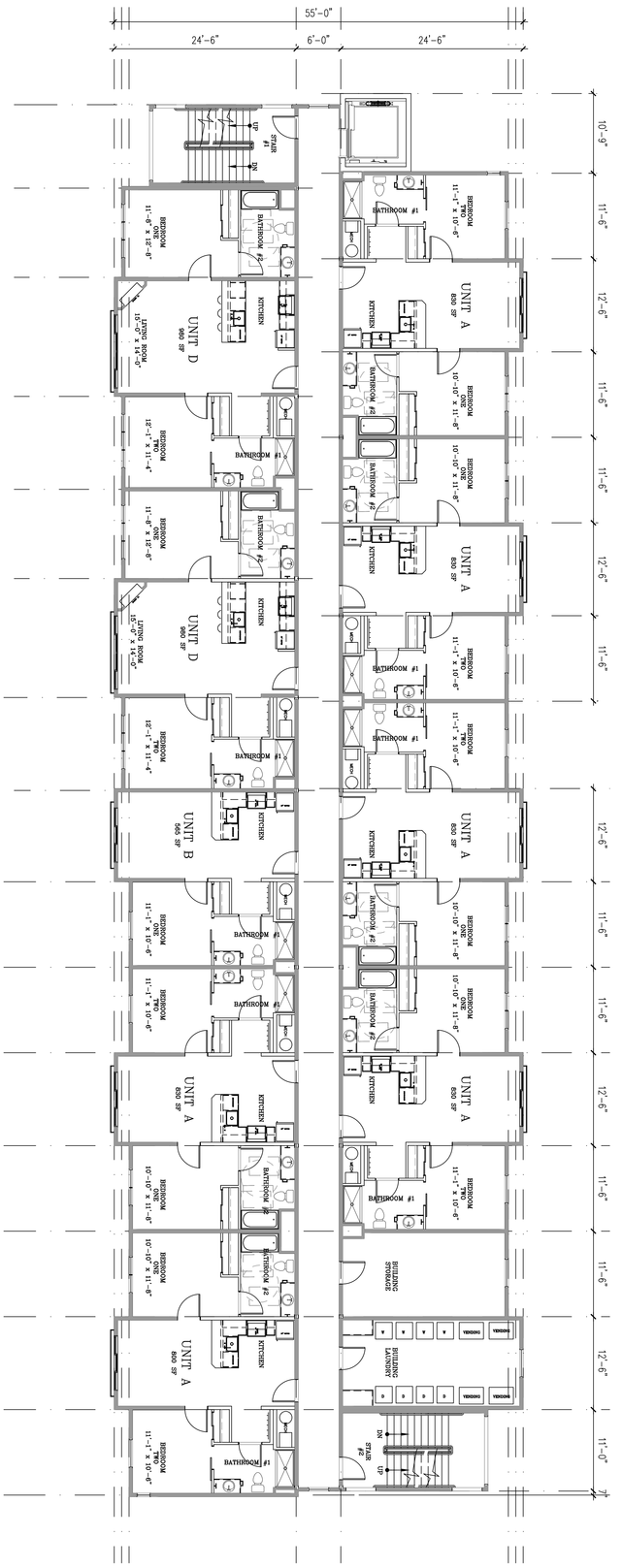


1 CDOT – 3RD. LEVEL – HOUSING

1/8" = 1'-0"

NORTH



1 CDOT – 2ND. LEVEL – HOUSING

1/8" = 1'-0"

NORTH

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Sheet: A2.1	Date: 10/28/2019 Project No: Drawn by: MEF Checked by: MEF	Stamp	Sheet title: BUILDING PLANS	Revisions:	CAVERNS VILLAGE CDOT – CSP – HOUSING 281 CENTENNIAL STREET GLENWOOD SPRINGS, CO 81601

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Vail Office
12 Vail Road,
suite 700
Vail, CO 81657
Tel: 970.479.9990

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CDOT BUILDING

SOUTH ELEVATION

19 UNITS

1 SOUTH ELEVATION

1/8" = 1'-0"

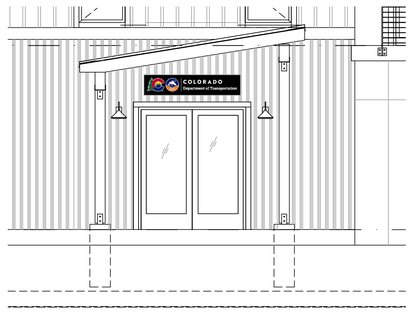
CDOT BUILDING

NORTH ELEVATION

19 UNITS

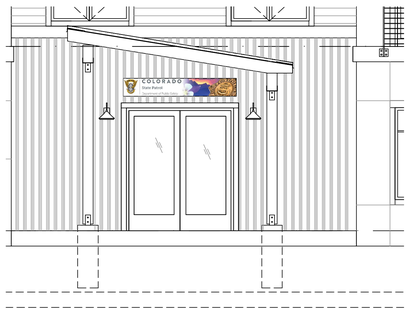
2 NORTH ELEVATION

1/8" = 1'-0"



4 CDOT ENTRY

1/4" = 1'-0"



3 CHP ENTRY

1/4" = 1'-0"

TRIUMPH
Vail Office
12 Vail Road.
PO Box 7070
Vail, CO 81657
Tel: 970.479.9980
www.triumphdev.com

CAVERNS VILLAGE
CDOT - CSP - HOUSING
281 CENTENNIAL STREET
GLENWOOD SPRINGS, CO 81601

Revisions:

Sheet title
BUILDING ELEVATIONS

Stamp

Date: 10/29/2019
Project No:
Drawn by: MEF
Checked by: MEF

Sheet
A4.0

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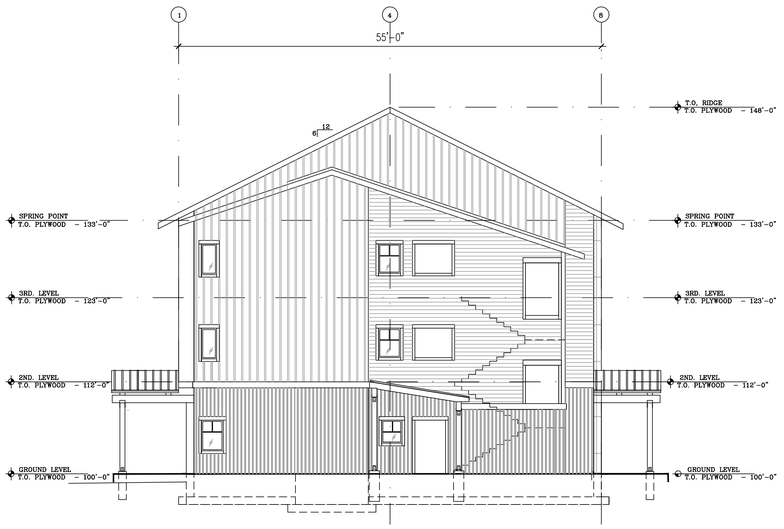
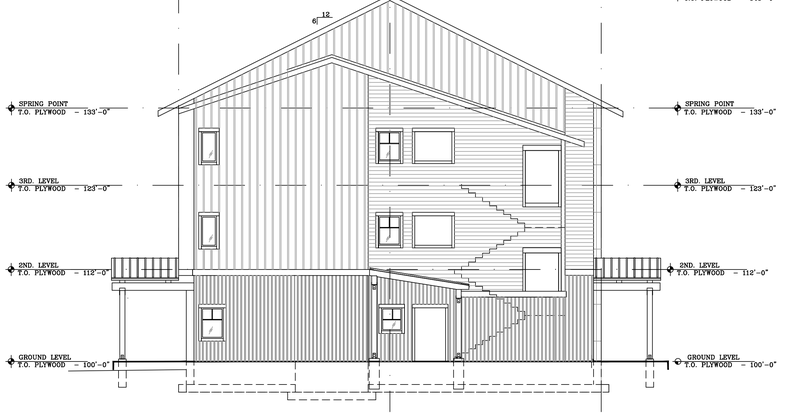


CDOT BUILDING 19 UNITS

EAST ELEVATION

1 WEST ELEVATION

1/8" = 1'-0"



CDOT BUILDING 19 UNITS

EAST ELEVATION

2 EAST ELEVATION

1/8" = 1'-0"

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Stamp

Date: 10/29/2019
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Drawn by: MEF
Checked by: MEF

Sheet
A4.1

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CITY OF GLENWOOD SPRINGS

Engineering Department

Engineering Department

Ryan Johnson
Asst. City Engineer

Date: December 20, 2019

To: Hannah Klausman, Senior Planner

Re: 45-19 Iron Mtn Hot Spring/CDOT Pre-Application

Please see the following comments from Engineering on the pre-application items submitted for the proposed development.

Comments to be addressed prior to Building Permit or Grading Permit Issuance:

1. Transportation/Traffic Comments

    a. As part of this phase of development pedestrian improvements at the Centennial and Devereaux intersections are required. Develop design plans for sidewalk along Centennial Street and the proposed intersection improvements as shown in the IMHS/CDOT Office % Housing Exhibit Markup. Installation of improvements will be required within 1-year upon completion of CO for the Office/Housing facility.

    b. Access easement is required for access to proposed parcel and access easement is needed at the easterly corner of Parcel 3 (Tract 3) for the purpose of vehicles exiting the CDOT facility are not trespassing on the corner of the parcel. See image below.

    c. Coordinate connectivity of 15' bike path easement with community development

    d. Requirements outlined in the State Highway Access Permit apply to this project.

2. General Utility Comments

    a. All public utility main extensions will require easements.

3. Drainage Report Comments

   a. The Iron Mountain Hot Springs project site contains an additional bank of parking that was not considered during the development of the existing hot spring facility and is not accounted for in that projects detention pond as shown in the SGM Report dated July 29, 2014. This area shown as IMHS Parking B needs to be accounted for prior to discharge to the Colorado River.

      i. Water Quality/Detention Pond should be provided for all developed areas prior to discharge to the river. Resize the proposed pond for the additional tributary area or provide an additional pond for areas south and west of the proposed building that are not currently developed

   b. Analyze the storm system downstream of the detention pond for the 25-year flow.

   c. Provide narrative for the 100-year storm event as the volume overtops the pond. Indicate what areas would be affected by pond overtopping. For example, in the 100-year storm scenario does the pond overtopping inundate the lift station? Will overtopping occur into areas that a hotel will be placed in the future? Analysis of the downstream system for the 100-year storm may be required to evaluate downstream effects of the proposed development.

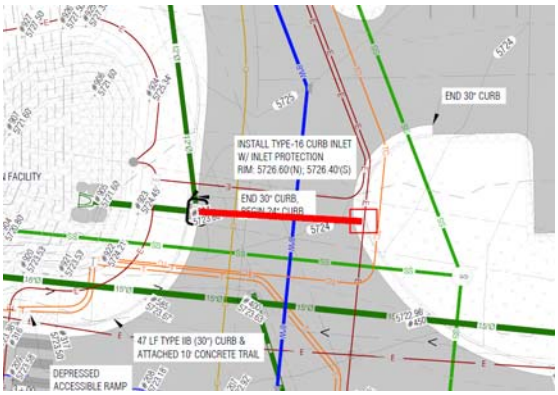
      i. Consider that emergency type vehicles (CSP) may be using this intersection in a flooded condition.

      ii. an overflow chase at the Centennial street low point may alleviate ponding concerns.

   d. The drainage plan should include an offsite basin for the I-70 EB area that is tributary to the site as this area may affect pond size.

   e. Rainfall intensities should be adjusted to be consistent with the code. Using the denver regional rainfall intensity formula results in intensities that are inconsistent with the NOAA atlas data for Glenwood Springs. Example the pre-developed basin has a time of concentration of 14 min which should have an intensity between 3.02 in/hr and 3.71 in/hr where the formula returns 2.46 in/hr.

f. To increase the water quality capture of the proposed site and related improvements extend inlet across to the east side of Centennial street/Driveway intersection to route paved area to pond location.

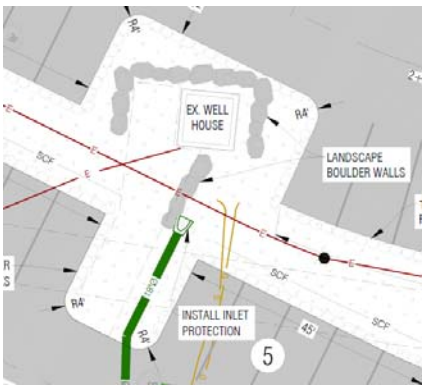


g. In discussion related to the Detention/WQ pond include the allowable release rate from the pond.

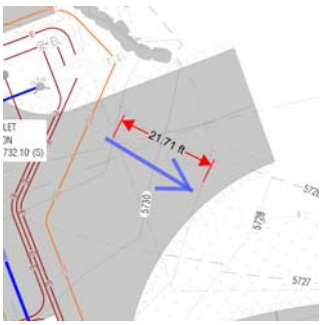
h. Provide a drainage map for the site that includes basin name, runoff coefficients, storm sewer system with inlet designations consistent with hydraulic calculations, drainage arrows, time of concentration flow paths, and delineated water surface elevations for the pond.

4. Grading Plan Comments

a. What is the purpose of the landscape boulder wall adjacent to the storm line FES near the ex. well house?



b. The proposed drive connection to the CDOT yard has a proposed 10% cross slope. Has this condition been discussed with CDOT, and are they okay with this condition?



c. What is the max height of the landscape boulder wall south of the building?

5. Provide updated Final Drainage Report, meeting the Engineering Standards, Ch. 4. At time of submission of construction documents.

General Requirements:

6. A Grading Permit from engineering will be required when this project goes to construction.

    a. Provide S.U.E. plan per Colorado Law CRS 9-1.5-102 requirements or provide a stamped letter determining why this is not a Subsurface Utility Engineering-Required Project.

7. A Right of Way Permit will be required for any access modifications or work within the right of way. Access locations, widths, and design should meet the City of Glenwood Springs Engineering Standards.

8. Disturbance over one (1) acre will require a CDPHE Construction Stormwater Discharges Permit.

9. Parking must be hard surface, gravel is not allowed.

Permit Closeout and Issuance of Certificate of Occupancy Requirements:

10. As-Built plans with and Improvement Survey Plat (ISP)

11. Maintenance Agreement for water quality and detention facilities.

12. Signed/Stamped Certification Letter for Drainage improvements verifying that the site was built per plan.

IMHS / CDOT Office & Housing Exhibit

Glenwood Springs, Colorado

Updated March 12, 2019 by The Land Studio, Inc.

COGS Markup 12/20/2019

north

0 120 240 360 600

Pedestrian/Bike Bridge

Iron Mountain Hot Springs

New Entry Building

Drop-off

Parcel 218509200031
10.2 Acres±
(Adjusted to 9.86±)

Iron Mountain Hot Springs Parcel

44 Spaces

Office/ Housing

225 Spaces

well

30' Setback from 100 Year Floodplain

Parcel 218509202001
.58 Acres±
(Adjusted to .92 Acres±)

INTERSTATE 70

26 Spaces

Relocated Maintenance Building

8 Spaces

Iron Mountain Hot Springs Parcel

179 Spaces

CDOT Maintenance Facility

Comment 1a: Sidewalk and Intersection Improvements

CENTENNIAL STREET

Maintenance Bldg. to be Relocated

DEVEREUX ROAD

Comments from Matt Langhorst, Public Works Director
Application 45-19
IMHS/CDOT Mixed use Building

Iron Mountain:

- Do they plan on updating the goetech report? They only have one TP-3 boring that is near the new project, and it shows a lot of placed fill. May be a good idea to get more information.

- Should the water and sewer mains be extended up the driveway toward I-70 so CDOT cold use them later on with their redevelopment?

- Will this sewer and water mains be private with an agreement with CDOT's lot, or is this anticipated to be a City main in the developers opinion?

- Power and fiber out here will need to be discussed in detail with Doug and Michael, coordinated with the relocated lift station work and future planning as planned into the discussion as possible

- Are we leaving the new lift station easements off of this plat?

Community and Economic Development Department
101 W. 8th Street
Glenwood Springs, CO 81601
(970) 384-6411

Date: 1/8/2020

Planning File #: 45-19

RE: Minor Subdivision. Minor Site/Arch Plan, Variance, Condominumization IMHS Application Comments Planning Department

Hannah Klausman
Senior Planner
970-384-6407
Hannah.klausman@cogs.us

PLANNING DEPARTMENT COMMENTS:

1. Please note the parking lot adjacent to the building site, identified as IMHS Parking B on parcel 218509200031, is not being approved as part of this application. The Parking lot expansion is a staff level approval and all code standards, including landscaping, will apply at time of site plan submittal.
    a. Previous landscape variances granted to IMHS Parking A area was not granted to IMHS Parking B area at time of approval. Refer to Notice of Decision. IMHS Parking B is subject to current landscape and development standards.

2. The landscaping plan indicates there is 10,116 square feet of open space per requirements. Please confirm that this number does not include interior parking lot landscaping square footage. If interior parking lot landscaping was included, please revise this number and confirm the required 6,408 square feet of required open space exists.

3. Identify Snow storage areas on site plan. Must not include more than 10% of parking as snow storage.

4. Opens Space Management will need to be identified on the recorded plat per code section 070.040.040(c)(6)c

5. The narrative identifies 3 parking spaces that will be shared between the office use and the resident uses. Please submit a demand study as noted in the municipal code section 070.040.060(e)(2) that shows that the peak parking demands for such uses and facilities occur at different times either daily or seasonally (see below). Please note a shared parking agreement will be required.
    a. Director shall apply the off-street parking and loading standards on the basis of a demand study prepared by the applicant. Such study shall estimate the parking and loading demand based on recommendations of the Institute of Traffic Engineers, Urban Land Institute, the International Council of Shopping Centers, the American Association of State Highway and Transportation Officials, the American Planning

Association, or other acceptable source of parking demand data for uses and/or combinations of uses of comparable activities, scale, bulk, area, and location

From: Roussin - CDOT, Daniel <daniel.roussin@state.co.us>
Sent: Friday, May 31, 2019 10:11 AM
To: Dan Cokley <DanC@sgm-inc.com>
Cc: Bunnell - CDOT, Mark <mark.bunnell@state.co.us>; Steve Beckley <sbeckley@glenwoodcaverns.com>; Terri Partch <terri.partch@cogs.us>; Rebecca Atkins <rebecca.atkins@state.co.us>
Subject: Re: IMHS Phase 2 - Traffic Impact Study CDOT comments 5/31/19

Dan - CDOT has review Level III Iron Mountain Hot Springs Traffic report dated May 8, 2019. We have the following comments on this report.

Comments
1. Posted Speed Limit – You are correct that the eastbound speed limit changes from 35 mph to 25 mph at the start of the right turn lane, however since the car will still be travelling at 35 mph at the beginning of the taper, eastbound tapers need to be based on 35 mph. Addressed in TIS
2. 20-Year Growth Rate – Based on our discussions with the City of Glenwood, the 20-year factor in OTIS of 4% over 20 years is too low for this traffic corridor. Based on projected growth rates of the surrounding area, a 20-year rate of 1.22 (1% annually) is more reasonable. Please revise your traffic numbers. Not Applicable per Mark Bunnell
3. Auxiliary Turn Lane Waiver - The SHAC does have a provision that allows for auxiliary lanes to be waived when the roadway volumes (20-year) conflicting with the turning vehicle are less than 150 DHV for right turn deceleration and 100 DHV for left turn deceleration. The "conflicting volume" for a left turn includes all traffic approaching the intersection in the opposing direction. For a right turn, this volume includes the thru traffic as well as those turning right. In the case of the Centennial/Devereux intersection, based on the revised results, the waiver may not apply. Addressed in the TIS, will further discuss intersection needs with the City through the development process as needed.
4. Sight Distance – When determining the entering sight distance requirements, the posted speed limit of the oncoming traffic shall be used (25 mph westbound, and 35 mph eastbound). For example, when looking west, sight distance requirements are based on the speed of the eastbound traffic. Section 6.9 of your analysis will need to be modified based on this, and the outcome of the revised traffic and queuing numbers. Addressed in TIS
5. Proposed Mitigation Measures – The analysis proposed three mitigation measures to improve the study intersection as well as pedestrian connections. Please provide a concept plan for these measures as a part of the revised study. These are attached separately to this email.
6. Report Tables – Please list each movement (excluding "free" movements) and associated delay, LOS, and queuing, not just the worst movement or overall intersection. Addressed in TIS
7. Synchro & SimTraffic – The intersections of US-6 & Devereux & US-6 & Traver Trail should be analyzed together, and not as separate intersections as currently configured in Synchro. Addressed in TIS
8. Synchro Model – 1) speed limits need to match posted, 2) "exterior" links should be at least 500-ft long, and 3) NB RT at US-6 & Devereux is not channelized. (These are just a few items noticed in the Synchro files; CDOT will do a more detailed review once these issues are corrected). Addressed in TIS

9. Delay Results – Because US-6 & Devereux & US-6 & Traver Trail are so close, the delay results should be from SimTraffic. Addressed in TIS

Please respond to our comments. If you have an direct questions, please get with Rebecca Atkins.

thanks

Dan

Dan Roussin
Permit Unit Manager
Traffic and Safety
P 970.683.6284 | F 970.683.6290
222 South 6th Street, Room 100, Grand Junction, CO 81501
daniel.roussin@state.co.us | www.codot.gov/ | www.cotrip.org

On Wed, May 8, 2019 at 5:33 PM Dan Cokley <DanC@sgm-inc.com> wrote:

Dan and Mark

Please find attached for your review the above referenced study, this will be associated with access permit #314157.

Please confirm your receipt and let me know when you have any questions.

Thank you,

Dan Cokley, PE, PTOE

Principal

SGM
118 W Sixth St, Suite 200
Glenwood Springs, CO 81601
970.384.9009 / 970.379.3378 cell
www.sgm-inc.com

THE LANDSTUDIO INC.
landscape architecture land planning community planning

365 River Bend Way • Glenwood Springs, CO 81601 • Tel 970 927 3690 • landstudio2@comcast.net

January 17, 2020

Hannah Klausman
Senior Planner
City of Glenwood Springs
101 W. Eighth Street
Glenwood Springs, CO 81601

Re: Caverns Village Application Response to Comments

Dear Hannah:

The Land Studio, Inc. has worked with the Caverns Village ownership and consultant team to address the City of Glenwood Springs Community Development, Engineering, and Public Works comments for the Caverns Village Mixed Use Condominium Minor Site/Architectural Plan Review, Minor Subdivision for Boundary Line Adjustment and Condominiumization Applications. These items are addressed below:

PLANNING DEPARTMENT COMMENTS:

1. Please note the parking lot adjacent to the building site, identified as IMHS Parking B on parcel 218509200031, is not being approved as part of this Application. The Parking lot expansion is a staff level approval and all code standards, including landscaping, will apply at time of site plan submittal.

    a. Previous landscape variances granted to IMHS Parking A area was not granted to IMHS Parking B area at time of approval. Refer to Notice of Decision. IMHS Parking B is subject to current landscape and development standards.

    As Parking lot B is not part of this Application, all code standards will be addressed at the time of plan submittal for the parking lot. Parking Lot B was illustrated for context only in the Application.

2. The landscaping plan indicates there is 10,116 square feet of open space per requirements. Please confirm that this number does not include interior parking lot landscaping square footage. If interior parking lot landscaping was included, please revise this number and confirm the required 6,408 square feet of required open space exists.

    The open space number of 10,116 SF does not include interior parking lot landscaping square footage.

3. Identify Snow storage areas on site plan. Must not include more than 10% of parking as snow storage.

   Snow removal will be outsourced. No snow storage will occur on site.

4. Opens Space Management will need to be identified on the recorded plat per code section 070.040.040(c)(6)c.

   The Applicant agrees to identify Open Space Management responsibilities on the recorded plat per code section 070.040.040(c)(6)c.

5. The narrative identifies 3 parking spaces that will be shared between the office use and the resident uses. Please submit a demand study as noted in the municipal code section 070.040.060(e)(2) that shows that the peak parking demands for such uses and facilities occur at different times either daily or seasonally (see below). Please note a shared parking agreement will be required.

   Dan Cokley of SGM has provided a response letter with parking spreadsheet attached as an Exhibit to this document. The Applicant agrees to enter into a parking agreement with CDOT related to these shared spaces.

Public Works Director Comments

- Do they plan on updating the geotech report? They only have one TP-3 boring that is near the new project, and it shows a lot of placed fill. May be a good idea to get more information.

  The Geotech report is currently being updated with data from additional soil borings.

- Should the water and sewer mains be extended up the driveway toward I-70 so CDOT could use them later on with their redevelopment?

  The Applicant agrees to coordinate utilities and utility corridor needs with CDOT.

- Will this sewer and water mains be private with an agreement with CDOT's lot, or is this anticipated to be a City main in the developer's opinion?

  Proposed sewer service up to manhole SMH-A4 is proposed to be public. Private sewer service off of that main will occur with easements.

  The water main is public up to the fire hydrant next to the CDOT maintenance yard, and a 6" service line off of that is proposed to be private.

- Power and fiber out here will need to be discussed in detail with Doug and Michael, coordinated with the relocated lift station work and future planning as planned into the discussion as possible

Power and fiber optic are currently being coordinated with the City of Glenwood Springs.

- Are we leaving the new lift station easements off of this plat?

  The Lift Station easements will not be shown on this plat as they are not on the Caverns Village parcel being considered for architectural/site plan review.

Engineering Department Comments

The Applicant agrees to address all comments in the December 20, 2019 letter prior to Building Permit or Grading Permit Issuance as requested in the letter.

Also attached is an Exhibit illustrating the Caverns Village site plan w/ sidewalk dimensions and parcel boundaries. Please call or email with any discussion related to these responses, and please forward your staff report once completed so that we can address any additional items identified within it.

Sincerely,

THE LAND STUDIO, INC.

By: _____
Douglas J. Pratte

From: landstudio2@comcast.net
Subject: Fwd: IMHS Traffic Study
Date: January 16, 2020 at 1:57 PM
To:

From: Dan Cokley <DanC@sgm-inc.com>
Subject: RE: IMHS Traffic Study
Date: January 16, 2020 at 1:46:24 PM MST
To: "landstudio2@comcast.net" <landstudio2@comcast.net>

Doug

Please find attached a parking generation spreadsheet that provides a weekday parking distribution for the Caverns Village development at IMHS. The distribution is based upon the Time of Day Distribution for Parking Demand from the ITE Parking Generation Manual, 5th Edition, for the proposed Multi-Family and General Office Building land use categories, attached.

We have input the parking required by City of Glenwood Springs Municipal Code,

- 33 spaces Multi-Family
- 30 spaces General Office
- 63 spaces Total

Input of the baseline spaces required by Code and application of the Time of Day distribution results in a requirement for 43 spaces, resulting in 20 shared spaces. It is acceptable to assign 3 shared parking spaces.

Please let me know if you have any questions.

Thank you,

Dan Cokley, PE, PTOE
Principal
SGM
118 W Sixth St, Suite 200
Glenwood Springs, CO 81601
970.384.9009 / 970.379.3378 cell
www.sgm-inc.com

Parking Generation
IMHS - Caverns Village

	ITE PARKING RATES		WEEKDAY PARKING DISTRIBUTION																			
ITE Parking Generation 5th Code / Description	**Units / SF**	**Spaces**	12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	11:00 PM
MultiFamily (Low-rise)	19	33	33	33	33	33	33	32	30	25	18	15	13	12	12	12	12	14	15	18	22	32
General Office Building	8815	30	0	0	0	0	0	0	0	4	14	26	30	30	26	25	28	28	26	17	6	0
TOTAL SPACES BY GLENWOOD SPRINGS CODE		**63**	33	33	33	33	33	32	30	29	33	41	**43**	42	37	37	40	42	40	35	28	32
TOTAL SHARED / ITE DISTRIBUTION		**43**																				
WEEKDAY PARKING DISTRIBUTION																						
Code 220 MultiFamily (Low-rise (2 floors or less)			100%	100%	100%	100%	100%	97%	90%	77%	56%	45%	40%	37%	36%	36%	37%	43%	45%	55%	66%	97%
Code 710 General Office Building			0%	0%	0%	0%	0%	0%	0%	13%	48%	88%	100%	100%	85%	84%	93%	94%	85%	56%	20%	0%

Land Use: 710 General Office Building

Description

A general office building houses multiple tenants. It is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities. A general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), and research and development center (Land Use 760) are additional related uses.

If information is known about individual buildings, it is suggested that the general office building category be used rather than office parks when estimating parking generation for one or more office buildings in a single development. The office park category is more general and should be used when a breakdown of individual or different uses is not known. If the general office building category is used and if additional buildings, such as banks, restaurants, or retail stores are included in the development, the development should be treated as a multiuse project. On the other hand, if the office park category is used, internal trips are already reflected in the data and do not need to be considered.

When the buildings are interrelated (defined by shared parking facilities or the ability to easily walk between buildings) or house one tenant, it is suggested that the total area or employment of all the buildings be used for calculating parking generation. When the individual buildings are isolated and not related to one another, it is suggested that parking generation be calculated for each building separately and then summed.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 30 study sites in a general urban/suburban setting and two study sites in a dense multi-use urban setting.

	Percent of Weekday Peak Parking Demand	
Hour Beginning	General Urban/Suburban	Dense Multi–Use Urban
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	13	26
8:00 a.m.	48	65
9:00 a.m.	88	95
10:00 a.m.	100	100
11:00 a.m.	100	100
12:00 p.m.	85	99
1:00 p.m.	84	99
2:00 p.m.	93	97
3:00 p.m.	94	94
4:00 p.m.	85	90
5:00 p.m.	56	–
6:00 p.m.	20	–
7:00 p.m.	11	–
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

Additional Data

The average parking supply ratios for the study sites with parking supply information are as follows:

- 2.9 spaces per 1,000 square feet GFA in a dense multi-use urban setting that is not within ½ mile of rail transit (seven sites)
- 3.3 spaces per 1,000 square feet GFA (73 sites) and 1.2 spaces per employee (20 sites) in a general urban/suburban setting that is not within ½ mile of rail transit
- 3.0 spaces per 1,000 square feet GFA (seven sites) and 0.8 spaces per employee (two sites) in a general urban/suburban setting that is within ½ mile of rail transit

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Colorado, Connecticut, Georgia, Illinois, Massachusetts, Minnesota, Montana, New Jersey, New York, Oklahoma, Oregon, Pennsylvania, Texas, Utah, and Washington.

Source Numbers

21, 22, 47, 122, 124, 142, 172, 201, 202, 205, 211, 215, 216, 217, 227, 239, 241, 243, 276, 295, 399, 400, 425, 431, 433, 436, 438, 440, 516, 531, 540, 551, 555, 556, 557, 571, 572, 588

Land Use: 220 Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with one or two levels (floors) of residence. Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand (1) on a weekday (10 study sites) and a Saturday (11 study sites) in a general urban/suburban setting and (2) on a weekday (three study sites) and a Saturday (three study sites) in a dense multi-use urban setting.

	Percent of Peak Parking Demand			
	General Urban/Suburban		Dense Multi-Use Urban	
Hour Beginning	Weekday	Saturday	Weekday	Saturday
12:00–4:00 a.m.	100	93	86	100
5:00 a.m.	97	100	100	94
6:00 a.m.	90	98	94	91
7:00 a.m.	77	96	81	85
8:00 a.m.	56	92	58	79
9:00 a.m.	45	80	56	76
10:00 a.m.	40	78	53	71
11:00 a.m.	37	71	58	74
12:00 p.m.	36	68	56	68
1:00 p.m.	36	66	53	68
2:00 p.m.	37	65	47	68
3:00 p.m.	43	68	56	56
4:00 p.m.	45	70	53	59
5:00 p.m.	55	73	61	53
6:00 p.m.	66	77	81	50
7:00 p.m.	73	81	67	56
8:00 p.m.	77	82	61	65
9:00 p.m.	86	86	64	74
10:00 p.m.	92	87	75	85
11:00 p.m.	97	92	86	91

Additional Data

In prior editions of *Parking Generation*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

		Parking Supply Ratio	
Setting	**Proximity to Rail Transit**	**Per Dwelling Unit**	**Per Bedroom**
Dense Multi-Use Urban	Within ½ mile of rail transit	0.6 (12 sites)	0.4 (10 sites)
	Not within ½ mile of rail transit	0.9 (18 sites)	0.6 (18 sites)
General Urban/ Suburban	Within ½ mile of rail transit	1.5 (10 sites)	0.9 (10 sites)
	Not within ½ mile of rail transit	1.7 (52 sites)	1.0 (52 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, District of Columbia, Maryland, Massachusetts, Oregon, Pennsylvania, Texas, Washington, and Wisconsin.

It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e. number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.

Source Numbers

72, 124, 152, 154, 209, 215, 216, 218, 219, 255, 257, 314, 414, 419, 432, 437, 505, 512, 533, 535, 536, 537, 544, 545, 577, 578, 579, 580, 584, 585, 587

CDOT I-70 R.O.W

CDOT

Area of CDOT property utilized for Caverns Village access, utilities, parking, landscape, and trash enclosure

Lot 1, Block 2
North Glenwood Center

6' CONCRETE SIDEWALK

6' CONCRETE SIDEWALK

10' CONCRETE SIDEWALK

Parcel 3 (Tract 2)

Parcel 3 (Tract 3)

Parcel C

Parking area shown for context only

ASPHALT PAVING

CAR CHARGING STATIONS

CONCRETE SIDEWALK

6'

8'

4'

Site Plan w/ Sidewalk Dimensions

Caverns Village Minor Site/Architectural Plan Review

Block 2, Lot 1 North Glenwood Center Subdivision
Glenwood Springs, Colorado
Diagram prepared January 17, 2020 by The Land Studio, Inc.

0 20 40 60 100

north

Planning Commission Report

Date: January 28, 2020
To: Planning and Zoning Commission
From: Hannah Klausman, Senior Planner
Subject: #16-18 –Request for a Major Development Amendment of a geothermal hot springs resort.

REQUEST	The applicant has requested an amendment to a Major Development Permit for the hot springs pool, which includes a request to extend the parking lot pavement requirement to 2021.
APPLICANT	Iron Mountain Hot Springs LLC
OWNER	Iron Mountain Hot Springs, LLC
LOCATION	281 Centennial St
ZONE	RE-Resort District
SURROUNDING LAND USES	North: Interstate & State Highway South: Commercial/Office; outside storage (CDOT); city park East: Interstate Highway; Commercial; Hotel West: River; Commercial; Industrial & Railroad
LOT SIZE	13.26 acres

ACTION ITEMS

Action 1 Major Development Permit Amendment:
Consideration of an Amendment of a Major Development Permit to extend the requirement to provide an impervious surface in the parking area and from permanently striping the parking spaces to June 2021.

Staff Recommends **APPROVAL** of request with suggested findings and conditions on Page 6 of this report.

Review Process
In the case of Major Development Permit Amendments, the Planning and Zoning Commission is a recommending body with final approval by City Council. This project requires consideration and review of both the Planning and Zoning Commission and City Council.

PROJECT SUMMARY

Background
City Council approved a Major Development Permit for Iron Mountain Hot Springs (IMHS) on October 16, 2014 for the construction of a new geothermal hot springs resort. The applicant received a design variance that extended the requirement to provide an impervious surface parking area to when the vacant adjacent parcels developed, or four (4) years from the date of approvals, whichever is less. Four years from the approval date was October 16, 2018. This is detailed in item 5(b) of the Development Agreement which is included as an attachment.

Section 070.040.060 of the Municipal Code outlines standards for Off-Street Parking and Loading. Included in these standards is the requirement that all parking and loading areas be paved with an impervious surface. This standard was in place at the time of the Major Development Permit requiring the applicant to seek a variance at that time and is still required today. Please see code excerpt below.

> 070.040.060(h)(4) Parking and Loading
>
> *(4) Parking and Loading Area Surfacing. All parking and loading areas shall be paved with an impervious surface such as concrete or asphalt unless otherwise approved by the City Engineer. Permanent surfacing shall be installed prior to receiving a certificate of occupancy unless otherwise approved by the Director.*

IMHS submitted a new planning application in October of 2018 to extend the parking lot paving deadline and the application was continued to the October 2019 regularly scheduled Planning and Zoning Commission meeting. Planning and Zoning Commission extended the application until December 31, 2019 or when a development application was submitted for Lot 1, whichever came first. Planning Item 45-19 Caverns Village Project was submitted for a new three-story mixed-use building in mid-December for consideration at the regularly scheduled January meeting. As such the applicant submitted additional materials for the extension request to be reviewed at the same time. The applicant narrative, original Major Development agreement, and supporting exhibits are attached for your review.

PROPOSED PROJECT

Background:

At the time of the Major Development Permit in 2014, the owner proposed that the access driveway and parking lots temporarily be allowed to have a gravel surface. According to the owners' narrative from 2014, in three years they planned to expand the parking to 250 spaces, to relocate it adjacent to the interstate, and to use it jointly with future uses on the remaining portions of the Iron Mountain property.

The current parking area consists of compacted gravel and roto millings surface which has been in place for the last five years. The applicant points out in the narrative that "*this surface has been maintained since inception. The asphalt milling has demonstrated to be a stable surface, comparable to asphalt paving throughout the years of operation, and allows for snow plowing, no loose gravel, and no mud or tracking of mud offsite."* The applicant is proposing to maintain the current state of the parking area until June 2021, at which point it would be paved and striped.

Staff conducted an analysis of the design variance request in 2014 in land use application #27-14, of which an excerpt is included below to demonstrate the purpose of the request at that time:

"The purpose of the deferment is to allow time for the owners to determine other uses on the property and time to decide the location of a permanent, larger parking area that would accommodate all of the uses. The intent is to eventually locate a 250 space parking lot adjacent to Interstate 70. With the temporary gravel surface, the owners state – and staff agrees – that it would be unreasonable to require permanent striping of the individual parking spaces. Instead, the owners propose identifying each space with a wheel stop."

The applicant notes that the Caverns Village Project is expected to start construction in Spring of 2020 with plans for completion by Spring of 2021. The applicant requests the ability to extend the parking lot paving requirement until after the completion of the Caverns Village project in June 2021.

Parking Plan

The approval of the Major Development Permit included 90 parking spaces in a site plan submittal from September of 2014, depicted in *Image 1. Approved Parking Site Plan*, below.

Since that time expanded areas of parking have been added to the site. The applicant submitted a site plan previously that estimated the parking area to contain approximately 128 parking spaces. The expanded sections of the parking lot have not been reviewed or approved as an application. In addition, variances granted for landscaping requirements were granted only to the original approved parking area, and specifically do not apply to any parking areas not indicated on the original site plan.

The two images on the following page illustrate the difference between the approved parking area and existing conditions. Staff has included a condition of approval requiring an official application submittal with any required variances, for the remainder of the parking lot areas prior to the completion of the Caverns Village Project and subsequent paving.

Image 1. Approved Parking Site Plan

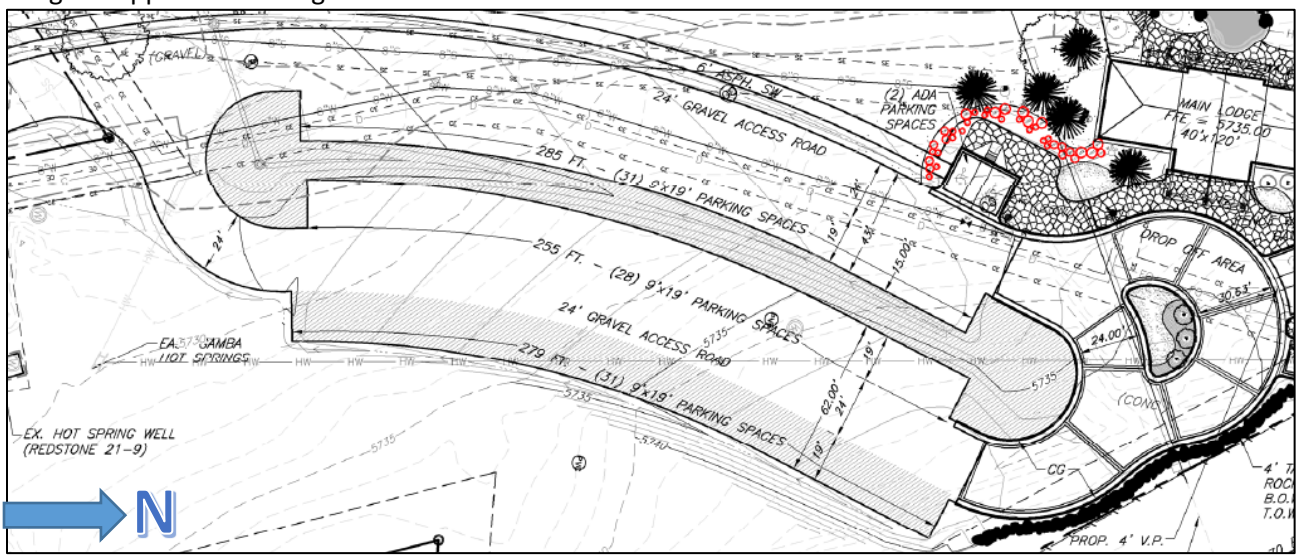


Image 2. Existing Parking Conditions

The original Major Development Permit parking approval is depicted in the red outlined area on top of the existing parking conditions. The additional spaces were not part of the required parking spaces for the development.

REVIEW CRITERIA AND STAFF ANALYSIS

Section 070.060.050(5) outlines the process and criteria for a Major Site/Architectural Plan, what was formerly known as a Major Development in the previous Code. In reviewing a proposed Major site/architectural plan application, or amendment thereof, the Director, Planning Commission, and City Council shall consider whether:

a. The site/architectural plan is consistent with the general purpose and intent of this Code;
b. The site/architectural plan is consistent with the dimensional, design, development, and all other standards of this Code;
c. The site/architectural plan is consistent with any previously approved plat, PUD, or any other precedent land use approval; and
d. The site/architectural plan is consistent with the Comprehensive Plan and other adopted City policies and plans.

Staff analysis of each criteria is provided in bold.

a. The site/architectural plan is consistent with the general purpose and intent of this Code;
As provided in Code, the purpose of the Off Street and Loading standards in Section 070.040.060 that regulate design of parking areas is to ensure that safe and convenient parking areas are provided to:

(1) Respond to transportation and access demands of various land uses throughout the City;
(2) Avoid and mitigate traffic congestion;
(3) Avoid and mitigate the adverse visual impact of large concentrations of exposed parking and of separate garage or carport structures;
(4) Reduce stormwater runoff, reduce heat island effect from large expanses of pavement, and improve water quality;
(5) Provide necessary access for service and emergency vehicles; and
(6) ***Provide for safe and convenient interaction between vehicles and pedestrians.***

Staff does not believe that the current state of the IMHS parking lot significantly impacts these items.

b. The site/architectural plan is consistent with the dimensional, design, development, and all other standards of this Code;
This request is an extension of a variance from the code granted in 2014. Variances are requests for relief from certain standards of the code. This criterion is not applicable in this case.

c. The site/architectural plan is consistent with any previously approved plat, PUD, or any other precedent land use approval; and
The proposed deferment of paving requirements is consistent with the previously approved Major Development Agreement intent of allowing the applicant time to coordinate future development in the area with the existing parking lot configuration.

d. The site/architectural plan is consistent with the Comprehensive Plan and other adopted City policies and plans.

The Comprehensive Plan does not specifically address impervious surface requirements.

ACTION ITEMS & STAFF RECOMMENDATIONS

This project requires that the Planning and Zoning Commission consider a Major Development Permit Amendment for the hot springs resort.

MAJOR DEVELOPMENT PERMIT AMENDMENT

The Planning and Zoning Commission may take one of the following actions on the major development permit:

1. Recommend approval of the permit with conditions necessary to ensure compliance with the City's code, goals and policies;
2. Recommend denial of the permit due to the fact that it does not meet the City's code, goals, and policies; or
3. Continue the hearing with a request for specific additional information.

Action 1: Amendment of a Major Development Permit to extend the requirement to provide an impervious surface in the parking area and from permanently striping the parking spaces to June 2021.

Staff Recommends **APPROVAL** of the amendment with the suggested findings and recommended conditions on page 6 of this report.

Suggested Findings:

1. The site/architectural plan is consistent with the general purpose and intent of the Code;
2. The site/architectural plan is consistent with any previously approved plat, PUD, or any other precedent land use approval.

Suggested Conditions:

1. Applicant shall submit application for parking lot expansion areas not included in the original 90 spaces approved with the 2014 Major Development Permit by December 31, 2020. The application will be processed at the appropriate planning review step as determined by the director. Expanded parking areas will be subject to all code requirements at time of submittal.

2. No parking areas outside of the original 90 spaces shall be paved or otherwise altered until a parking lot expansion application is reviewed and approved per condition 1 above.

THE LANDSTUDIO INC.
landscape architecture land planning community planning

365 River Bend Way • Glenwood Springs, CO 81601 • Tel 970 927 3690 • landstudio2@comcast.net

January 13, 2020

Hannah Klausman, AICP
Senior Planner
City of Glenwood Springs
101 W. Eighth Street
Glenwood Springs, CO 81601

Re: Iron Mountain Hot Springs Paving Extension Request

Dear Hannah:

Per your email last week on January 8, 2020 to Mogli Cooper the following is a response to Planning and Zoning Commission discussion regarding the Iron Mountain Hot Springs paving extension request. Also please note that new public notice is being provided for the January 28, 2020 Planning and Zoning Commission Hearing to consider this extension request.

In 2015 Iron Mountain Hot Springs, LLC received approval to build the Hot Springs facility. One design variance requested was to allow an unpaved parking lot for four years from approval or if a new application is submitted. This request was made to accommodate the many future expansions at the Hot Springs facility without requiring that the asphalt surface be removed and replaced when the new expansions were built. In the summer of 2015, immediately following construction completion of the Hot Springs facility, the parking lot was surfaced with compacted asphalt milling and this surface has been maintained since inception. The asphalt milling has demonstrated to be a stable surface, comparable to asphalt paving throughout the years of operation, and allows for snow plowing, no loose gravel, and no mud or tracking of mud offsite.

Since its initial construction, Iron Mountain Hot Springs has taken several steps for future expansion of the facility. Some of the issues surrounding the project have taken more time than expected. The list of issues currently being addressed include:

1. Resolving easement issues on the Centennial Extension between the City and CDOT;
2. Resolving Lift station legal agreements with the City (cost sharing);
3. Preparing and submitting new lift station requirements to the State;

4. Negotiating with CDOT on the expansion of the Caverns Village project which includes employee housing;
5. Working with the city to finalize trail easements through the Hot Springs property
6. Completing a City staff requested traffic study at Highway 6 & 24/Devereaux Street and Devereaux Street/Centennial Street.

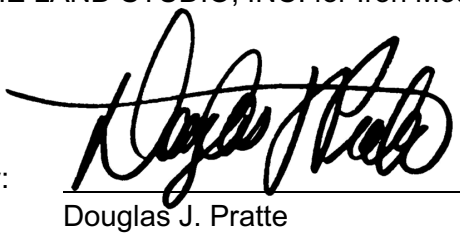
With the applications for the Caverns Village and the installation of the new lift station being submitted to the City, the Iron Mountain Hot Springs project will finalize the parking layouts and eventually pave the parking lot. Before the parking lot can be paved the following items have to be completed in the next 18 months:

1. Re-Align Centennial Street Extension;
2. Re-Align the entire parking lot at Iron Mountain Hot Springs with the main entrance moving to the center parking lot;
3. Installing the new lift station and replacing a large amount of sewer lines;
4. Install public walkways that allow pedestrians access to and through the project;
5. Install all new utilities to the new Caverns Village project;
6. Install new drainage requirements;
7. Install new Hot Water (geothermal) gathering lines and transfer lines for the Hot Springs facility.

Our intention is to start construction of the Caverns Village project in April of 2020 and complete the project in April of 2021. We request that the Iron Mountain Hot Springs paving of the parking lot be extended until after the completion of the Caverns Village project or June of 2021.

Sincerely,

THE LAND STUDIO, INC. for Iron Mountain Hot Springs, LLC

By: 

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File 3-14 permit #
Plan File 27-14

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GLENWOOD SPRINGS AND IRON MOUNTAIN HOT SPRINGS, LLC RELATING TO DEVELOPMENT OF THE IRON MOUNTAIN HOT SPRINGS RESORT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into as of this 5th day of November, 2014 by and between the CITY OF GLENWOOD SPRINGS, a Colorado home rule city ("City"), and IRON MOUNTAIN HOT SPRINGS, LLC, a Colorado limited liability company ("Owner").

RECITALS:

1. Owner has a legal interest in certain real property located in Glenwood Springs, Colorado ("Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

2. Owner intends to construct a hot springs resort ("Development") with approvals as more particularly described in Recital 5 of this Agreement.

3. The City has determined that this Development is an appropriate use for the Property and, therefore, desires to enter into this Agreement. This Agreement establishes planning principles, standards and procedures to eliminate uncertainty in planning and to guide the orderly progress of the Development consistent with the City's Comprehensive Plan, Land Use Plan, and the Glenwood Springs Municipal Code.

4. The Owner shall receive, by this Agreement, assurance that it may proceed with the Development on the Property in accordance with the "Current Approvals" (defined below), and therefore desires to enter into this Agreement.

5. The City has taken various planning actions relating to the Development on the Property (collectively "Current Approvals"). These actions include, without limitation, the following:

   (a) Major Development Approval, as issued by City Council on October 16, 2014;
   (b) Design variance to extend the requirement to provide an impervious surface in the parking area; from permanently striping the parking spaces; and from constructing landscape islands (Municipal Code Section 070.150.070(c)(1)b), to be considered at the time the Owner or its' successors redevelop parcels 1, 2 or 3, or four (4) years from the date of Current Approvals, whichever is less;
   (c) Design variance to extend the requirement to construct one (1) landscaped terminus island within the parking block (Municipal Code Section 070.105.080(d)(4)), to be considered at the time the Owner or its' successors redevelop parcels 1, 2 or 3, or four (4) years from the date of Current Approvals, whichever is less;
   (d) Variance from the City's Sign Code to construct a pole sign that exceeds the maximum 28' height and from the requirement that pole signs have only a single pole support (Municipal Code Section 070.060.050(c));
   (e) Zoning variance to allow the parking lot lights to exceed the maximum 3 foot candles during business hours and for after-hours security lighting (Municipal Code Sections 070.140.090 and 070.140.110);
   (f) Zoning variance to allow a front yard setback greater than 60' (Municipal Code Section 070.040.030(i2);
   (g) Design variance from the requirement that buildings be oriented parallel to the public right-of-way, as much as practicable (Municipal Code Section 070.150.050(c)(3);
   (h) Design variance from the requirement that not more than 30% of the total number of parking spaces provided can be located between the building face and the front property line (Municipal Code Section 070.150.070(c); and
   (i) Design variance to extend the requirement to landscape 20% of the total lot area and to provide the required number of trees, shrubs, and perennials

(Municipal Code Section 070.150.080(d)(3)), to be considered at the time the Owner or its' successors redevelop parcels 1, 2 or 3, or four (4) years from the date of Current Approvals, whichever is less.

6. Each Party acknowledges that it is entering into this Agreement voluntarily.

NOW, THEREFORE, in consideration of the premises, covenants, and provisions set forth herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Section 1. EFFECTIVE DATE AND TERM.

1.1. Effective Date. This Agreement shall be effective from the date of the Major Development Approval.

1.2. Term. The term of this Agreement ("Term") shall commence upon the Effective Date and continue for three (3) years, unless otherwise stated in Section 3 of this Agreement.

Section 2. DEFINITIONS.

"Approval Date" shall mean the effective date of this Agreement.

"Council" shall mean the City Council of the City of Glenwood Springs.

"Current Approvals" shall have the meaning set forth in Recital 5 of this Agreement.

"Owner" shall have that meaning set forth in the preamble, and shall further include, unless otherwise provided, Owner's successors, heirs, assigns, and transferees.

"Effective Date" shall have that meaning set forth in Section 1.1 of this Agreement.

"Municipal Code" or "Code" shall mean the Municipal Code of the City of Glenwood Springs as it may be amended from time to time.

Section 3. OBLIGATIONS OF OWNER.

The following are the conditions of the Current Approvals which include all of the site work for the road circulation, pedestrian features, transit, water, sewer, irrigation, geological hazards, drainage, etc.

3.1 The Development shall comply with the requirements of the Municipal Code except where specific variances have been granted. The materials, verbal and written representations by the Owner or its representatives shall be considered conditions of approval.

3.2 Prior to issuance of a building permit, the Owner shall:

3.2.1 enter into a Development Permit and a Development Agreement with the City of Glenwood Springs. The Development Permit and the Development Agreement will be prepared by the City of Glenwood Springs. The Development Agreement shall be recorded with the Garfield County Clerk and Recorder. The recording fees shall be payable by the Owner. Currently, recording fees are Ten Dollars ($10.00) for the first page, and Five Dollars ($5.00) for additional pages (up to legal size) plus One Dollar ($1.00) surcharge;

3.2.2 obtain an access permit from the Colorado Department of Transportation; and

3.2.3 Pay to the City of Glenwood Springs all improvement and development fees that are due. These fees include but may not be limited to water, fire, building plan review, and building permit. An exact accounting of the fees due will be itemized on the building permit application.

3.3 Prior to construction, the Owner shall arrange and attend a pre-construction meeting. Attendees shall include the Owner's contractor(s), representatives from the City's Public Works

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3 of 11 Rec Fee:$61.00 Doc Fee:0.00 GARFIELD COUNTY CO

Department, Electric Department, Water/Wastewater Department, Community Development Department, Building Department, and others as required.

3.4 Prior to issuance of a certificate of occupancy, the Owner shall:

3.4.1 provide the Community Development Department with 24" x 36" mylars of the approved, revised development plans;

3.4.2 provide as-built drawings of the Development in .dwg and AutoCad format and on CD;

3.4.3 dedicate to the City of Glenwood Springs easement(s) for areas around the fire hydrants for the purpose of maintenance;

3.4.4 dedicate a river trail easement with input from the City's River Commission. Public access on this easement shall be conditioned upon the design, funding, and construction of a trail extension to the west;

3.4.5 remove and cap as required the exposed sewer line running along the Colorado River bank;

3.4.6 obtain a license or lease from the City, as needed, for locating a portion of Owner's 6' wide sidewalk within the Centennial Street right-of-way; and

3.4.7 construct or finance the construction of pedestrian improvements from the Owner's Property to Centennial Street's intersection with Devereux Road. The improvements include a sidewalk, pedestrian crossing, and bulb-out adjacent to Centennial Street. The exact location and extent of the improvements shall be subject to the review and approval of the City Engineer.

3.5 Prior to installation of signs on the Property, the Owner shall submit a sign permit application that complies with Municipal Code requirements for signs and with applicable state and federal regulations pursuant to the Highway Beautification Act of 1965.

3.6 Contractors shall be licensed to work in the City of Glenwood Springs.

3.7 The Owner will run a shuttle bus to transport patrons between the Iron Mountain Hot Springs and the Iron Mountain Tramway parking lots during peak season from one venue to the other while the City determines the location and extent of the pedestrian improvements, the financing mechanism, and assignments of proportional shares for completing the necessary sidewalk improvements from Highway 6 to the intersection of Devereux Road and Centennial Street.

3.8 The Owner will not oppose the creation of a local improvement district for completing sidewalk improvements, should the City attempt to create such a district in the future, and/or will agree to cooperate to pay a proportional share of completing the sidewalk improvements on Devereux Road from Highway 6 to Centennial Street.

3.9 The Owner shall construct a public sidewalk, associated planting strip, and street trees adjacent to the Property along Centennial Street at the time Centennial Street adjacent to the Owner's lot is paved, or at the time the Owner or its' successors redevelop parcels 1, 2 or 3 or four (4) years from the date of Current Approvals, whichever is less.

3.10 The Owner shall pave, stripe, and landscape the parking lot at the time that the Owner or its' successors redevelop parcels 1, 2 or 3, or four (4) years from the date of Current Approvals, whichever is less. However, in any event upon paving of the parking lot it shall be brought into compliance with Municipal Code striping, landscaping and terminus island requirements that are in effect at that time.

3.11 The Owner shall be responsible for applying dust suppression for the duration of the time that the parking area and access aisles are unpaved.

Section 4. SECURITY FOR PUBLIC IMPROVEMENTS.

In order to secure the construction of the Public Improvements, Owner shall upon execution of this Agreement or prior to application for a Building Permit, furnish the City with a certificate or other evidence, in good and sufficient form approved by the City Attorney, of a bond, irrevocable letter of credit or other surety to secure the performance and completion of the

Public Improvements, in an amount equal to the estimated costs of said improvements as set forth on Exhibit B.

Upon completion of the Public Improvements constructed by the Owner, the Owner shall have the Owner's Civil Engineer certify, in writing, to the City Engineer that the improvements were installed in compliance with the approved plans and specifications, and will provide written as-built drawings for such improvements in both reproducible mylar and electronic formats upon acceptance by the City of the Public Improvements. Upon completion of the improvements and written request, the City shall authorize the release of the security provided by the Owner.

Section 5. STANDARDS, LAWS AND PROCEDURES.

5.1. Vested Rights, Permitted Uses, Applicable Law.

(a) Vested Rights. Owner shall have the vested right to develop the Development on the Property pursuant to the Current Approvals in accordance with and subject to the provisions of C.R.S. §24-68-101 et seq., provided however that Owner shall have three (3) years to complete the improvements.

(b) Permitted Uses, Etc. The permitted uses of the Development on the Property and the density and intensity of use of the Development on the Property, the maximum height, bulk and size of proposed buildings, provisions for reservation or dedication of land for public purposes and the location of public improvements, the location of public utilities, and other terms and conditions of development applicable to the Development on the Property, shall be as set forth in the Current Approvals.

(c) Applicable Law. The rules, regulations, official policies, standards and specifications applicable to the Development on the Property ("Applicable Law") shall be those rules, regulations, official policies, standards and specifications, including City ordinances and resolutions, in force and effect on the Approval Date, including without limitation, all duly adopted uniform construction codes. It is acknowledged that pursuant to C.R.S. §24-68-105, the City may adopt subsequent regulations of general applicability that may apply to the Development on the Property.

5.2. State and Federal Law. This Agreement shall not preclude the application to Owner of changes in laws, regulations, plans or policies, to the extent that such changes are specifically mandated and required by changes in state or federal laws or regulations ("Changes in the Law"). In the event Changes in the Law prevent or preclude compliance with one or more provisions of this Agreement, such provisions of the Agreement shall be modified or suspended, or performance thereof delayed, as may be necessary, to comply with the Changes in the Law, and the City and Owner shall take action as may be reasonably required in good faith to meet the intent of this Agreement.

Section 6. INSPECTION

The City may enter any portion of the Development for the purpose of making inspections to determine whether the Owner is in compliance with the obligations set forth in this Agreement. If the City determines that any improvements as set forth in this Agreement have not been constructed and installed as required, the City shall furnish the Owner with a list of specific deficiencies. Except as provided in Section 4 above and in respect to any structure for which a building permit has been issued, the City shall not be required to issue any certificate of occupancy so long as the listed deficiencies remain. If the City determines the Owner has not cured the deficiencies within thirty (30) days after presentation of the list to the Owner, the City may, but need not, cause such additional work to be done as it deems necessary to complete any Public Improvements or to cure any listed deficiencies. Owner shall be liable to the City for the entire cost of such additional work, whether performed by the City's employees or by others at the direction of the City. If the Owner does not pay the City the cost of such additional work including, as may be appropriate, the cost the City expended for materials, for services of those not employed by the City, and for the apportioned cost of wages and benefits paid for by the City for hours of the City employees, then the City may, upon ten (10) days notice to the Owner, have a lien against all or any part of the Property. The City may certify the amount of such lien to the Garfield County Treasurer for collection, enforcement and remittance of general property taxes

or assessments. In addition, if attorney's fees are incurred by the City to enforce this Agreement, they shall be paid by the Owner.

Section 7. UTILITY AND DRAINAGE EASEMENTS.

All utility and drainage easements shall be accessible to the City at all times. In the event any structure is constructed which obstructs partially or wholly City access to said easements, the City retains the right to remove such obstruction at the sole cost of the Owner. The City shall not be responsible for any costs associated with the replacement of said obstructions. The easements shown on the Plat shall be modified to show the actual "as built" placement of utilities.

Section 8. IMPROVEMENT FEES.

The Owner shall be responsible for the payment of all applicable improvement and impact fees in accordance with the City's Municipal Code.

Section 9. AMENDMENT.

This Agreement may be amended from time to time, in whole or in part, by mutual written consent of the parties or their successors in interest. Any amendment to this Agreement that would, in the opinion of the Community Development Director, result in a material modification to the Current Approvals shall require additional development review pursuant to the City's Municipal Code.

Section 10. DEFAULT; TERMINATION.

10.1. Default and Termination. Any failure by either party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure satisfactorily may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such thirty (30) day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such thirty (30) day period. Upon the occurrence of a default under this Agreement, the non-defaulting party may take action pursuant to the Code or institute legal proceedings to enforce the terms of this Agreement. If the default is cured, then no default shall exist and the noticing Party shall take no further action.

10.2. Enforced Delay; Extension of Time of Performance. Notwithstanding anything to the contrary contained herein, neither Party shall be deemed to be in default where delays in performance or failures to perform are due to, and a necessary outcome of war, insurrection, strikes or other labor disturbances, walk-outs, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by other governmental entities, enactment of conflicting state or federal laws or regulations, new
or supplemental environmental regulations, or similar basis for excused performance which is not within the reasonable control of the Party to be excused. Upon the request of either Party hereto, an extension of time, including an extension of applicable contract dates, for such cause shall be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon.

Section 11. DEFENSE AND INDEMNITY.

11.1. Owner's Actions. Owner shall hold harmless and indemnify City and its elected and appointed officers, agents, employees, and representatives from claims, costs, and liabilities for any personal injury, death, or physical damage (including inverse condemnation) which arises directly or indirectly, as a result of the construction of the Development, or of operations performed under this Agreement, by Owner or by Owner's contractors, subcontractors, agents or employees, whether such operations were performed by Owner or any of Owner's contractors, subcontractors, or any one or more persons directly or indirectly employed by, or acting as agent for, Owner or any of Owner's contractors or subcontractors.

11.2. City's Actions. Nothing in this section shall be construed to mean that Owner shall indemnify or hold the City or its elected and appointed representatives, officers, agents and

employees harmless from any claims of personal injury, death or property damage arising from, or alleged to arise from any act or omission of the City with regard to improvements that have been offered for dedication and accepted by City for maintenance. Nothing contained herein is intended to nor shall be construed as a waiver of the City's governmental immunity under state or federal law.

Section 12. NO AGENCY, JOINT VENTURE OR PARTNERSHIP.

It is specifically understood and agreed to by and between the parties that: (1) the subject Development is a private development; (2) the City has no interest or responsibilities for, or due to, third parties concerning any improvements until such time, and only until such time, that the City accepts the same pursuant to the provisions of this Agreement or in connection with the Current Approvals; (3) Owner shall have full power over and exclusive control of construction of the Development on the Property herein described, subject only to the limitations and obligations of Owner under the Current Approvals; and (4) the City and Owner hereby renounce the existence of any form of agency relationship, joint venture or partnership between City and Owner and agree that nothing contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between City and Owner.

Section 13. MISCELLANEOUS.

13.1. Incorporation of Recitals and Introductory Paragraph. The recitals contained in this Agreement, and the introductory paragraph preceding the recitals, are hereby incorporated into this Agreement as is fully set forth herein.

13.2. Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties.

13.3. Other Necessary Acts. Each party shall execute and deliver to the other all such other further instruments and documents as may be reasonably necessary to carry out the Current Approvals and to provide and secure to the other party the full and complete enjoyment of its rights and privileges hereunder.

13.4. Construction. Each reference in this Agreement to any of the Current Approvals shall be deemed to refer to the Current Approval as it may be amended from time to time pursuant to the provisions of this Agreement, whether or not the particular reference refers to such possible amendment. This Agreement has been reviewed and revised by legal counsel for both City and Owner, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

13.5. Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

13.6. Covenants Running with the Land. All of the provisions contained in this Agreement constitute covenants running with the land. Each covenant herein to act or refrain from acting is for the benefit of or a burden upon the Property.

13.7. Remedies. Either party may, in addition to any other rights or remedies, institute an equitable action to cure, correct, or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation thereof, enforce by specific performance the obligations and rights of the parties hereto, or to obtain any remedies consistent with the foregoing and the purpose of this Agreement.

13.8. Colorado Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado.

13.9. Attorneys' Fees. In the event of any litigation or arbitration between the parties regarding an alleged breach of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees.

Reception#: 855995
11/14/2014 10:34:44 AM Jean Alberico
7 of 11 Rec Fee:$61.00 Doc Fee:0.00 GARFIELD COUNTY CO

Section 14. NOTICES.

Any notice or communication required hereunder between the City and Owner must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the party to whom it is addressed. Any party may at any time, by giving ten (10) days written notice to the other party, designate any other address in such notice or communication shall be given. Such notices or communications shall be given to the parties at their addresses set forth below:

If to City, to:
City Manager
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

With copy to:
City Attorney
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

If to Owner, to:
Steve Beckley
Iron Mountain Hot Springs, LLC
51000 Two Rivers Plaza Road
Glenwood Springs, CO 81601

With copy to:
Mogli Cooper
401 27th Street, Suite 170
Glenwood Springs, CO 81601

Section 15. ENTIRE AGREEMENT, COUNTERPARTS AND EXHIBITS.

This Agreement including exhibits constitute in full, the final and exclusive understanding and agreement of the parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of the City and the Owner. This Agreement may be executed in counterparts, including any facsimile copies, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. The following exhibit is attached to this Agreement and incorporated herein for all purposes:

Exhibit A - Legal Description
Exhibit B - Estimate of Public Improvements Costs

Section 16. RECORDATION OF DEVELOPMENT AGREEMENT.

Upon full execution of this Agreement, it shall be recorded with the Garfield County, Colorado Clerk and Recorder's Office.

IN WITNESS WHEREOF, this Agreement has been entered into by and between the City and Owner as of the date and year first above written.

CITY OF GLENWOOD SPRINGS

Leo R. McKinney, Mayor

Catherine Mythen, City Clerk

IRON MOUNTAIN HOT SPRINGS, LLC

By: _____
Name: STEVE BECKLEY
Title: OWNER

By _____
Name: Mogli Cooper
Title Owner

Reception#: 855995
11/14/2014 10:34:44 AM Jean Alberico
8 of 11 Rec Fee:$61.00 Doc Fee:0.00 GARFIELD COUNTY CO

APPROVED AS TO FORM:

_____
Janette H. Shute, City Attorney

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing Development Agreement was acknowledged before me this 5th day of August, 2014 by Mogli Cooper as Steve Beckley of Iron Mountain Hot Springs, LLC.

Witness my hand and official seal.

My commission expires: 5/16/17

_____
Notary Public

Reception#: 855995
11/14/2014 10:34:44 AM Jean Alberico
9 of 11 Rec Fee:$61.00 Doc Fee:0.00 GARFIELD COUNTY CO

Exhibit A

Parcel No. 1: Lot 2, Block 1, North Glenwood Center, in the City of Glenwood Springs

Parcel No. 2: Lot 1, Block 2, North Glenwood Center, in the City of Glenwood Springs

Parcel No. 3:
Tract 1) That part of Parcel No. 35-A of the State Department of Highways, Division of Highways, State of Colorado, Project No. I 70-1(8)113 Sec. 2, in the NW1/4NW 1/4, Section 9, and Lot 8 Section 4, Township 6 South, Range 89 West of the 6th P.M., described as follows;

Beginning at a point on the South line of Section 4, Township 6 South, Range 89 West, from which point the SW corner of Section 4 bears N. 88°21'W. 727.5 feet;
thence S. 88°21'E., along the South line of Section 4, 41.4 feet;
thence along the arc of a curve to the right, having a radius of 5829.6 feet, 174.4 feet (the chord of this arc bears N. 36°02'30" W. 174.4 feet);
thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

Tract 2) That part of said Parcel No. 35-A described as follows:

Beginning at a point on the North line of Section 9, Township 6 South, Range 89 West, from which point the NW corner of Section 9 bears N. 88°21; W 727.5 feet
thence S. 23°38'30" E., along the Southerly right-of--way of the Denver & Rio Grande Western Railroad, 561.9 feet to a concrete monument, being the monument described in Book 340 at Page 565, of the Garfield County records;
thence N. 39°06'30" E., 186.2 feet;
thence along the arc of a curve to the right, having a radius of 5829.6 feet, 476.6 feet (the chord of this arc bears N. 39°14' W. 476.4 feet) to the North line of Section 9;
thence N. 88°21' W. along the North line of Section 9, 41.14 feet, more or less, to the point of beginning.

EXCEPTING all that portion of said Parcels 1) and 2) above described as follows, to wit:

Beginning at the concrete monument referred to in the description of Tract 2) above, being that monument as described in Book 340 at Page 565, of the Garfield County records;
thence N. 39°06'30" E. 186.21 feet;
thence along the arc of a curve to the right having a radius of 5829.6 feet, 137.64 feet (the chord of this arc bears N. 40°53'57" W. 137.64 feet);
thence S. 42°31'33" W. 48.80 feet;
thence S. 85°00' W. 84.50 feet;
thence S. 23°38'30" E. 224.00 feet, more or less, to the point of beginning.

Tract 3) A tract of land in the SW1/4SW1/4 Section 4 and the NW1/4NW1/4 Section 9, Township 6 South, Range 89 West of the 6th P.M., described as follows:

Beginning at a point whence the common corner to Sections 4, 5, 8 and 9, Township 6 South, Range 89 West of the 6th P.M., bears N. 88°21' W. 727.5 feet;
thence S. 23°38'30" E. 561.9 feet;
thence S. 39°06'30" W. 217.5 feet;
thence N. 20°55'30" W. 239.3 feet;
thence S. 46°38'30" W. 435.4 feet;
thence N. 05°33'10" W. 1340.4 feet;
thence S. 41°17'30" E. 579.5 feet;
thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

Parcel No. 4:

A tract or parcel of land No. E-35 of the State Department of Highways, State of Colorado, Project No. I 70-1(8)113 Sec. 2, in Lot 8 of Section 4, Township 6 South, Range 89 West of the 6th Principal Meridian, in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

Reception#: 855995
11/14/2014 10:34:44 AM Jean Alberico
10 of 11 Rec Fee:$61.00 Doc Fee:0.00 GARFIELD COUNTY CO

Beginning at a point from which the SW corner of Section 4, Township 6 South, Range 89 West of the 6th P.M., bears S. 79°52'30" W., a distance of 676.5 feet;

1. Thence N. 29°47'30" W., a distance of 336.3 feet;
2. Thence N. 72°07' W., a distance of 130.8 feet;
3. Thence S. 41°17'30" E., a distance of 441.9 feet, more or less to the point of beginning.

Together with Oasis Creek Ditch, Decreed in Case No. 85CW142 and all rights to the Hobo Springs and Pipeline and Iron Mountain Hot Springs all as used in connection with the property described herein.

Reception#: 855995
11/14/2014 10:34:44 AM Jean Alberico
11 of 11 Rec Fee:$61.00 Doc Fee:0.00 GARFIELD COUNTY CO

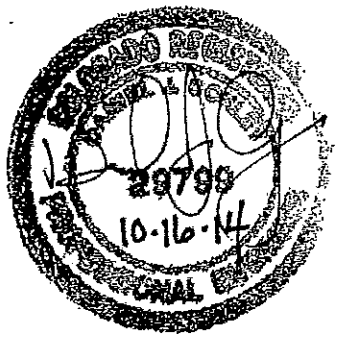
EXHIBIT B

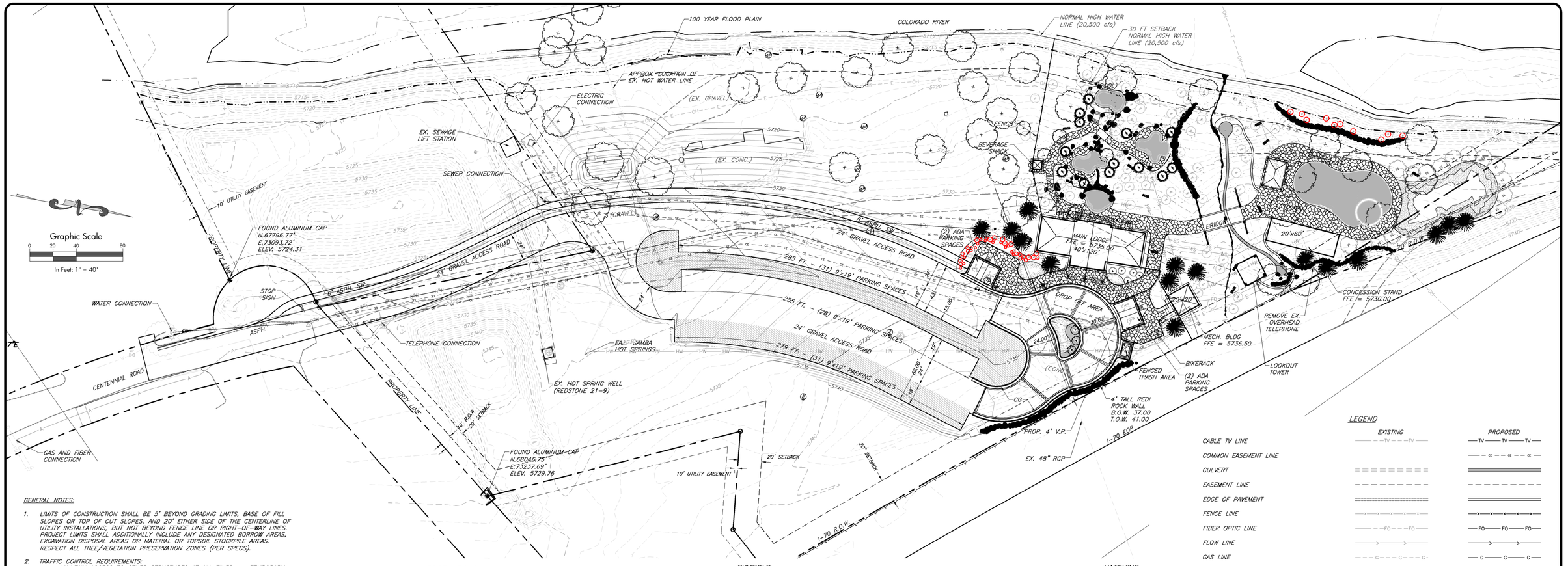
Iron Mountain Hot Springs

City of Glenwood Springs
Major Development Review
Public Improvements Engineering Cost Estimate
Prepared October 17, 2014

Description	Qty.	Unit	Unit Price	Item Price
.	1	LS	$ 2,500.00	$ 2,500.00
Class 6 Aggregate Base Course	190	Ton	$ 25.00	$ 4,750.00
Asphalt (4")	105	Ton	$ 90.00	$ 9,450.00
Concrete Sidewalk (4")	90	SY	$ 50.00	$ 4,500.00
Concrete Curb & Gutter	105	LF	$ 30.00	$ 3,150.00
Concrete ADA Ramp	6	SY	$ 50.00	$ 300.00
Detectable Warning	8	SF	$ 75.00	$ 600.00
Traffic Control	1	LS	$ 1,000.00	$ 1,000.00
Construction QA/QC	1	LS	$ 1,000.00	$ 1,000.00
			TOTAL	**$ 27,250.00**

Note: This cost estimate is an engineer's opinion of probable cost and not based on a quotation or bid. As with any estimate, actual costs may vary due to unforeseen circumstances and market conditions.





GENERAL NOTES:

1. LIMITS OF CONSTRUCTION SHALL BE 5' BEYOND GRADING LIMITS, BASE OF FILL SLOPES OR TOP OF CUT SLOPES, AND 20' EITHER SIDE OF THE CENTERLINE OF UTILITY INSTALLATIONS, BUT NOT BEYOND FENCE LINE OR RIGHT-OF-WAY LINES. PROJECT LIMITS SHALL ADDITIONALLY INCLUDE ANY DESIGNATED BORROW AREAS, EXCAVATION DISPOSAL AREAS OR MATERIAL OR TOPSOIL STOCKPILE AREAS. RESPECT ALL TREE/VEGETATION PRESERVATION ZONES (PER SPECS).

2. TRAFFIC CONTROL REQUIREMENTS:
   - MAINTAIN ACCESS TO OTHER STRUCTURES AT ALL TIMES. TEMPORARY CLOSURE ALLOWED FOR UTILITY WORK -- PROVIDE FOR EMERGENCY ACCESS CONTINUOUSLY.
   - PROVIDE SAFETY CONES, FLAG PERSONS, VERTICAL PANELS WITH BEACONS, SIGNAGE AND BARRICADES AS NECESSARY TO PROTECT PUBLIC AND WORK SITE.

3. THE CONTRACTOR SHALL CERTIFY THAT ALL AGGREGATES USED ON THIS PROJECT ARE FREE FROM HAZARDOUS COMPONENTS IN EXCESS OF THE THRESHOLD CONCENTRATIONS ESTABLISHED BY THE E.P.A.

4. PAVEMENT MARKING TO INCLUDE THE FOLLOWING:
   A) CUSTOMER PARKING STALLS, SINGLE WHITE LINE. 4" WIDTH
   B) HANDICAP SYMBOLS.

5. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE SECTIONS OF THE SITE SUBSOIL STUDY. CONTRACTOR TO NOTE REQUIREMENTS FOR EXCAVATION, BACKFILL AND SUPPORT MATERIALS.

6. SLOPE SOILS AWAY FROM BUILDING AS PER SITE SUBSOIL STUDY. SLOPE ASPHALT/CONCRETE AWAY FROM BUILDING AS SHOWN ON GRADING PLAN.

7. SPOT ELEVATIONS ALONG CURB/GUTTER ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

8. SOURCE OF MAPPING: EXISTING FIELD CONDITIONS WERE GENERATED BY A SURVEY PERFORMED BY GAMBA & ASSOCIATES INC., DATED: 7-20-2014. UTILITIES WERE GENERATED FROM A COMPOSITE OF FIELD SURVEY, MAPS PROVIDED BY OWNER AND MAPS FROM RESPECTIVE UTILITY COMPANIES.

9. THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE AS NECESSARY BY CLEANING, SWEEPING AND SPRINKLING WITH WATER OR OTHER MEANS AS NECESSARY. THE CONTRACTOR SHALL HAVE TWENTY-FOUR (24) HOURS AFTER THE DEPOSIT OF ANY EARTH, GRAVEL OR OTHER EXCAVATED MATERIAL TO REMOVE SUCH DEPOSIT. IN THE EVENT THAT THE EARTH, GRAVEL OR OTHER EXCAVATED MATERIAL IS NOT REMOVED, THE ENGINEER SHALL CAUSE SUCH REMOVAL AND THE COST INCURRED SHALL BE DEDUCTED FROM THE BOND. DUST CONTROL WILL ONLY BE REQUIRED IF ADJACENT PROPERTY OWNERS ARE ADVERSELY AFFECTED OR IF DUST ADVERSELY AFFECTS MAINTENANCE OF TRAFFIC DURING THE PROJECT SUCH THAT, IN THE OPINION OF ENGINEER, A WATERING PROGRAM IS APPROPRIATE. IT IS ANTICIPATED DUST CONTROL WILL BE REQUIRED ON THIS PROJECT.

10. THE 100 YEAR FLOOD PLAIN IS SHOWN.

11. ON-SITE SNOW STORAGE NEEDED IS 10,400 ± SF. ON-SITE SNOW STORAGE PROVIDED IS 12,500 ± SF.

12. A MEETING SHALL BE HELD BETWEEN THE CITY AND THE DEVELOPER/CONTRACTOR PRIOR TO THE START OF CONSTRUCTION TO INSURE THAT ALL COMMENTS AND CONCERNS FROM THE CITY HAVE BEEN ADEQUATELY ADDRESSED.

13. SEE SITE LIGHTING PLAN FOR MORE INFORMATION ON LIGHTING REQUIREMENTS AND DESIGN.

14. SEE LANDSCAPE PLAN FOR SITE GRADING DETAIL IN AND AROUND POOL AREA.

15. WHEEL STOPS TO BE PROVIDED FOR ALL PROPOSED PARKING SPACES.

ABBREVIATIONS

ASPH	ASPHALT
BW	BACK WALK
C	CONDUIT
CG	CURB AND GUTTER
CONC	CONCRETE
DW	DRIVEWAY
EG	EXISTING GRADE
EOG	EDGE OF GRAVEL
EOP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISH FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT ASSEMBLY
FL	FLOWLINE
GB	GRADE BREAK
GR	GUARDRAIL
GW	GROUND WATER
HP	HIGH POINT
INV	INVERT
L	LEFT
LF	LINEAL FEET
LP	LOW POINT
LS	LANDSCAPED AREA
MAX	MAXIMUM
MIN	MINIMUM
NAT	NATIVE GRASS AREA
O/S	OFFSET
PC	POINT OF CURVATURE
PNT	POINT
PT	POINT OF TANGENCY
R/R	REMOVE & REPLACE
R	RIGHT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
SMH	SEWER MANHOLE
SOD	GRASS AREA
STA	STATION
SW	SIDEWALK
TBC	TOP BACK CURB
TW	TOP OF WALL
WV	WATER VALVE

SYMBOLS

	EXISTING	PROPOSED
CABLE RISER		
CURB INLET		
CURB STOP		
DECIDUOUS TREE		
ELECTRIC MANHOLE/METER	E	E
ELECTRIC TRANSFORMER	E	E
EVERGREEN TREE		
FIRE HYDRANT		
GAS VALVE	GV	GV
IRRIGATION HEAD		
MONUMENT MARKER		
POWER POLE		
SEWER CLEANOUT		
SEWER MANHOLE	S	
SIGN		
STORM DRAIN MANHOLE	D	
STREETLIGHT POLE		
SOIL BORING LOCATION	SB	SB
TELEPHONE MANHOLE	T	T
TELEPHONE RISER		
WATER VALVE		
HOT SPRING WELL		
GW MONITOR HOLES	PVC	

HATCHING

	PROPOSED
BUILDING	
RIPRAP	
SNOW STORAGE	
STONE WALKWAY	

LEGEND

	EXISTING	PROPOSED
CABLE TV LINE	TV	TV
COMMON EASEMENT LINE	CE	CE
CULVERT		
EASEMENT LINE		
EDGE OF PAVEMENT		
FENCE LINE	X	X
FIBER OPTIC LINE	FO	FO
FLOW LINE		
GAS LINE	G	G
HOT WATER LINE	HW	HW
IRRIGATION LINE	IRR	IRR
LIMITS OF DISTURBANCE	LDA	LDA
OVERHEAD ELECTRIC LINE	E OH	E OH
OVERHEAD TELEPHONE LINE	T OH	T OH
RETAINING WALL		
R.O.W. LINE		
SEWER LINE	SS	SS
SEWER EASEMENT LINE	SE	SE
STORM DRAIN LINE	DR	DR
TOE OF FILL		
TOP OF CUT		
UNDERGROUND ELECTRIC LINE	E	E
UNDERGROUND TELEPHONE LINE	T	T
UTIL. TRENCH (FIBER,GAS)	A	A
UTIL. TRENCH (FIBER,GAS,WATER)	B	B
UTIL. TRENCH (FIBER,GAS, TELE.)	C	C
UTIL. TRENCH (FIBER,GAS,TELE.,ELEC.)	D	D
WATER LINE	W	W
WATER SERVICE	WS	WS

Preliminary
Not For
Construction

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Iron Mountain Hot Springs
Glenwood Springs, Colorado

#	Revision	Date	By
1	Preliminary Bid Set	8/29/14	DJC

Site Plan

Job No.	2014-339.001		
Drawn by:	NKS		
Date:	07-29-14		
QC:	RM	PE:	DJC
File:	01_SitePlan		

1 Of 13

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Application for Amendments to existing Development Agreement

IRON MOUNTAIN HOT SPRINGS

Submitted to the City of Glenwood Springs, Colorado
July 23, 2019

IRON MOUNTAIN HOT SPRINGS
GLENWOOD SPRINGS, COLORADO

Table of Contents

1. Summary Letter from Iron Mountain Hot Springs, Applicant
2. City of Glenwood Springs Land Use Application
3. Proof of Ownership
4. Request Reports:
    1. Modifications to Major Development Permit/Development Agreement
5. Map and Exhibit Attachments

Ms. Gretchen Ricehill, Planning Director
Ms. Hannah Klausman, Planner
Community Development Department
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

August 22, 2018

RE: Iron Mountain Hot Springs Land Use Application

Dear Ms. Ricehill and Ms. Klausman,

Since our opening in July 2015, Iron Mountain Hot Springs has provided thousands of visitors and locals alike with a unique hot springs experience, soaking and relaxing on the banks of the Colorado River. During those three years, we've enjoyed tremendous visitor growth as we've polished our facility into the gem it is today, and we have learned much about the operation of a hot springs facility. With the last three years under our belts, we hope to finalize details and refinements to our existing facility and begin moving forward to our next phase.

To that end, Iron Mountain Hot Springs (IMHS) would like to submit for City consideration by the City staff and board officials, the following requests:

- Amendments to the Development Agreement between the City of Glenwood Springs and Iron Mountain Hot Springs (IMHS) dated November 5, 2014.

IMHS is excited to be one of the first applicants to utilize the new City of Glenwood Springs Development Code. IMHS looks forward to the City of Glenwood Springs' favorable consideration of these requests. We believe that these requests are consistent with City goals, policies and plans. Additionally, these actions will further the quality visitor experience that are being developed at IMHS and all around the City. Please do not hesitate to contact me with any questions, thank you.

Sincerely,

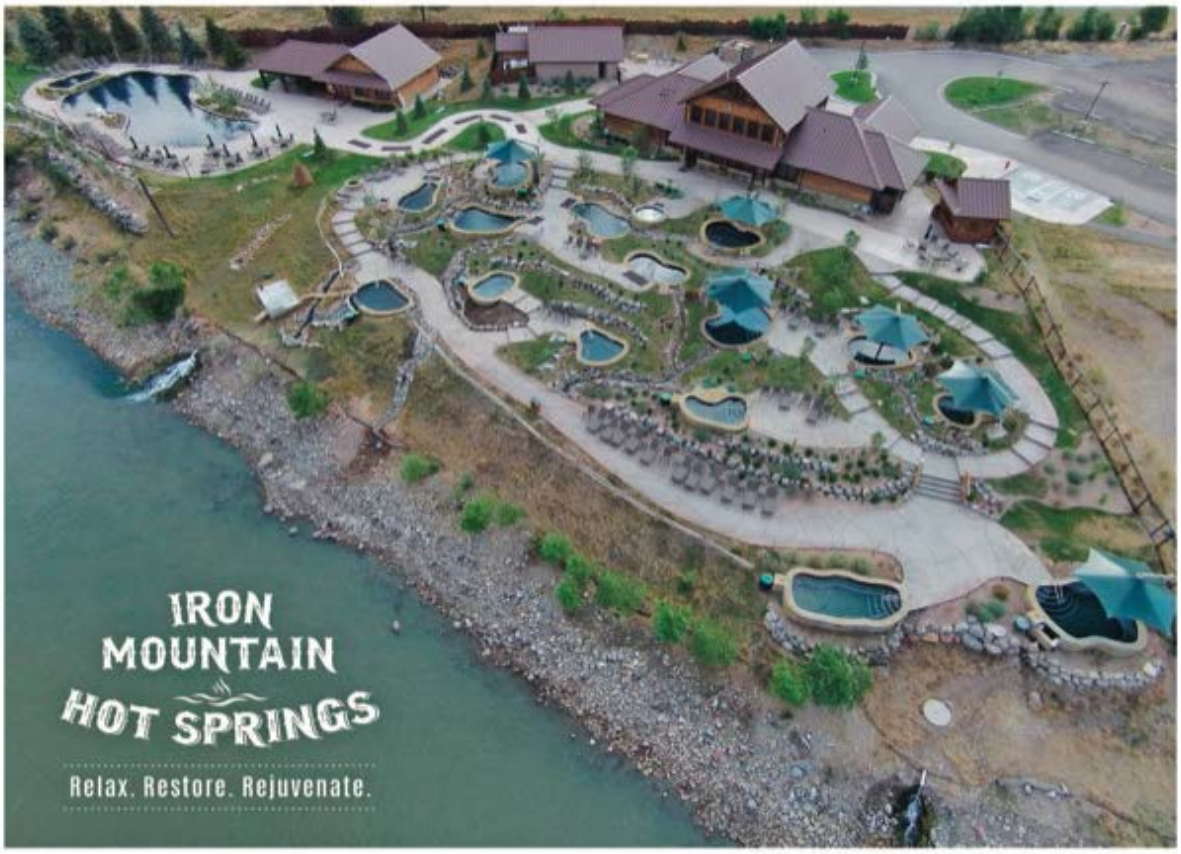
Mogli Cooper, Owner, Iron Mountain Hot Springs

MODIFICATIONS TO

MAJOR DEVELOPMENT PERMIT/DEVELOPMENT AGREEMENT

Background

The original development permit approval by the Glenwood City Council (City) for Iron Mountain Hot Springs (IMHS) occurred in the fall of 2014. The approval was memorialized in a Development Agreement between the City and IMHS. The Development Agreement documents the approval process and also included conditions of approval to be completed by the applicants. During the construction of the facility and the first few years of operation, IMHS has come to better understand the site, and the physical and mechanical complexities of operating a hot spring resort.



Modifications Requested

In response to the newfound knowledge, IMHS is requesting several modifications to various obligations contained in the development agreement, as follows.

Section 3.10

This condition requires that IMHS "pave, stripe and landscape the parking lot at the time the owners or its successors redevelop parcels 1, 2 or 3 or four (4) years from the November 14, 2014 date." "Upon paving of the parking lot it shall be brought into compliance with Municipal Code striping, landscaping and terminus island requirements that are in effect at that time."

Response:

1. The development of the remaining undeveloped portions of the IMHS site hopefully will pursue entitlements for future buildings and begin construction in late 2019.
2. Paving all the existing, and anticipated, parking lots at once upon completion of the subsequent and final phase of development is more efficient and cost effective.
3. The existing compacted gravel and rotomillings surface has not resulted in any water quality or drainage issues since its installation.
4. There are no dust issues resulting from the existing surface. No dust has been experienced nor have any complaints been registered with IMHS or the City.

In light of these considerations, IMHS proposes the following modified condition of approval:

1. **IMHS shall pave the parking lots per the applicable GSMC standard no later than November 14, 2021.**

IRON MOUNTAIN HOT SPRINGS

ATTACHMENTS

Modifications to Development Agreement

Exhibit A: Approved Development Agreement

Exhibit B: Overall Site Plan

Exhibit C: Proposed Improvements Plan

Exhibit D: Parcel Map

Exhibit H: Historic and Current Conditions

Exhibit M: Photo of Site

Exhibit P: General Parking Lot Sketch

EXHIBIT A

Reception#: 855995
11/14/2014 10:34:44 AM Jean Alberico
1 of 11 Rec Fee:$61.00 Doc Fee:0.00 GARFIELD COUNTY CO

CONFORMED COPY

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GLENWOOD SPRINGS AND IRON MOUNTAIN HOT SPRINGS, LLC RELATING TO DEVELOPMENT OF THE IRON MOUNTAIN HOT SPRINGS RESORT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into as of this 5th day of November, 2014 by and between the CITY OF GLENWOOD SPRINGS, a Colorado home rule city ("City"), and IRON MOUNTAIN HOT SPRINGS, LLC, a Colorado limited liability company ("Owner").

RECITALS:

1. Owner has a legal interest in certain real property located in Glenwood Springs, Colorado ("Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

2. Owner intends to construct a hot springs resort ("Development") with approvals as more particularly described in Recital 5 of this Agreement.

3. The City has determined that this Development is an appropriate use for the Property and, therefore, desires to enter into this Agreement. This Agreement establishes planning principles, standards and procedures to eliminate uncertainty in planning and to guide the orderly progress of the Development consistent with the City's Comprehensive Plan, Land Use Plan, and the Glenwood Springs Municipal Code.

4. The Owner shall receive, by this Agreement, assurance that it may proceed with the Development on the Property in accordance with the "Current Approvals" (defined below), and therefore desires to enter into this Agreement.

5. The City has taken various planning actions relating to the Development on the Property (collectively "Current Approvals"). These actions include, without limitation, the following:

   (a) Major Development Approval, as issued by City Council on October 16, 2014;
   (b) Design variance to extend the requirement to provide an impervious surface in the parking area; from permanently striping the parking spaces; and from constructing landscape islands (Municipal Code Section 070.150.070(c)(1)b), to be considered at the time the Owner or its' successors redevelop parcels 1, 2 or 3, or four (4) years from the date of Current Approvals, whichever is less;
   (c) Design variance to extend the requirement to construct one (1) landscaped terminus island within the parking block (Municipal Code Section 070.105.080(d)(4)), to be considered at the time the Owner or its' successors redevelop parcels 1, 2 or 3, or four (4) years from the date of Current Approvals, whichever is less;
   (d) Variance from the City's Sign Code to construct a pole sign that exceeds the maximum 28' height and from the requirement that pole signs have only a single pole support (Municipal Code Section 070.060.050(c));
   (e) Zoning variance to allow the parking lot lights to exceed the maximum 3 foot candles during business hours and for after-hours security lighting (Municipal Code Sections 070.140.090 and 070.140.110);
   (f) Zoning variance to allow a front yard setback greater than 60' (Municipal Code Section 070.040.030(i2);
   (g) Design variance from the requirement that buildings be oriented parallel to the public right-of-way, as much as practicable (Municipal Code Section 070.150.050(c)(3);
   (h) Design variance from the requirement that not more than 30% of the total number of parking spaces provided can be located between the building face and the front property line (Municipal Code Section 070.150.070(c); and
   (i) Design variance to extend the requirement to landscape 20% of the total lot area and to provide the required number of trees, shrubs, and perennials

(Municipal Code Section 070.150.080(d)(3)), to be considered at the time the Owner or its' successors redevelop parcels 1, 2 or 3, or four (4) years from the date of Current Approvals, whichever is less.

6. Each Party acknowledges that it is entering into this Agreement voluntarily.

NOW, THEREFORE, in consideration of the premises, covenants, and provisions set forth herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Section 1. EFFECTIVE DATE AND TERM.

1.1. Effective Date. This Agreement shall be effective from the date of the Major Development Approval.

1.2. Term. The term of this Agreement ("Term") shall commence upon the Effective Date and continue for three (3) years, unless otherwise stated in Section 3 of this Agreement.

Section 2. DEFINITIONS.

"Approval Date" shall mean the effective date of this Agreement.

"Council" shall mean the City Council of the City of Glenwood Springs.

"Current Approvals" shall have the meaning set forth in Recital 5 of this Agreement.

"Owner" shall have that meaning set forth in the preamble, and shall further include, unless otherwise provided, Owner's successors, heirs, assigns, and transferees.

"Effective Date" shall have that meaning set forth in Section 1.1 of this Agreement.

"Municipal Code" or "Code" shall mean the Municipal Code of the City of Glenwood Springs as it may be amended from time to time.

Section 3. OBLIGATIONS OF OWNER.

The following are the conditions of the Current Approvals which include all of the site work for the road circulation, pedestrian features, transit, water, sewer, irrigation, geological hazards, drainage, etc.

3.1 The Development shall comply with the requirements of the Municipal Code except where specific variances have been granted. The materials, verbal and written representations by the Owner or its representatives shall be considered conditions of approval.

3.2 Prior to issuance of a building permit, the Owner shall:

3.2.1 enter into a Development Permit and a Development Agreement with the City of Glenwood Springs. The Development Permit and the Development Agreement will be prepared by the City of Glenwood Springs. The Development Agreement shall be recorded with the Garfield County Clerk and Recorder. The recording fees shall be payable by the Owner. Currently, recording fees are Ten Dollars ($10.00) for the first page, and Five Dollars ($5.00) for additional pages (up to legal size) plus One Dollar ($1.00) surcharge;

3.2.2 obtain an access permit from the Colorado Department of Transportation; and

3.2.3 Pay to the City of Glenwood Springs all improvement and development fees that are due. These fees include but may not be limited to water, fire, building plan review, and building permit. An exact accounting of the fees due will be itemized on the building permit application.

3.3 Prior to construction, the Owner shall arrange and attend a pre-construction meeting. Attendees shall include the Owner's contractor(s), representatives from the City's Public Works

Department, Electric Department, Water/Wastewater Department, Community Development Department, Building Department, and others as required.

3.4 Prior to issuance of a certificate of occupancy, the Owner shall:

3.4.1 provide the Community Development Department with 24" x 36" mylars of the approved, revised development plans;

3.4.2 provide as-built drawings of the Development in .dwg and AutoCad format and on CD;

3.4.3 dedicate to the City of Glenwood Springs easement(s) for areas around the fire hydrants for the purpose of maintenance;

3.4.4 dedicate a river trail easement with input from the City's River Commission. Public access on this easement shall be conditioned upon the design, funding, and construction of a trail extension to the west;

3.4.5 remove and cap as required the exposed sewer line running along the Colorado River bank;

3.4.6 obtain a license or lease from the City, as needed, for locating a portion of Owner's 6' wide sidewalk within the Centennial Street right-of-way; and

3.4.7 construct or finance the construction of pedestrian improvements from the Owner's Property to Centennial Street's intersection with Devereux Road. The improvements include a sidewalk, pedestrian crossing, and bulb-out adjacent to Centennial Street. The exact location and extent of the improvements shall be subject to the review and approval of the City Engineer.

3.5 Prior to installation of signs on the Property, the Owner shall submit a sign permit application that complies with Municipal Code requirements for signs and with applicable state and federal regulations pursuant to the Highway Beautification Act of 1965.

3.6 Contractors shall be licensed to work in the City of Glenwood Springs.

3.7 The Owner will run a shuttle bus to transport patrons between the Iron Mountain Hot Springs and the Iron Mountain Tramway parking lots during peak season from one venue to the other while the City determines the location and extent of the pedestrian improvements, the financing mechanism, and assignments of proportional shares for completing the necessary sidewalk improvements from Highway 6 to the intersection of Devereux Road and Centennial Street.

3.8 The Owner will not oppose the creation of a local improvement district for completing sidewalk improvements, should the City attempt to create such a district in the future, and/or will agree to cooperate to pay a proportional share of completing the sidewalk improvements on Devereux Road from Highway 6 to Centennial Street.

3.9 The Owner shall construct a public sidewalk, associated planting strip, and street trees adjacent to the Property along Centennial Street at the time Centennial Street adjacent to the Owner's lot is paved, or at the time the Owner or its' successors redevelop parcels 1, 2 or 3 or four (4) years from the date of Current Approvals, whichever is less.

3.10 The Owner shall pave, stripe, and landscape the parking lot at the time that the Owner or its' successors redevelop parcels 1, 2 or 3, or four (4) years from the date of Current Approvals, whichever is less. However, in any event upon paving of the parking lot it shall be brought into compliance with Municipal Code striping, landscaping and terminus island requirements that are in effect at that time.

3.11 The Owner shall be responsible for applying dust suppression for the duration of the time that the parking area and access aisles are unpaved.

Section 4. SECURITY FOR PUBLIC IMPROVEMENTS.

In order to secure the construction of the Public Improvements, Owner shall upon execution of this Agreement or prior to application for a Building Permit, furnish the City with a certificate or other evidence, in good and sufficient form approved by the City Attorney, of a bond, irrevocable letter of credit or other surety to secure the performance and completion of the

Public Improvements, in an amount equal to the estimated costs of said improvements as set forth on Exhibit B.

Upon completion of the Public Improvements constructed by the Owner, the Owner shall have the Owner's Civil Engineer certify, in writing, to the City Engineer that the improvements were installed in compliance with the approved plans and specifications, and will provide written as-built drawings for such improvements in both reproducible mylar and electronic formats upon acceptance by the City of the Public Improvements. Upon completion of the improvements and written request, the City shall authorize the release of the security provided by the Owner.

Section 5. STANDARDS, LAWS AND PROCEDURES.

5.1. Vested Rights, Permitted Uses, Applicable Law.

(a) Vested Rights. Owner shall have the vested right to develop the Development on the Property pursuant to the Current Approvals in accordance with and subject to the provisions of C.R.S. §24-68-101 et seq., provided however that Owner shall have three (3) years to complete the improvements.

(b) Permitted Uses, Etc. The permitted uses of the Development on the Property and the density and intensity of use of the Development on the Property, the maximum height, bulk and size of proposed buildings, provisions for reservation or dedication of land for public purposes and the location of public improvements, the location of public utilities, and other terms and conditions of development applicable to the Development on the Property, shall be as set forth in the Current Approvals.

(c) Applicable Law. The rules, regulations, official policies, standards and specifications applicable to the Development on the Property ("Applicable Law") shall be those rules, regulations, official policies, standards and specifications, including City ordinances and resolutions, in force and effect on the Approval Date, including without limitation, all duly adopted uniform construction codes. It is acknowledged that pursuant to C.R.S. §24-68-105, the City may adopt subsequent regulations of general applicability that may apply to the Development on the Property.

5.2. State and Federal Law. This Agreement shall not preclude the application to Owner of changes in laws, regulations, plans or policies, to the extent that such changes are specifically mandated and required by changes in state or federal laws or regulations ("Changes in the Law"). In the event Changes in the Law prevent or preclude compliance with one or more provisions of this Agreement, such provisions of the Agreement shall be modified or suspended, or performance thereof delayed, as may be necessary, to comply with the Changes in the Law, and the City and Owner shall take action as may be reasonably required in good faith to meet the intent of this Agreement.

Section 6. INSPECTION

The City may enter any portion of the Development for the purpose of making inspections to determine whether the Owner is in compliance with the obligations set forth in this Agreement. If the City determines that any improvements as set forth in this Agreement have not been constructed and installed as required, the City shall furnish the Owner with a list of specific deficiencies. Except as provided in Section 4 above and in respect to any structure for which a building permit has been issued, the City shall not be required to issue any certificate of occupancy so long as the listed deficiencies remain. If the City determines the Owner has not cured the deficiencies within thirty (30) days after presentation of the list to the Owner, the City may, but need not, cause such additional work to be done as it deems necessary to complete any Public Improvements or to cure any listed deficiencies. Owner shall be liable to the City for the entire cost of such additional work, whether performed by the City's employees or by others at the direction of the City. If the Owner does not pay the City the cost of such additional work including, as may be appropriate, the cost the City expended for materials, for services of those not employed by the City, and for the apportioned cost of wages and benefits paid for by the City for hours of the City employees, then the City may, upon ten (10) days notice to the Owner, have a lien against all or any part of the Property. The City may certify the amount of such lien to the Garfield County Treasurer for collection, enforcement and remittance of general property taxes

or assessments. In addition, if attorney's fees are incurred by the City to enforce this Agreement, they shall be paid by the Owner.

Section 7. UTILITY AND DRAINAGE EASEMENTS.

All utility and drainage easements shall be accessible to the City at all times. In the event any structure is constructed which obstructs partially or wholly City access to said easements, the City retains the right to remove such obstruction at the sole cost of the Owner. The City shall not be responsible for any costs associated with the replacement of said obstructions. The easements shown on the Plat shall be modified to show the actual "as built" placement of utilities.

Section 8. IMPROVEMENT FEES.

The Owner shall be responsible for the payment of all applicable improvement and impact fees in accordance with the City's Municipal Code.

Section 9. AMENDMENT.

This Agreement may be amended from time to time, in whole or in part, by mutual written consent of the parties or their successors in interest. Any amendment to this Agreement that would, in the opinion of the Community Development Director, result in a material modification to the Current Approvals shall require additional development review pursuant to the City's Municipal Code.

Section 10. DEFAULT; TERMINATION.

10.1. Default and Termination. Any failure by either party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure satisfactorily may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such thirty (30) day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such thirty (30) day period. Upon the occurrence of a default under this Agreement, the non-defaulting party may take action pursuant to the Code or institute legal proceedings to enforce the terms of this Agreement. If the default is cured, then no default shall exist and the noticing Party shall take no further action.

10.2. Enforced Delay; Extension of Time of Performance. Notwithstanding anything to the contrary contained herein, neither Party shall be deemed to be in default where delays in performance or failures to perform are due to, and a necessary outcome of war, insurrection, strikes or other labor disturbances, walk-outs, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by other governmental entities, enactment of conflicting state or federal laws or regulations, new
or supplemental environmental regulations, or similar basis for excused performance which is not within the reasonable control of the Party to be excused. Upon the request of either Party hereto, an extension of time, including an extension of applicable contract dates, for such cause shall be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon.

Section 11. DEFENSE AND INDEMNITY.

11.1. Owner's Actions. Owner shall hold harmless and indemnify City and its elected and appointed officers, agents, employees, and representatives from claims, costs, and liabilities for any personal injury, death, or physical damage (including inverse condemnation) which arises directly or indirectly, as a result of the construction of the Development, or of operations performed under this Agreement, by Owner or by Owner's contractors, subcontractors, agents or employees, whether such operations were performed by Owner or any of Owner's contractors, subcontractors, or any one or more persons directly or indirectly employed by, or acting as agent for, Owner or any of Owner's contractors or subcontractors.

11.2. City's Actions. Nothing in this section shall be construed to mean that Owner shall indemnify or hold the City or its elected and appointed representatives, officers, agents and

employees harmless from any claims of personal injury, death or property damage arising from, or alleged to arise from any act or omission of the City with regard to improvements that have been offered for dedication and accepted by City for maintenance. Nothing contained herein is intended to nor shall be construed as a waiver of the City's governmental immunity under state or federal law.

Section 12. NO AGENCY, JOINT VENTURE OR PARTNERSHIP.

It is specifically understood and agreed to by and between the parties that: (1) the subject Development is a private development; (2) the City has no interest or responsibilities for, or due to, third parties concerning any improvements until such time, and only until such time, that the City accepts the same pursuant to the provisions of this Agreement or in connection with the Current Approvals; (3) Owner shall have full power over and exclusive control of construction of the Development on the Property herein described, subject only to the limitations and obligations of Owner under the Current Approvals; and (4) the City and Owner hereby renounce the existence of any form of agency relationship, joint venture or partnership between City and Owner and agree that nothing contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between City and Owner.

Section 13. MISCELLANEOUS.

13.1. Incorporation of Recitals and Introductory Paragraph. The recitals contained in this Agreement, and the introductory paragraph preceding the recitals, are hereby incorporated into this Agreement as is fully set forth herein.

13.2. Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties.

13.3. Other Necessary Acts. Each party shall execute and deliver to the other all such other further instruments and documents as may be reasonably necessary to carry out the Current Approvals and to provide and secure to the other party the full and complete enjoyment of its rights and privileges hereunder.

13.4. Construction. Each reference in this Agreement to any of the Current Approvals shall be deemed to refer to the Current Approval as it may be amended from time to time pursuant to the provisions of this Agreement, whether or not the particular reference refers to such possible amendment. This Agreement has been reviewed and revised by legal counsel for both City and Owner, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

13.5. Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

13.6. Covenants Running with the Land. All of the provisions contained in this Agreement constitute covenants running with the land. Each covenant herein to act or refrain from acting is for the benefit of or a burden upon the Property.

13.7. Remedies. Either party may, in addition to any other rights or remedies, institute an equitable action to cure, correct, or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation thereof, enforce by specific performance the obligations and rights of the parties hereto, or to obtain any remedies consistent with the foregoing and the purpose of this Agreement.

13.8. Colorado Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado.

13.9. Attorneys' Fees. In the event of any litigation or arbitration between the parties regarding an alleged breach of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees.

Section 14. NOTICES.

Any notice or communication required hereunder between the City and Owner must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the party to whom it is addressed. Any party may at any time, by giving ten (10) days written notice to the other party, designate any other address in such notice or communication shall be given. Such notices or communications shall be given to the parties at their addresses set forth below:

If to City, to:
City Manager
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

With copy to:
City Attorney
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

If to Owner, to:
Steve Beckley
Iron Mountain Hot Springs, LLC
51000 Two Rivers Plaza Road
Glenwood Springs, CO 81601

With copy to:
Mogli Cooper
401 27th Street, Suite 170
Glenwood Springs, CO 81601

Section 15. ENTIRE AGREEMENT, COUNTERPARTS AND EXHIBITS.

This Agreement including exhibits constitute in full, the final and exclusive understanding and agreement of the parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of the City and the Owner. This Agreement may be executed in counterparts, including any facsimile copies, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. The following exhibit is attached to this Agreement and incorporated herein for all purposes:

Exhibit A - Legal Description
Exhibit B - Estimate of Public Improvements Costs

Section 16. RECORDATION OF DEVELOPMENT AGREEMENT.

Upon full execution of this Agreement, it shall be recorded with the Garfield County, Colorado Clerk and Recorder's Office.

IN WITNESS WHEREOF, this Agreement has been entered into by and between the City and Owner as of the date and year first above written.

CITY OF GLENWOOD SPRINGS

Leo R. McKinney, Mayor

Catherine Mythen, City Clerk

IRON MOUNTAIN HOT SPRINGS, LLC

By: _____
Name: STEVE BECKLEY
Title: OWNER

By: _____
Name: Mogli Cooper
Title: Owner

Iron Mountain Hot Springs

EXHIBIT B

City of Glenwood Springs
Major Development Review
Public Improvements Engineering Cost Estimate
Prepared October 17, 2014

Description	Qty.	Unit	Unit Price	Item Price
.	1	LS	$ 2,500.00	$ 2,500.00
Class 6 Aggregate Base Course	190	Ton	$ 25.00	$ 4,750.00
Asphalt (4")	105	Ton	$ 90.00	$ 9,450.00
Concrete Sidewalk (4")	90	SY	$ 50.00	$ 4,500.00
Concrete Curb & Gutter	105	LF	$ 30.00	$ 3,150.00
Concrete ADA Ramp	6	SY	$ 50.00	$ 300.00
Detectable Warning	8	SF	$ 75.00	$ 600.00
Traffic Control	1	LS	$ 1,000.00	$ 1,000.00
Construction QA/QC	1	LS	$ 1,000.00	$ 1,000.00
			TOTAL	**$ 27,250.00**

Note: This cost estimate is an engineer's opinion of probable cost and not based on a quotation or bid. As with any estimate, actual costs may vary due to unforeseen circumstances and market conditions.

APPROVED AS TO FORM:

_____
Janette H. Shute, City Attorney

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing Development Agreement was acknowledged before me this 5th day of Nov, 2014 by Doug Cooper Steve Beckley as of Iron Mountain Hot Springs, LLC.

Witness my hand and official seal.

My commission expires: 5/16/17

_____
Notary Public

Exhibit A

Parcel No. 1: Lot 2, Block 1, North Glenwood Center, in the City of Glenwood Springs

Parcel No. 2: Lot 1, Block 2, North Glenwood Center, in the City of Glenwood Springs

Parcel No. 3:
Tract 1) That part of Parcel No. 35-A of the State Department of Highways, Division of Highways, State of Colorado, Project No. I 70-1(8)113 Sec. 2, in the NW1/4NW 1/4, Section 9, and Lot 8 Section 4, Township 6 South, Range 89 West of the 6th P.M., described as follows;

Beginning at a point on the South line of Section 4, Township 6 South, Range 89 West, from which point the SW corner of Section 4 bears N. 88°21'W. 727.5 feet;
thence S. 88°21'E., along the South line of Section 4, 41.4 feet;
thence along the arc of a curve to the right, having a radius of 5829.6 feet, 174.4 feet (the chord of this arc bears N. 36°02'30" W. 174.4 feet);
thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

Tract 2) That part of said Parcel No. 35-A described as follows:

Beginning at a point on the North line of Section 9, Township 6 South, Range 89 West, from which point the NW corner of Section 9 bears N. 88°21; W 727.5 feet
thence S. 23°38'30" E., along the Southerly right-of–way of the Denver & Rio Grande Western Railroad, 561.9 feet to a concrete monument, being the monument described in Book 340 at Page 565, of the Garfield County records;
thence N. 39°06'30" E., 186.2 feet;
thence along the arc of a curve to the right, having a radius of 5829.6 feet, 476.6 feet (the chord of this arc bears N. 39°14' W. 476.4 feet) to the North line of Section 9;
thence N. 88°21' W. along the North line of Section 9, 41.14 feet, more or less, to the point of beginning.

EXCEPTING all that portion of said Parcels 1) and 2) above described as follows, to wit:

Beginning at the concrete monument referred to in the description of Tract 2) above, being that monument as described in Book 340 at Page 565, of the Garfield County records;
thence N. 39°06'30" E. 186.21 feet;
thence along the arc of a curve to the right having a radius of 5829.6 feet, 137.64 feet (the chord of this arc bears N. 40°53'57" W. 137.64 feet);
thence S. 42°31'33" W. 48.80 feet;
thence S. 85°00' W. 84.50 feet;
thence S. 23°38'30" E. 224.00 feet, more or less, to the point of beginning.

Tract 3) A tract of land in the SW1/4SW1/4 Section 4 and the NW1/4NW1/4 Section 9, Township 6 South, Range 89 West of the 6th P.M., described as follows:

Beginning at a point whence the common corner to Sections 4, 5, 8 and 9, Township 6 South, Range 89 West of the 6th P.M., bears N. 88°21' W. 727.5 feet;
thence S. 23°38'30" E. 561.9 feet;
thence S. 39°06'30" W. 217.5 feet;
thence N. 20°55'30" W. 239.3 feet;
thence S. 46°38'30" W. 435.4 feet;
thence N. 05°33'10" W. 1340.4 feet;
thence S. 41°17'30" E. 579.5 feet;
thence S. 23°38'30" E. 152.6 feet, more or less, to the point of beginning.

Parcel No. 4:

A tract or parcel of land No. E-35 of the State Department of Highways, State of Colorado, Project No. I 70-1(8)113 Sec. 2, in Lot 8 of Section 4, Township 6 South, Range 89 West of the 6th Principal Meridian, in Garfield County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point from which the SW corner of Section 4, Township 6 South, Range 89 West of the 6th P.M., bears S. 79°52'30" W., a distance of 676.5 feet;

1. Thence N. 29°47'30" W., a distance of 336.3 feet;
2. Thence N. 72°07' W., a distance of 130.8 feet;
3. Thence S. 41°17'30" E., a distance of 441.9 feet, more or less to the point of beginning.

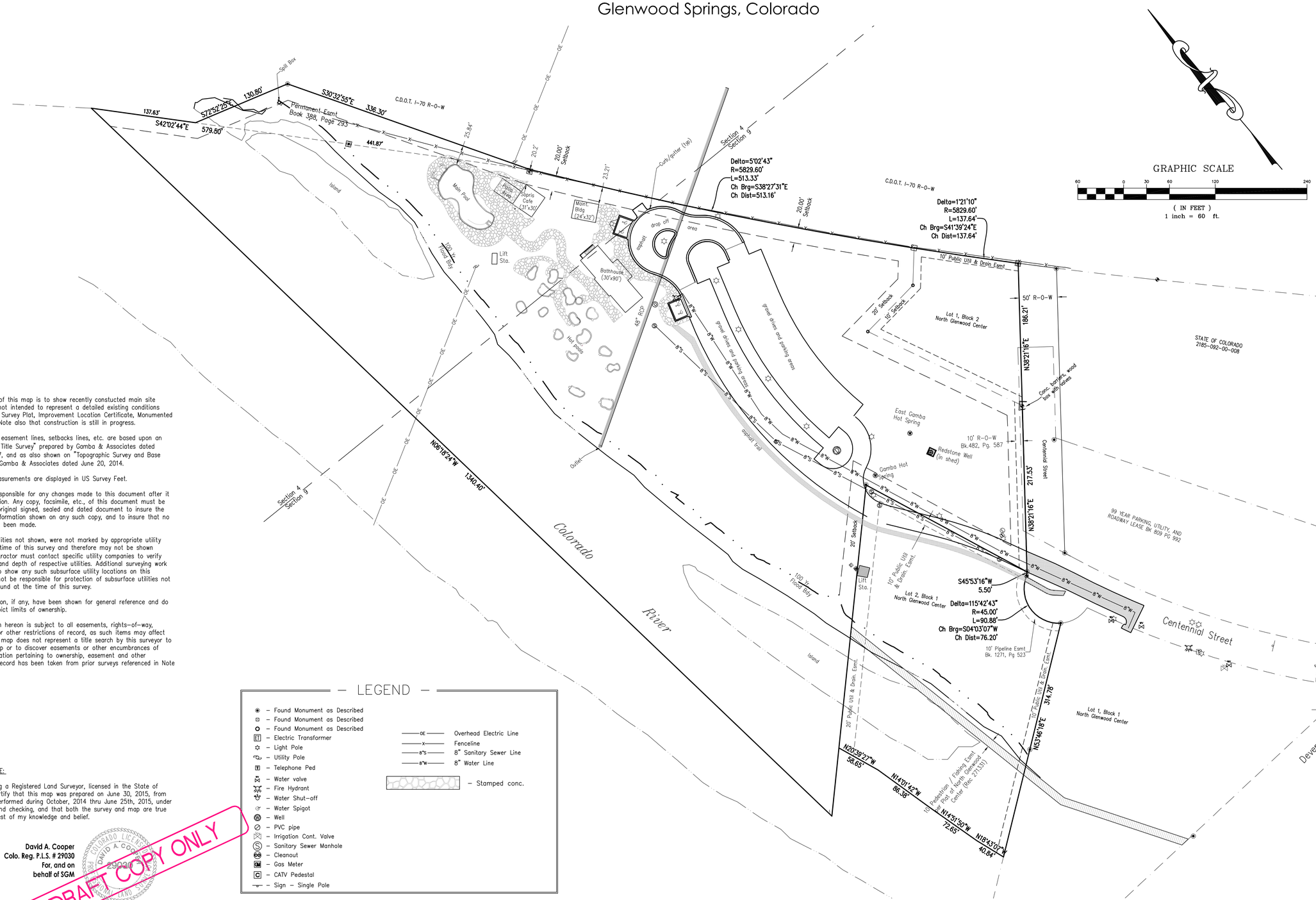
Together with Oasis Creek Ditch, Decreed in Case No. 85CW142 and all rights to the Hobo Springs and Pipeline and Iron Mountain Hot Springs all as used in connection with the property described herein.

Iron Mountain Hot Springs

Sections 4 & 9, T.6 S., R.89 W. of the 6th P.M.

Glenwood Springs, Colorado

EXHIBIT B



NOTES:

1. This sole purpose of this map is to show recently constucted main site structures and is not intended to represent a detailed existing conditions map, Improvement Survey Plat, Improvement Location Certificate, Monumented Land Survey, etc. Note also that construction is still in progress.
2. All boundary lines, easement lines, setbacks lines, etc. are based upon an "ALTA/ACSM Land Title Survey" prepared by Gamba & Associates dated November 21, 2007, and as also shown on "Topographic Survey and Base Map" prepared by Gamba & Associates dated June 20, 2014.
3. Units of linear measurements are displayed in US Survey Feet.
4. SGM will not be 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.
5. Any subsurface utilities not shown, were not marked by appropriate utility companies at the time of this survey and therefore may not be shown hereon. 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 not marked on the ground at the time of this survey.
6. Fences shown hereon, if any, have been shown for general reference and do not necessarily depict limits of ownership.
7. 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 map 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 ownership, easement and other encumbrances of record has been taken from prior surveys referenced in Note No. 2 above.

SURVEYOR'S CERTIFICATE:

I, David A Cooper, being a Registered Land Surveyor, licensed in the State of Colorado, do hereby certify that this map was prepared on June 30, 2015, from ongoing field surveys performed during October, 2014 thru June 25th, 2015, 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.

David A. Cooper
Colo. Reg. P.L.S. # 29030
For, and on behalf of SGM

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DAVID A. COOPER 29030

DRAFT COPY ONLY

— LEGEND —

- ◉ – Found Monument as Described
- ⊡ – Found Monument as Described
- ○ – Found Monument as Described
- ET – Electric Transformer
- ☼ – Light Pole
- Pu – Utility Pole
- T – Telephone Ped
- ⋈ – Water valve
- ⋈ – Fire Hydrant
- ⋈ – Water Shut-off
- ☞ – Water Spigot
- W – Well
- ⊘ – PVC pipe
- ⋈ – Irrigation Cont. Valve
- Ⓢ – Sanitary Sewer Manhole
- CO – Cleanout
- GM – Gas Meter
- C – CATV Pedestal
- ⊸ – Sign – Single Pole

- ——OE—— Overhead Electric Line
- ——x—— Fenceline
- ——8"S—— 8" Sanitary Sewer Line
- ——8"W—— 8" Water Line
- ▭ – Stamped conc.

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.

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Iron Mountain Hot Springs
Glenwood Springs, CO

#	Revision	Date	By
1			
2			
3			
4			
5			

Recently constructed site features

Job No.	2014-339.001
Drawn by:	dac
Date:	6/30/15
Approved:	
File:	IronMountain-ExistCondJune2015forTCO

1 Of 1

G:\2014\339.001_IronMountainHotSprings\dwg\IronMountain-ExistCondJune2015-forTCO.dwg

EXHIBIT C

New River Access
New Trail
New Rock Deflector
New Shed Roof
New River Bank Restoration
New Hot Pools
Landscape
Small Pump Building/Deck
Landscape
Future Exit & Gift Shop
Tower
Landscape
Landscape
Landscape
Future River Access
Future Rock Deflector
Future Development
New C4 Zone
Fence
Overflow Parking
Landscape
Landscape
Shuttle Pickup
Future River Bank Restoration
Overflow Parking
Landscape
Relocate Lift Station (remove easement)
Landscape
Future River Access
New C4 Zone
Entry Sign
Future Rock Deflector
New Lift Station
10' River Access
Future River Bank Restoration
CENTENNIAL STRE

Proposed Improvements

Iron Mountain Hot Springs

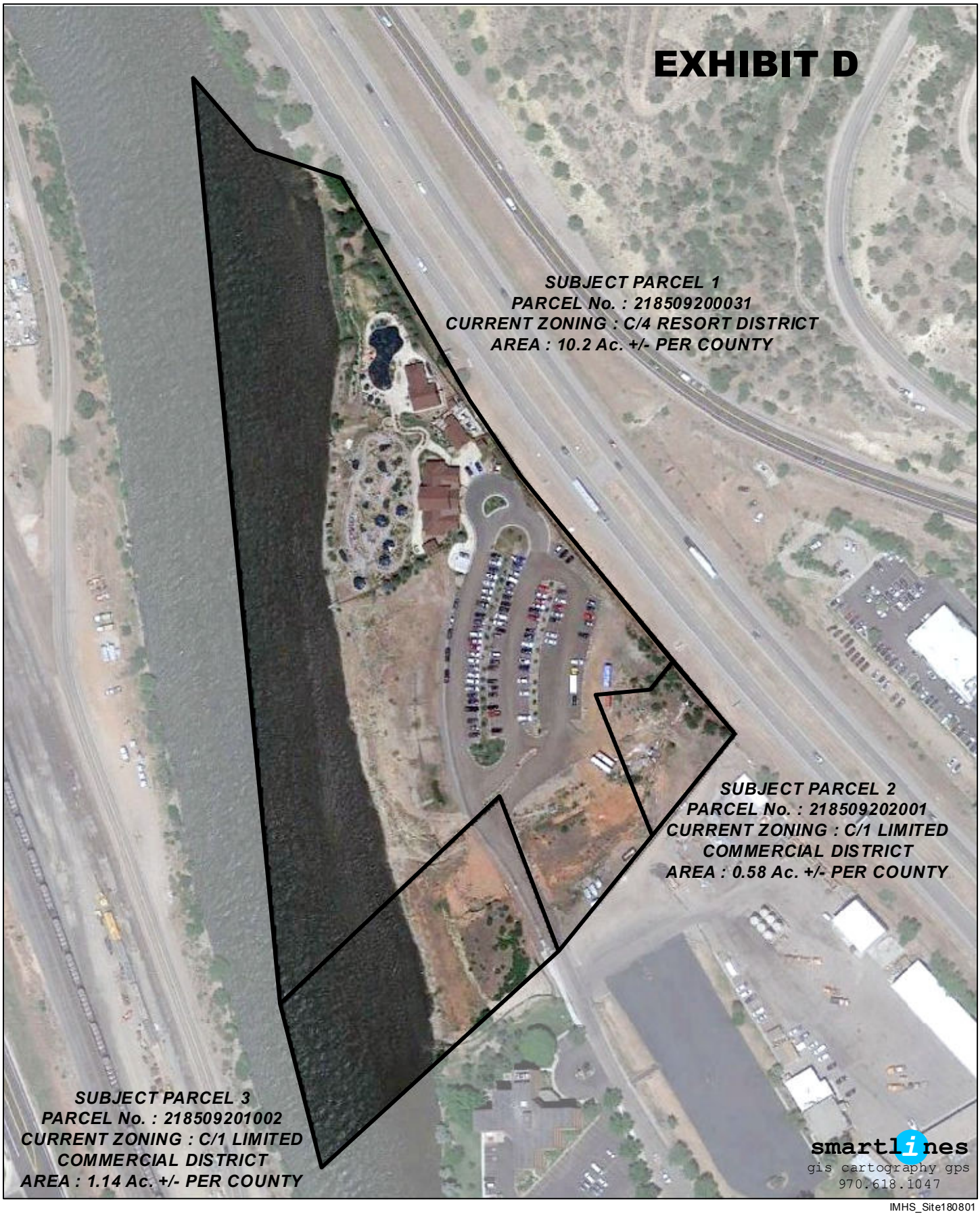
Glenwood Springs, Colorado

Updated August 21, 2018 by The Land Studio, Inc.

0 100 200 300 500

north

EXHIBIT D

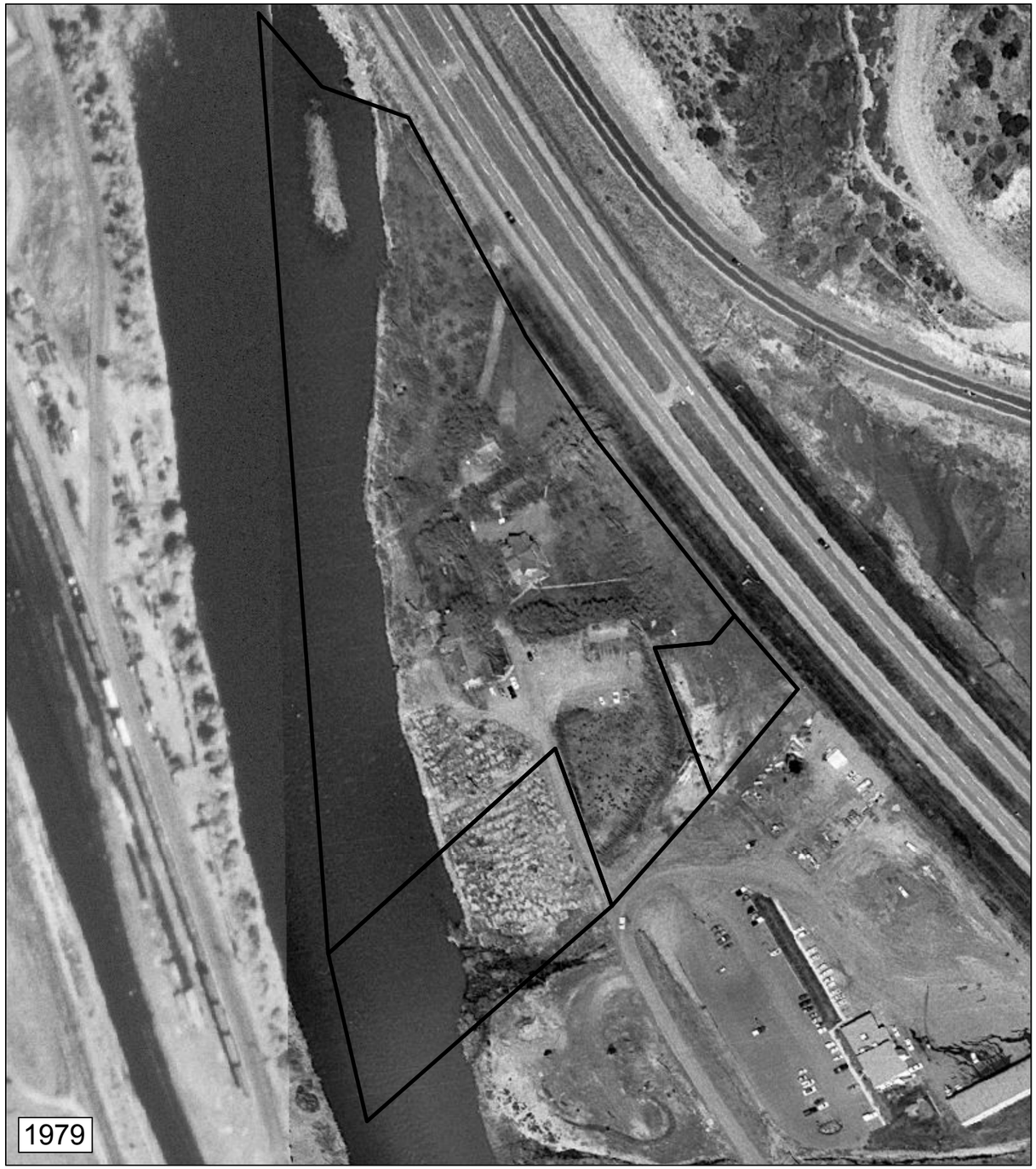


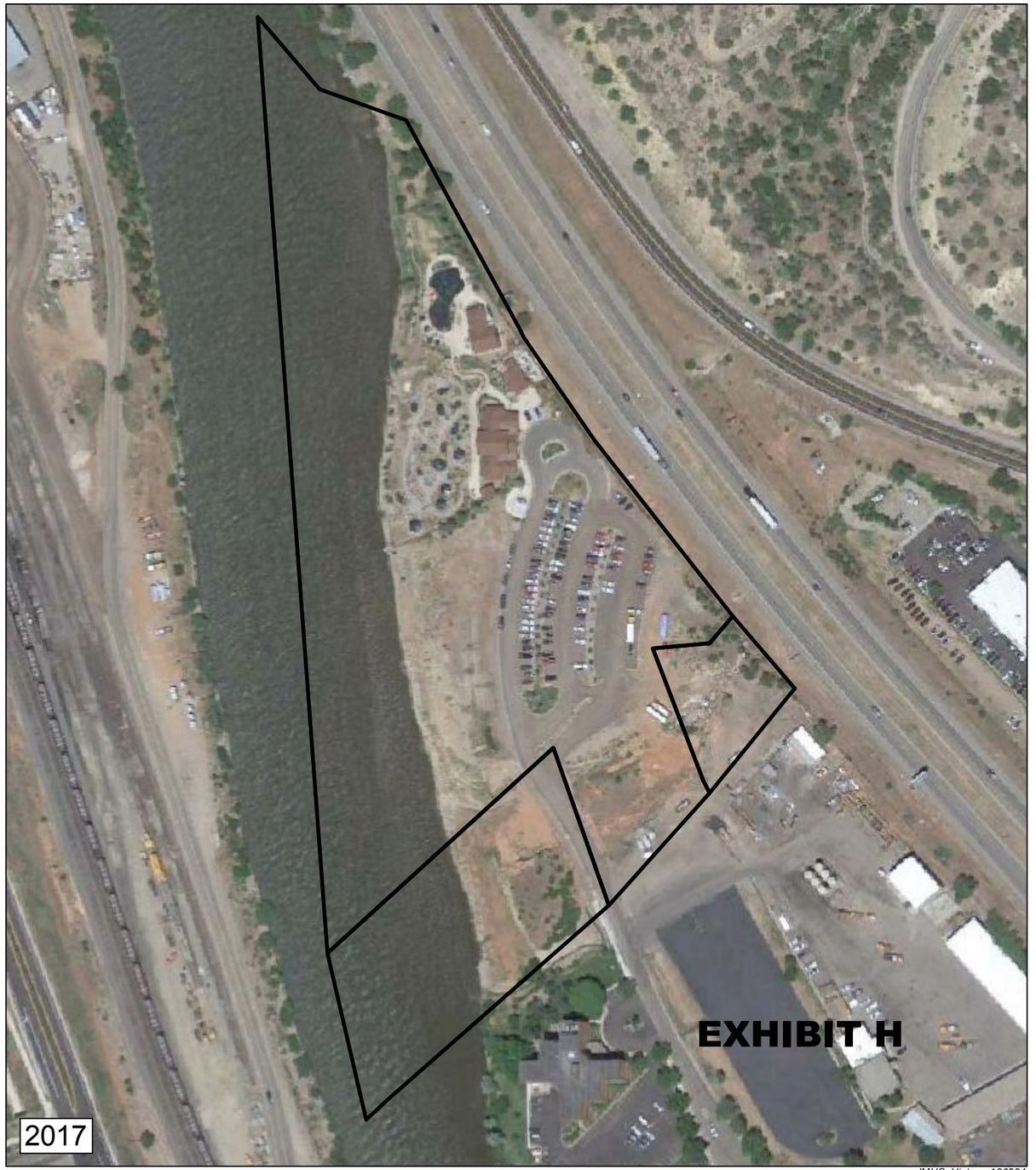
IMHS_Site180801

IRON MOUNTAIN HOT SPRINGS
site overview

NOTES & SOURCES
- PARCEL INFORMATION : GARFIELD COUNTY GIS 05/01/2018.
- AERIAL : 2017 GOOGLE EARTH.
- THIS MAP IS INTENDED FOR GENERAL PLANNING PURPOSES ONLY.

map : jbl





IMHS_History_180531

IRON MOUNTAIN HOT SPRINGS
GLENWOOD SPRINGS, COLORADO

historical
site review

IMHS
LOGO?

NOTES & SOURCES

- PARCEL INFORMATION : GARFIELD COUNTY GIS. 05/01/2018
- AERIALS : 1979-COLORADO AERIAL PHOTO SERVICE. 04/20/1979 FLIGHT.
  : 2017-GOOGLE EARTH 06/23/2017.
- THIS MAP IS CONCEPTUAL AND IS INTENDED FOR GENERAL PLANNING PURPOSES ONLY.

0 25 50 100 150 200 Feet

smartlines
gis cartography gps
970.618.1047

map : jbl

EXHIBIT M

IMHS_Parking180725

IRON MOUNTAIN HOT SPRINGS

existing parking/landscape areas

NOTES & SOURCES

- AREAS DIGITIZED & CALCULATED FROM AERIAL IMAGERY.
- AERIAL : 2017 GOOGLE EARTH.
- THIS MAP IS INTENDED FOR GENERAL PLANNING PURPOSES ONLY.

map : jbl

Planning and Zoning Commission Report

Date: January 28, 2020
To: Planning and Zoning Commission
From: Trent L. Hyatt, Senior Planner
Subject: #48-19– Lofts Phase III

REQUEST	Major Site/Architectural Plan Review, Special Use Permit, Variance, and License to Encroach for a 89 unit multi-family apartment building
APPLICANT	Realty Capital Management, LLC
OWNER	Glenwood Meadows, LLC
LOCATION	North side of Wulfsohn Road between East Meadows Drive and Market Street (PIN: 2185-081-38-007)
ZONE	C2 Core Mixed Use Corridor District
SURROUNDING LAND USES	North: Parking, commercial/retail South: Multi-family residential East: Vacant West: Commercial mixed-use
LOT SIZE	Approximately 23,639 square feet (0.543 acres)

ACTION ITEM

Per Section 070.060.020/Table 060.1 of the *Glenwood Springs Municipal Code* (Code), the Planning and Zoning Commission (Commission) reviews and provides a recommendation to City Council for all Major Site/Architectural Plan review applications which include 25 or more new dwelling units and/or more than 30,000 gross square feet of nonresidential space. Additionally, the Commission reviews and decides all Special Use Permit and Variance requests. License to Encroach applications are reviewed by City Council but the applicant's specific request is addressed herein. Following any approval (with or without conditions) of the related applications, the applicant must still submit and receive approval of a Construction Plans application from City staff prior to submitting a building permit application.

Action 1 – Special Use Permit – to allow for the construction of a 51.5-foot-tall building in the Mixed-Use Core (M2) District.

Staff recommendation: *Staff recommends **approval** of the Special Use Permit with the findings and conditions on page 12.*

Action 2 – Variance – from Section V.D.3.c of the *Glenwood Meadows Zoning and Development Plan* which limits maximum building length to 125 feet allowing for a maximum building length of 337 feet.

Staff recommendation: *Staff recommends **approval** of the Variance with the findings and conditions on page 12.*

Action 3 – <u>Major Site/Architectural Plan Review</u> – to allow for the construction of an 89-unit multi-family apartment building.

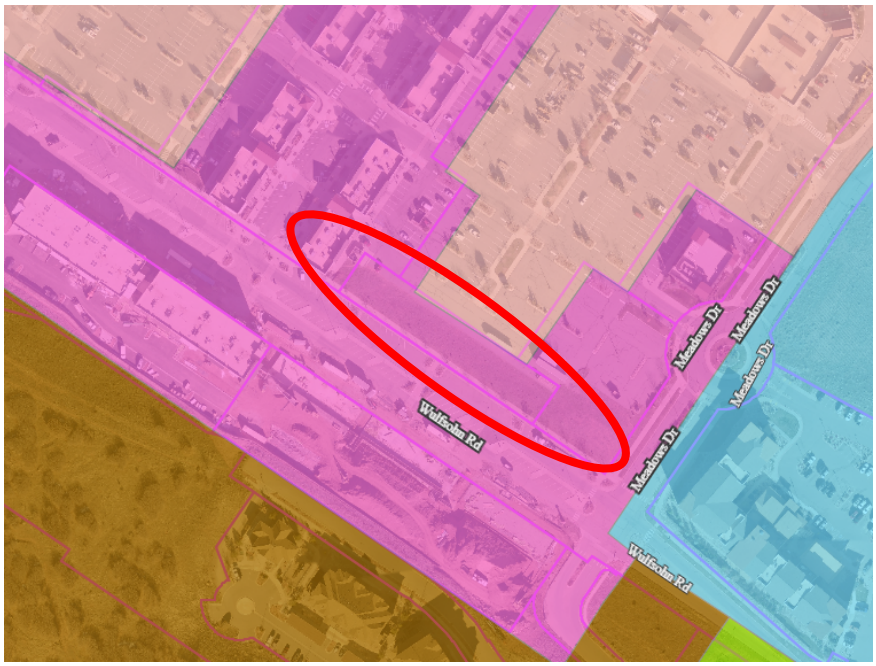
<u>Staff recommendation</u>: *Staff recommends **approval (with conditions)** of the Major Site/Architectural Plan Review with the findings and conditions on page 13.*

BACKGROUND/ANALYSIS

Proposal

In 2002, City Council approved the annexation, rezoning, and corresponding development plan for the mixed-use development commonly referred to as Glenwood Meadows. The subject property is a portion of Parcel G which is classified as Mixed-Use (C-2) in the *Glenwood Meadows Zoning and Development Plan* (GMZDP) attached hereto. Section VIII (beginning on Page 31) of the Plan outlines the general intent of the Mixed-Use (C-2) areas as "…a framework for a pedestrian-oriented neighborhood retail street that will serve as a focal point for Glenwood Meadows.

Realty Capital Management, LLC (RCM) has previously proposed and received approval for two similar multi-family housing projects adjacent to the site along Wulfsohn Road in the Glenwood Meadows development. Phase I which is currently occupied, includes 88 residential units and 5,808 square feet of commercial space, was first approved in 2015 and amended in 2017. Phase II, approved in 2017, includes 97 residential units and is currently under construction.



The current proposal is intended to be a third phase continuation of the project by the developer on Lot 7 of the Glenwood Meadows No. 2 subdivision. Phase III includes the construction of a four-story (three levels with a lower level garage), 89-unit multi-family apartment building. The footprint of the proposed building is approximately 21,537 square feet (total square footage approximately 86,148) or 91 percent of the site. As depicted on the map above, the site is located within the M2 Mixed-Use Core zone district (formerly C-2) and is Parcel G of the Plan, where "apartments" are an allowed use. Application materials include a site plan, floor plans, elevations, landscaping plan, grading plan, etc. which are attached for your review.

Existing southwest view (photo credit: Google Maps)

Existing northwest view (photo credit: Google Maps)

Development Standards

Site layout, building design, parking, landscaping, and other specifics related to development within Glenwood Meadows are subject to the GMZDP. Sections therein provide General Development Standards (Chapter V., beginning on page 11) as well as standards specific to each area (Chapter VIII., beginning on page 31) within the development. Where not address by the GMZDP, Section 070.040 of the *Glenwood Spring Municipal Code* (Code) outlines the development standards for all land use applications. Staff provides an overview of the various applicable standards below.

Open Space

The GMZDP outlines that a minimum of 15 percent for the Mixed Use (C-2) parcels (E, F, and G). Required open space/park land for the entire Glenwood Meadows development has been previously satisfied by various improvements or land transfers to the City including the creation of hiking/biking trails, pedestrian infrastructure such as Midland Trail, transfer of Community Center property, etc. For its own residents (Phase 1, 2 and 3), RCM is providing in building #2 (phase 1) a fitness room, club room, internet café, and a large outdoor patio with a fire pit, barbeque and seating areas. Bicycle/general storage areas are also located in each of buildings 1, 2 and 3. The bicycle storage is located on the lower level of the proposed building. However, the proposal includes 680 square feet of open space which covers approximately 3 percent of the site.

Landscaping

In mixed use areas, the GMZDP requires a certain number of trees/shrubs to be planted within setbacks and along street frontages. However, the M/2 zone district allows 100% lot coverage (0-foot setbacks) therefore compliance with the GMZDP is focused on meeting the plan's requirement

of 1 street tree per 35 linear feet of frontage along Wulfsohn Road. When Wulfsohn Road was developed, the owner at that time planted street trees roughly 35 feet apart. The 10 existing street trees in front of the Lofts meet the plan's requirement. However, should any of the existing trees be damaged during construction, the Lofts will be required to replace them with a size & species acceptable to the Parks Department. In addition to the street trees, the Lofts proposes adding landscape planters within the right of way which is included with the request for a license to encroach.

Off Street Parking and Loading

Section 070.030.020(e)/Table 030.1 Table of Allowed Uses outlines 1.5 spaces per multi-family dwelling unit and one guest space per five dwelling units requiring 152 total spaces for the current proposal, or 1.7 per unit. RCM is requesting a reduction in the number of required spaces per Section 070.040.060(e) (which allows for a cumulative maximum 30 percent reduction by the Community Development Director) based on the site's proximity to transit, structured parking on the lower level, and provision for twice as many bicycle spaces than is required (20) which reduces said minimum to 107 spaces parking spaces/1.20 per unit.

While only 60 spaces are proposed in the lower level garage, Lot 7 is allocated 28 of the existing on-street parking spaces within the Wulfsohn Road right-of-way. RCM also has access to 13 excess spaces allocated but not required to meet required minimums for Phase II. The applicant is requesting Council approval of a fee payment ($8,000 per) in lieu of the six outstanding spaces, a parking rate of 1.13 spaces per unit. RCM requires tenants to register their vehicles and indicates a total of 102 registrations for the 88 units currently occupied in Phase I, or 1.16 vehicles per unit which supports the reduced rate requested. Furthermore, Phase III includes only one bedroom and efficiency units whereas Phase I includes some two-bedroom units.

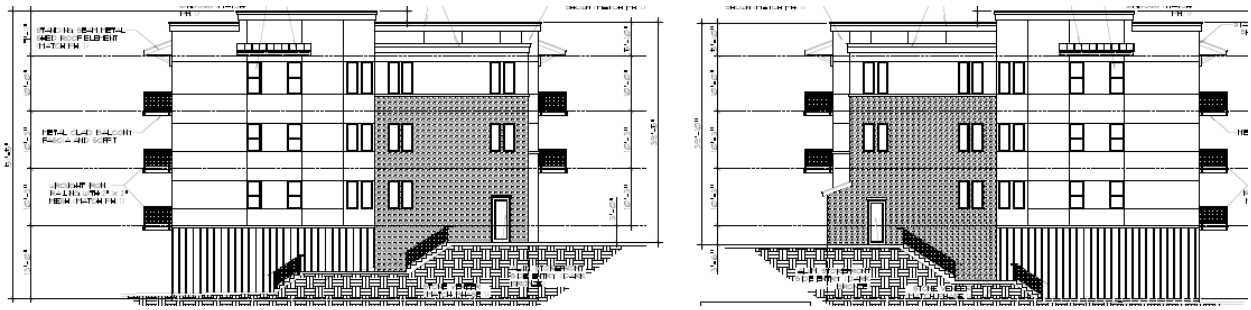
RCM could also consider revising the layout of the structured lower level garage to include compact vehicle spaces which may increase the number of spaces provided. The Code allows for the compact spaces to account for 10 percent (generally 20 percent but only 10 percent when other parking alternatives are included as part of any proposal) of the required spaces.

Parcel G Mixed-Use (C-2) Site Layout and Building Design

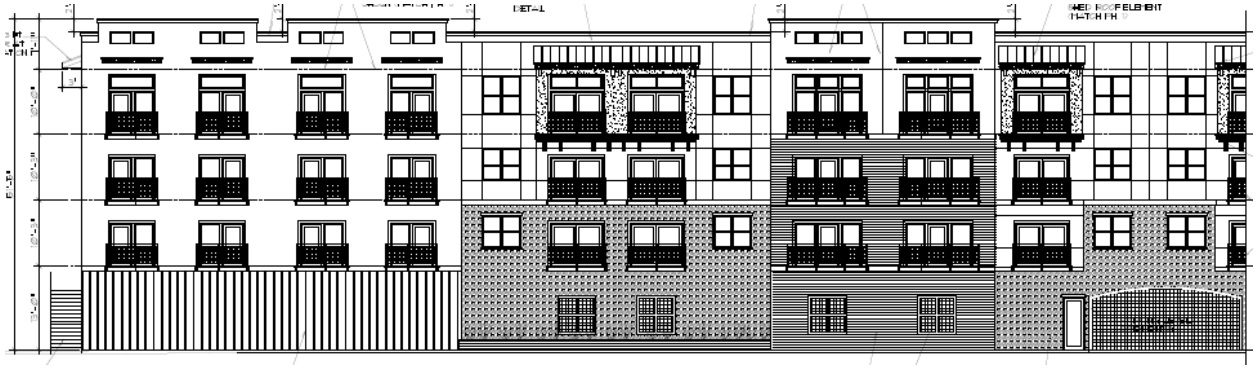
Section VIII of the GMZDP outlines design specifics for the Mixed Use (C-2) parcels located in Glenwood Meadows related to building orientation, architectural elements, heights, and façade articulation.

South/Wulfsohn Road elevation – west end

The primary entrance of a building shall be located along Wulfsohn Road. One or more architectural elements shall be incorporated for each 25 horizontal feet of a building wall which is provided by the applicant via changes in color, texture, and materials as well as changes in wall planes, roof heights, and use of balconies/canopies.



West and east elevations



North elevation – east end

The Commission may wish to consider requesting the addition of awnings or larger first floor windows along the south/Wulfsohn Road elevation of the building to maintain consistency with the retail intent outlined in the Mixed Use (C-2) section of the GMZDP. These features are included in Phase I but not Phase II of RCM's development as depicted below. However, Phase I included a retail component.

Traffic Impacts

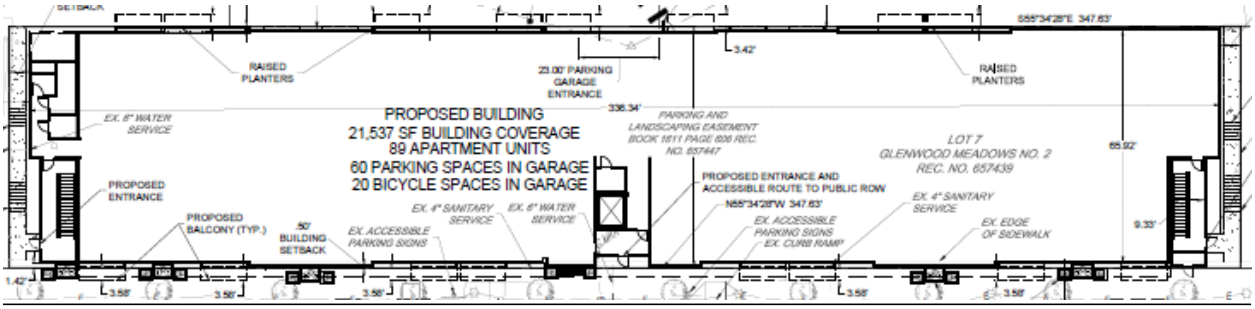
During the 2002 review of the Glenwood Meadows development, a traffic analysis was prepared

which anticipated a higher intensity of retail uses for the subject Mixed Use (C-2) Lot 7 parcel than is proposed by RCM. Therefore, the applicant has reviewed the expected impacts of the multi-family residential use proposed as compared to the retail uses expected previously. Their analysis explains that multi-family apartments at the intensity proposed generally results in less traffic impacts (approximately 170 less daily and 27 less PM peak hour trips). An increase of approximately 16 AM peak hour trips are expected with the proposal. However, these occur during a time when retail trips are not anticipated.

License to Encroach License

Various balconies and canopies on the second through third levels of the building encroach the Wulfsohn Road public right-of-way by 3.58 feet as shown on the site plan below. Right-of-way encroachments are relatively common in dense urban retail-oriented areas such as Glenwood Meadows or the Downtown Core. Site work also includes the construction of a shoring wall with underground securing features under the sidewalk. RCM also proposes various site amenities in the right-of-way such as benches and landscaping planters.

A request for a license agreement from City Council (required when greater than one foot) is included with the current proposal. While not a part of the request to City Council, the applicant has made a similar request to the adjacent property owner to the north for encroachment.



Special Use Permit Review Approval Criteria

Special use review is required for building heights exceeding the general M2 zone district maximum of 40 up to 60 feet. RCM proposes a maximum building height of 51.5 feet on the four-story north side of the building. Criteria for the review and approval of a special use are outlined in Section 070.060.050(e)(3)e.2 of the Code as outlined in ***bold italics*** below. Other language is provided by staff.

i. The use will be compatible with the surrounding area;

Similar multi-family residential developments, by RCM and others (Glenwood Green), and hotels of equal height and similar dimension are located in close probity to the subject property. Some of these buildings received similar building heights special use approvals. Additionally, Section VIII of the GMZDP requires a minimum height of two-stories in the Mixed-Use (C-2) area and further identifies the need for greater heights along Wulfsohn Road to address existing grades.

ii. The impacts of the use on surrounding areas have been adequately minimized;

Potential impacts related to building heights, such as overwhelming mass/bulk, lack of solar

exposure, etc., are mitigated by planned site layout of Glenwood Meadows large streets and pedestrian oriented sidewalk widths along Wulfsohn Road. The building also incorporates elements which soften height impacts such as windows, canopies, balconies, changes in materials, and roof heights.

iii. The use will be consistent with the general purpose and intent of this Code;

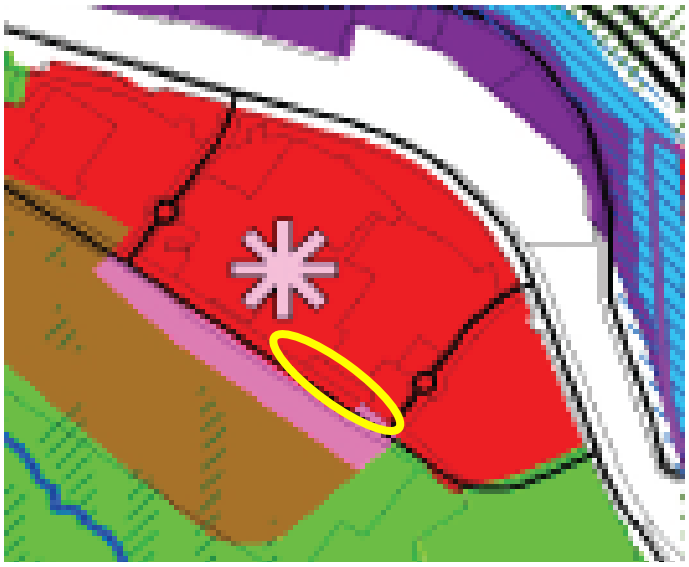
The proposal is consistent with the general purpose and intent of the Code as it relates to efficient development, compatible design, and addressing impacts.

iv. The use will comply with all applicable standards of this Code;

As outlined herein, the use complies with various standards of the Code and/or GMZDP, exclusive the of a building length variance request addressed below.

v. The use is in conformance with the Comprehensive Plan and other City plans and policies; and

As shown at right, *Map 2.1 Future Land Use – North Portion of the City of the Glenwood Springs* of the Comprehensive Plan (Comp Plan) identifies the area as "Commercial" in red and "Secondary Commercial Center" with a pink asterisk. According to the Comp Plan, the "Commercial" designation "*…provides a wide range of general retail goods and services for both regional and local markets, in attached and freestanding structures."* A "Secondary Commercial Center" is an area where the "*…Comprehensive Plan encourages mixed-use development "and* sub-area plans to *"…to determine the mix of uses and type of development that can be supported".*



Numerous community goals and related objectives and strategies are outlined in the Executive Summary and subsequent chapters of the Comp Plan which are summarized in the following table.

Comprehensive Plan Goal Supported	**Objective and Strategies**
Promote long-term, sustainable, diverse, economic development	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Create sub-area plans for center development (Chapter 3, Page 45)

Staff Comment: The objectives/strategies outlined above are supported by the current application as it includes infill development guided by a sub-area plan.	
Preserve small town character while maintaining the livability of Glenwood Springs and increasing the vibrancy and commercial success of the downtown	-Develop according to the vision (Chapter 4, Page34) -Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Enhance pedestrian–friendliness while facilitating traffic (Chapter 3, Page 36) -Create sub-area plans for center development (Chapter 3, Page 45) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: Infill, as proposed, makes improvements more cost effective. The design of the project is in character with those surrounding the site, aligns with the GMZDP, and maintains the pedestrian oriented design of the Mixed-Use area designation.	
Address transportation and provide multiple convenient travel choices	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Encourage reduction of single occupant vehicles and encourage alternate travel modes through land use planning and community design (Chapter 5, Page 66)
Staff Comment: Dense infill in a mixed-use area, as proposed, is a land use strategy used to address transportation issues per the Comp Plan which also encourages the use of public transportation to reduce single occupancy vehicle use.	
Direct development to locations and building forms that are cost effective to serve	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Create sub-area plans for center development (Chapter 3, Page 45) -Direct growth to areas where utilities and services can be provided efficiently (Chapter 7, Page 82) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: Infill/redevelopment, as proposed, makes improvements more cost effective. Therefore, the objectives/strategies associated with the project support the Comp Plan goal.	
Provide housing opportunities for the entire community	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Create sub-area plans for center development (Chapter 3, Page 45) -Require good design for mixed-use and higher density project (Chapter 6, Page 78)
Staff Comment: Infill/redevelopment, as proposed and per a sub-area plan, makes improvements more cost effective while providing a nice aesthetic. Therefore, the	

objectives/strategies associated with the project support the Comp Plan goal.	
Support social diversity	-Direct development into a compact form: infill and redevelopment (Chapter 3, Page 34) -Require good design for mixed-use and higher density projects (Chapter 6, Page 78) -Direct growth inward (Chapter 9, Page 102) -Direct growth inward (Chapter 9, Page 102)
Staff Comment: Dense infill in a mixed-use area, as proposed, is a land use strategy to address transportation issues per the Comp Plan which encourage the use of public transportation and reduce single occupancy vehicle use. Infill/development allows for easier access to goods/services for the entire community.	

The current proposal is in compliance with the *Future Land Use* map designations and descriptions and goals and objectives outlined above. Additionally, as addressed in various sections of the staff report, the proposal is in compliance with the GMZDP (and amendments thereto) and the Mixed-Use C-2 standards addressed therein.

vi. The use minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the city.

The request does not negatively impact the health, safety, and welfare of the inhabitants of the surrounding areas and the city.

Variance Approval Criteria

Section V.D.3.c of the GMZDP outlines a maximum building length of 125 feet for multi-family residential buildings. RCM is requesting a variance to allow a building length of 337 linear feet, which is basically the length of lot excluding the stairway accesses on each end of the proposed building.

Variances requests must adhere to the approval criteria outlined in Section 070.060.070(a)(3)e.2 of the Code as outlined in ***bold italics*** below. Other language is provided by staff.

i. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district;

Compared to other lots in the Glenwood Meadows development, the subject parcel is exceptionally narrow in shape having dimensions of approximately 347 feet by 68 feet. A grade difference of 13 feet (19.12 percent) exists between the Wulfsohn Road and the existing parking lot north of the site. Additionally, the Eagle Valley evaporite hydrocompactive soils at the site require heavily engineered deep pile foundations of up to 65 feet as opposed to foundation walls anchored by soil nails. Additionally, a continuous shoring system adjacent to and supporting Wulfsohn Road is required for to excavation of site.

ii. The strict application of the Code standards for which a variance is sought would produce undue hardship;

The exceptional shape, topography, and soil conditions outlined above create difficulty in developing the site. Area necessary to excavate, construct the foundation, and build the shoring wall is limited and places an undue hardship on potential developers. Stability of the foundation, lower level parking, and shoring wall are all increased by being interconnected.

iii. The applicant did not create the hardship by his/her own actions;

The shape, layout, topography, or existing soils are not hardships created by the applicant.

iv. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought;

The proposal is consistent with the general purpose and intent of the Code regarding guarding against natural hazards, efficient development, compatible design, and addressing impacts. Additionally, the subject maximum building length standard is located in the residential subsection of Section V General Development Standards of the GMZDP. Neither the non-residential subsection of Section V nor the Mixed Use (C-2) development standards of Section VIII contain the same regulation as they are intended to be dense commercial areas.

v. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden;

As outlined above the exceptional hardship is not related to convenience nor financial burden and is required to allow development of the site in the manner intended by the GMZDP.

vi. The variance request will not violate building or fire code requirements; and

The request does not create a building nor fire code violation.

vii. The variance is the minimum variance that will afford relief of the subject standards of the Code.

This variance request is the minimum required to allow for construction on the subject parcel as intended by the GMZDP.

Site/Architectural Plan Review Approval Criteria

A Major Site/Architectural Plan Review application must adhere to the approval criteria outlined in Section 070.060.050(6) of the Code as outlined in ***bold italics*** below. Other language is provided by staff.

a. The site/architectural plan is consistent with the general purpose and intent of this Code;

The proposal is consistent with the general purpose and intent of the Code regarding guarding against natural hazards, efficient development, compatible design, and addressing impacts.

b. The site/architectural plan is consistent with the dimensional, design, development, and all other standards of this Code;

As outlined above, staff found that the proposal is consistent with the dimensional, design, development, and all other standards of the GMZDP exclusive of the variance discussion included herein.

c. The site/architectural plan is consistent with any previously approved plat, PUD, or any other precedent land use approval; and

As outlined above, staff found that the proposal is consistent with the dimensional, design, development, and all other standards of the GMZDP exclusive of the variance discussion included herein.

d. The site/architectural plan is consistent with the Comprehensive Plan and other adopted City policies and plans.

As addressed in detail above, the current proposal is in compliance with the *Future Land Use* map designations and descriptions and goals and objectives of the Comp Plan and the GMZDP (and amendments thereto).

Reviewing Agency Comments

An overview of comments received from referral agencies is provided below. Said comments are also attached.

Fire Department - Comments received outline considerations for responding fire apparatus, emergency egress during construction, and parking during construction.

Engineering/Public Works - Comments received outline the need for shoring wall design and construction details, construction parking and deliveries, sewer connections, electricity loads, broadband, and resident parking.

Parks and Recreation – Comments received outline desired alternatives to tree grates in the built urban environment.

Roaring Fork School District – Comments received request that correct land dedication and/or fee in lieu is provided for.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

Section 070.060.030(g)(1)d outlines the review and decision procedures for applications being considered by the Commission and/or City Council stating, "[T]he applicable review body shall **approve, approve with conditions, or deny** the application **based on the applicable approval criteria** listed in the application-specific procedures. The body may also **continue** the hearing or **refer the application** to another authority as provided in 070.060.050(a)(2)c, Referral and Call-

Up Procedures."

Action 1 – Special Use Permit – to allow for the construction of a 51.5-foot-tall building in the Mixed-Use (M2) Core District.

Staff Recommendation/Suggested Motion
Staff recommends **approval** of the Variance with the following findings:

Recommended Findings:
1. The use is compatible with the surrounding area;
2. The impacts of the use on surrounding areas have been adequately minimized;
3. The use is consistent with the general purpose and intent of this Code;
4. The use complies with all applicable standards of this Code;
5. The use is in conformance with the Comprehensive Plan and other City plans and policies; and
6. The use minimizes adverse impacts to the health, safety, and welfare of the inhabitants of the surrounding areas and the city.

Action 2 – Variance – from Section V.D.3.c of the Glenwood Meadows Zoning and Development Plan which limits maximum building length to 125 feet allowing for a maximum building length of 337 feet.

Staff Recommendation/Suggested Motion
Staff recommends **approval** of the Variance with the following findings:

Recommended Findings:
1. The subject property has an exceptional shape, topography, and soil conditions that are not general conditions throughout the Mixed-Use (M2) Core zone district;
2. The strict application of the Code standards for which the variance is sought produce undue hardship;
3. The applicant did not create the hardship by his/her own actions;
4. The variance requested does not harm the public and does not impair the intent or purposes of this Code, goals, and policies, including the specific regulation for which the variance is sought;
5. The variance request demonstrates exceptional hardship not related to purposes of convenience or financial burden;
6. The variance request does not violate building or fire code requirements; and
7. The variance is the minimum variance that will afford relief of the subject standards of the Code.

Action 3 – Major Site/Architectural Plan Review – to allow for the construction of a 89-unit multi-family apartment building.

Staff Recommendation/Suggested Motion
Staff recommends **approval (with conditions)** of the Major Site/Architectural Plan Review with the following **findings** and **conditions**:

Recommended Findings:

1. The site/architectural plan is consistent with the general purpose and intent of the Code;
2. The site/architectural plan is consistent with the dimensional, design, development, and all other standards of this Code;
3. The site/architectural plan is not in conflict with precedent land use approvals; and
4. The site/architectural plan is substantially consistent with the Comprehensive Plan and other adopted City policies and plans.

Recommended Conditions:

1. The applicant shall comply with/address all City staff comments related to specific Code requirements prior to approval of a Construction Plans application.
2. Any future physical changes or improvements to the property or buildings on the parcel are subject to the review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code.
3. The applicant shall comply with all verbal representations made in the public hearings, as outlined in all application materials, and/or as revised per conditions herein and approved by the Community Development Director.
4. Prior to submitting a building or grading permit application, the applicant shall submit an agreement, subject to approval by the City Attorney, allowing for the sub-lease of excess parking space from Lofts Phase II to Phase III. The applicant shall submit a payment in lieu to the City for any additional parking spaces required by the Municipal Code but not provided onsite and by said agreement.
5. Prior to submitting a building or grading permit application, the applicant shall enter into a development agreement with the City.
6. Prior to submitting a building or grading permit application, the applicant shall submit an engineer's estimate of all public improvement and submit a financial security therefor.

THE LOFTS AT RED MOUNTAIN - PHASE 3

MAJOR SITE/ARCHITECTURAL PLAN

LOT 7, GLENWOOD MEADOWS NO. 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO.

PROJECT TEAM

DEVELOPER

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Phone: 224.770.4600
Contact: Josh Wohlreich

DEVELOPER

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CIVIL ENGINEER

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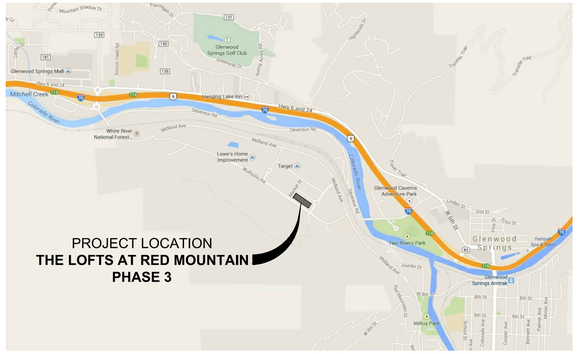

VICINITY MAP
1" = 2000'

N

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
C1	SITE PLAN
C2	PRELIMINARY GRADING PLAN
A1.1	ARCHITECTURAL SITE PLAN
A1.2	LANDSCAPE PLAN
A1.3	LIGHTING SITE PLAN
A2.1	BUILDING PLANS
A2.2	BUILDING PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	SOUTH (STREET)ELEVATION
A3.3	SIDE ELEVATIONS
A3.4	NORTH (REAR) ELEVATION
A3.5	COLOR AND MATERIAL BOARD
A3.6	TYPICAL CROSS-SECTIONS
A4.1	UNIT PLANS

PROJECT SUMMARY DESCRIPTION

LOT SIZE INFORMATION	AREA	SQUARE FT.	**LOT COVERAGE**	EXISTING (SQ FT & %)	PROPOSED (SQ FT & %)
	0.543 AC.	23,639		0 0%	21,537 91.1%
LIMITS OF DISTURBANCE		PROPOSED (SQ. FT. & %)	**AVERAGE SLOPE WITHIN LIMITS OF DISTURBANCE**	PERCENTAGE %	
		23,639 100%		15.30 %	
PARKING SPACES **(PARKING REQUIRED: 89 UNITS AT 1.7 SPACES/UNITS = 152 SPACES WITH 30% REDUCTION = 107 SPACES)**	GARAGE		**BICYCLE PARKING**	EXISTING # SPACES	PROPOSED # SPACES
	2 (ACCESSIBLE)	58 (REGULAR)		0	20 (GARAGE)
	OFF-SITE WULFSOHN RD		**NON-RESIDENTIAL USES**	TYPE OF USE(S)	GROSS FLOOR AREA (SQ. FT.)
	2 (ACCESSIBLE)	39 (REGULAR)		NONE	0
	PAYMENT IN LIEU		**TOTAL LANDSCAPED AREA**	EXISTING (SQ FT & %)	PROPOSED (SQ FT & %)
	N/A	6 (REGULAR)		14,428 61%	680 3%
	TOTAL		**TOTAL IMPERVIOUS AREA**	EXISTING (SQ FT & %)	PROPOSED (SQ FT & %)
	4 (ACCESSIBLE)	103 (REGULAR)		7,102 29%	22,959 97%
RESIDENTIAL UNITS	# EXISTING UNITS	# PROPOSED UNITS	**OTHER**		
	0	89			
OPEN SPACE *	EXISTING (SQ FT & %)	PROPOSED (SQ FT & %)			
	0	0			
BUILDING HEIGHT (SEE BUILDING ELEVATIONS)	EXISTING	PROPOSED (MAXIMUM)			
	0	51' - 5"			
SNOW STORAGE (NO DRIVEWAYS OR PARKING SPACES ARE ON THE LOT)	REQUIRED (SQ FT)	PROPOSED (SQ FT)			
	0	0			

* OFFSITE PUBLIC OPEN SPACE IMPROVEMENTS HAVE BEEN PROVIDED BY THE GLENWOOD MEADOWS DEVELOPMENT

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1992), ALONG THE SOUTHWESTERLY LINE OF LOT 7, GLENWOOD MEADOWS NO. 2, WHICH BEARS NORTH 55° 33' 44" WEST, BETWEEN THE MONUMENTS SHOWN HEREIN.

BENCHMARK

GLENWOOD SPRINGS BENCHMARK #199 BEING A CHISELED SQUARE ON A HEADWALL OF A PEDESTRIAN TUNNEL LOCATED IN THE SOUTH CORNER OF THE INTERSECTION OF WULFSOHN ROAD AND MIDLAND AVENUE.

ELEVATION = 5761.63 (NAVD 88)

811 Know what's **below.** **Call** before you dig.

GEOLOGICAL HAZARDS DISCLOSURE

THIS PROPERTY IS SUBJECT TO GEOLOGIC HAZARDS PER THE ADOPTED MAPPING BY THE CITY OF GLENWOOD SPRINGS. HAZARDS TO NOTE ARE SEVERE HYDRO COMPACTIVE SOILS AND SEVERE ANCIENT DEBRIS FLOW, MUD FLOW AND LANDSLIDE DEPOSITS. ADDITIONAL INFORMATION REGARDING GEOLOGICAL HAZARDS AT THIS SITE CAN BE FOUND IN THE GEOTECHNICAL ENGINEERING STUDY, PROPOSED LOFTS AT RED MOUNTAIN PHASE 3 BUILDING, PROJECT NO. 19-7-521, DATED OCTOBER 10, 2019, PREPARED BY KUMAR & ASSOCIATES. A FINAL GEOLOGIC HAZARD REPORT WILL BE SUBMITTED UPON APPLICATION OF A BUILDING PERMIT.

FEMA FLOODPLAIN STATEMENT

THE SITE LIES WITHIN FEMA FLOOD ZONE D, ACCORDING TO FEMA MAP NO. 0802051432B, JANUARY 3, 1986. ZONE D IS DESCRIBED AS AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARDS.

PUBLIC FACILITIES STATEMENT

NO PUBLIC FACILITIES ARE BEING PROPOSED WITH THIS PROJECT.

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

DRAWN ML
CHECKED DTW
APPROVED MDC
PROJECT NO. 12013.11
HORZ. SCALE
VERT. SCALE

NO.	DATE	NOTES
1	11/19/19	1ST DEVELOPMENT PLAN SUBMITTAL
2	12/19/19	2ND SUBMITTAL TO CITY
3	01/17/20	3RD SUBMITTAL TO CITY

THE LOFTS AT RED MOUNTAIN
PHASE 3

COVER SHEET

SHEET
C0

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THE LOFTS AT RED MOUNTAIN - PHASE 3

MAJOR SITE/ARCHITECTURAL PLAN

LOT 7, GLENWOOD MEADOWS NO. 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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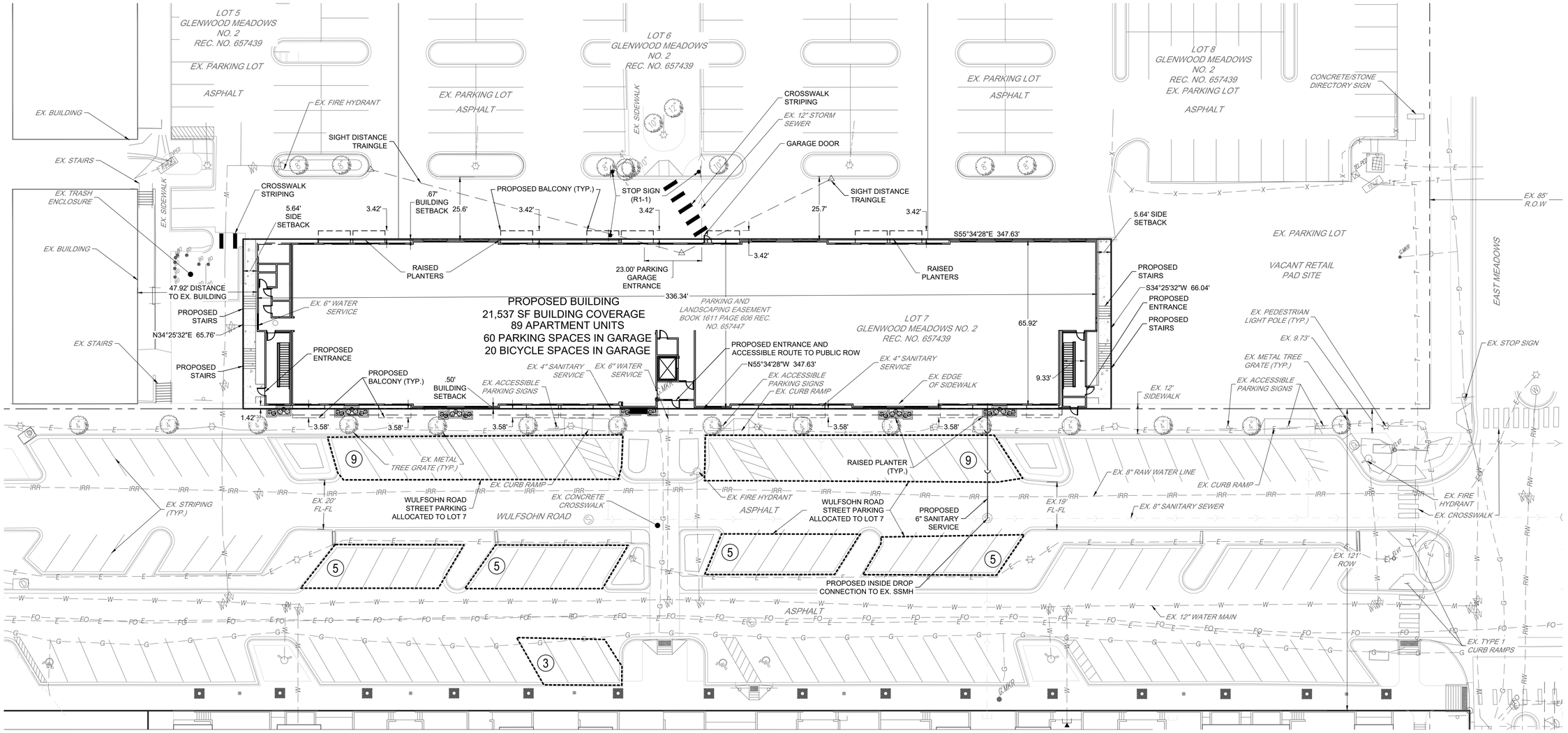

BICYCLE PARKING SUMMARY

BIKE RACKS PROVIDED: 10
BICYCLE PARKING SPACES: 20 SPACES IN GARAGE

PARKING SUMMARY PHASE 3

PARKING REQUIRED:
89 UNITS AT 1.7 SPACES/UNIT = 152 SPACES
WITH 30% REDUCTION = 107 SPACES

PARKING PROVIDED:

GARAGE:	58 REGULAR; 2 ACCESSIBLE
OFF-SITE WULFSOHN RD:	39 REGULAR; 2 ACCESSIBLE
PAYMENT IN LIEU:	6 REGULAR
TOTAL:	103 REGULAR; 4 ACCESSIBLE

DESIGNATES OFF-SITE PARKING SPACE ALLOCATED TO THE LOFTS AT RED MOUNTAIN INCLUDING 13 SPACES SUBLEASED FROM LOFTS AT RED MOUNTAIN PHASE 2

EXISTING LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- FENCE
- WATER LINE
- RAW WATER LINE
- IRRIGATION LINE
- SANITARY SEWER
- STORM SEWER
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- FIBER OPTICS LINE
- OVERHEAD ELECTRIC LINE
- CABLE TELEVISION

PROPOSED LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- SETBACK
- EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER
- SIDEWALK
- LIMITS OF CONSTRUCTION / SAWCUT
- SANITARY SEWER

NOTE:

1. TRASH DUMPSTER LOCATION WILL BE IN GARAGE.
2. ACCESS AND DRAINAGE EASEMENTS FOR THE BENEFIT OF LOT 7 ARE DESCRIBED IN THE EASEMENT CONDITIONS AND RESTRICTIONS AGREEMENT FOUND AT BOOK 1611 PAGE 606.
3. ADDITIONAL MEASURES WILL BE PROVIDED AT GARAGE ENTRANCE FOR EXITING VEHICLES SUCH AS MIRRORS OR WARNING LIGHTS INDICATING A VEHICLE IS EXITING GARAGE.

DEVELOPER

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760 W. Main St., Suite 140
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Contact: Josh Wohlreich

DEVELOPER

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SCALE: 1" = 20'

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VERT. SCALE

NO.	DATE	NOTES
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2	12/18/19	2ND SUBMITTAL TO CITY
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THE LOFTS AT RED MOUNTAIN
PHASE 3

SITE PLAN

SHEET
C1

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THE LOFTS AT RED MOUNTAIN - PHASE 3

MAJOR SITE/ARCHITECTURAL PLAN

LOT 7, GLENWOOD MEADOWS NO. 2

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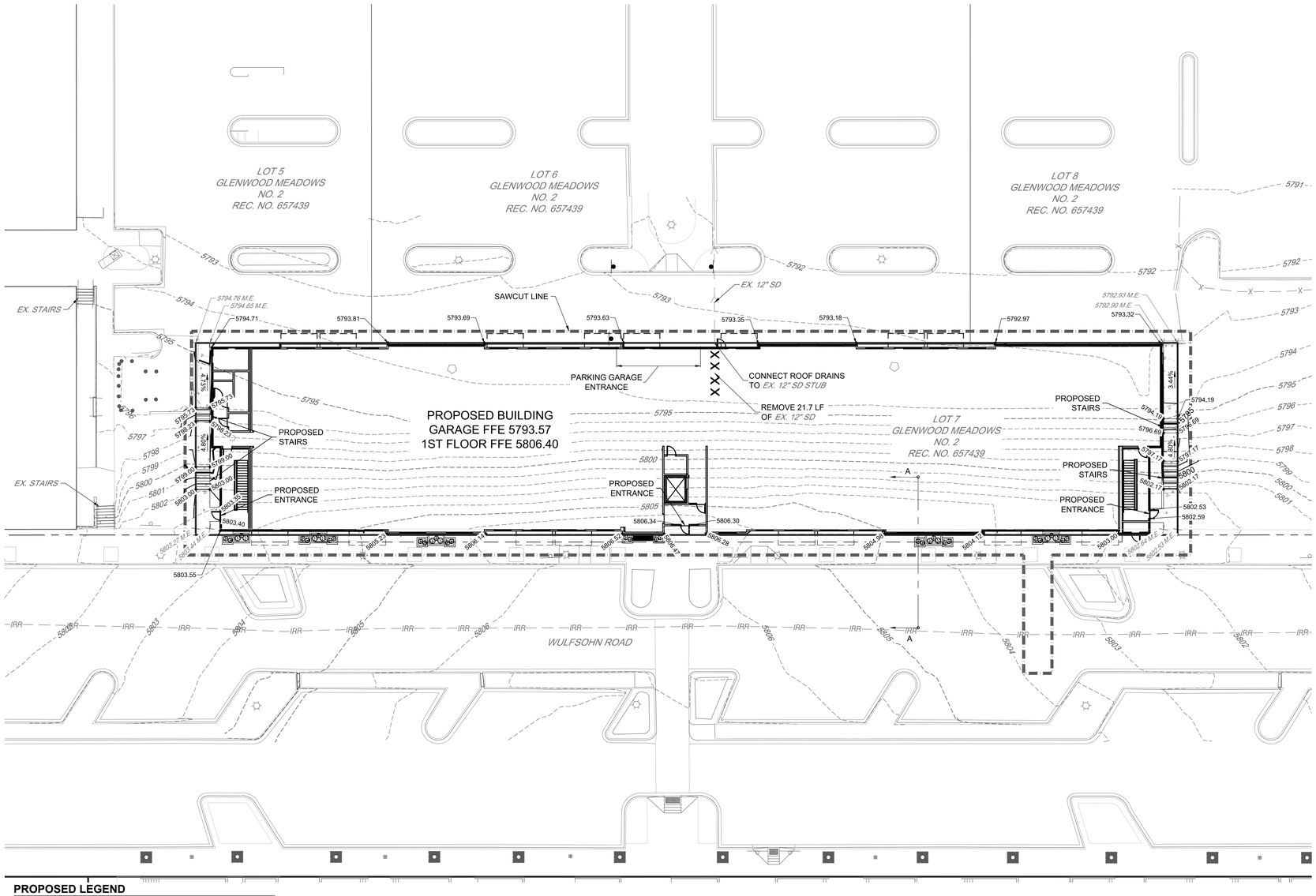

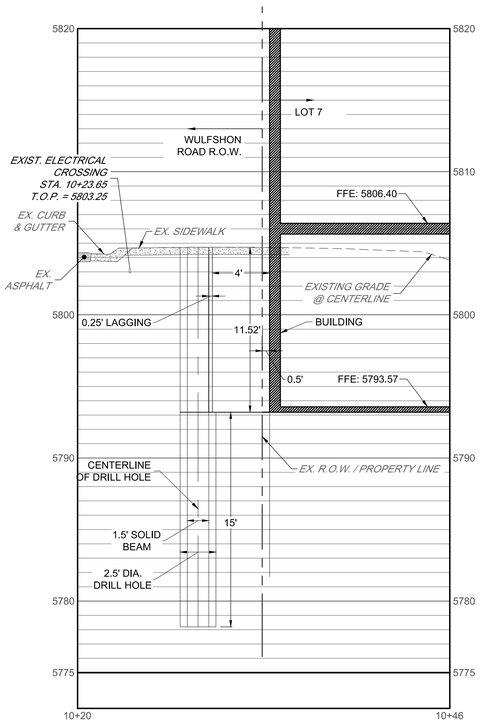

CROSS SECTION A-A PROFILE

H: 1" = 50'
V: 1" = 5'

PROPOSED LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- SETBACK
- EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER
- SIDEWALK
- LIMITS OF CONSTRUCTION / SAWCUT
- 5280 CONTOUR MAJOR
- 5281 CONTOUR MINOR
- 81.73 SPOT ELEVATION
- SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)

EXISTING LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- IRR IRRIGATION LINE
- 5280 CONTOUR MAJOR
- 5281 CONTOUR MINOR

DEVELOPER

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DEVELOPER

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0 10 20 40
SCALE: 1" = 20'

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DRAWN ML
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VERT. SCALE

DATE	NO.	NOTES
11/19/19	1	1ST DEVELOPMENT PLAN SUBMITTAL
12/19/19	2	2ND SUBMITTAL TO CITY
01/17/20	3	3RD SUBMITTAL TO CITY

THE LOFTS AT RED MOUNTAIN
PHASE 3

PRELIMINARY GRADING PLAN

SHEET
C2

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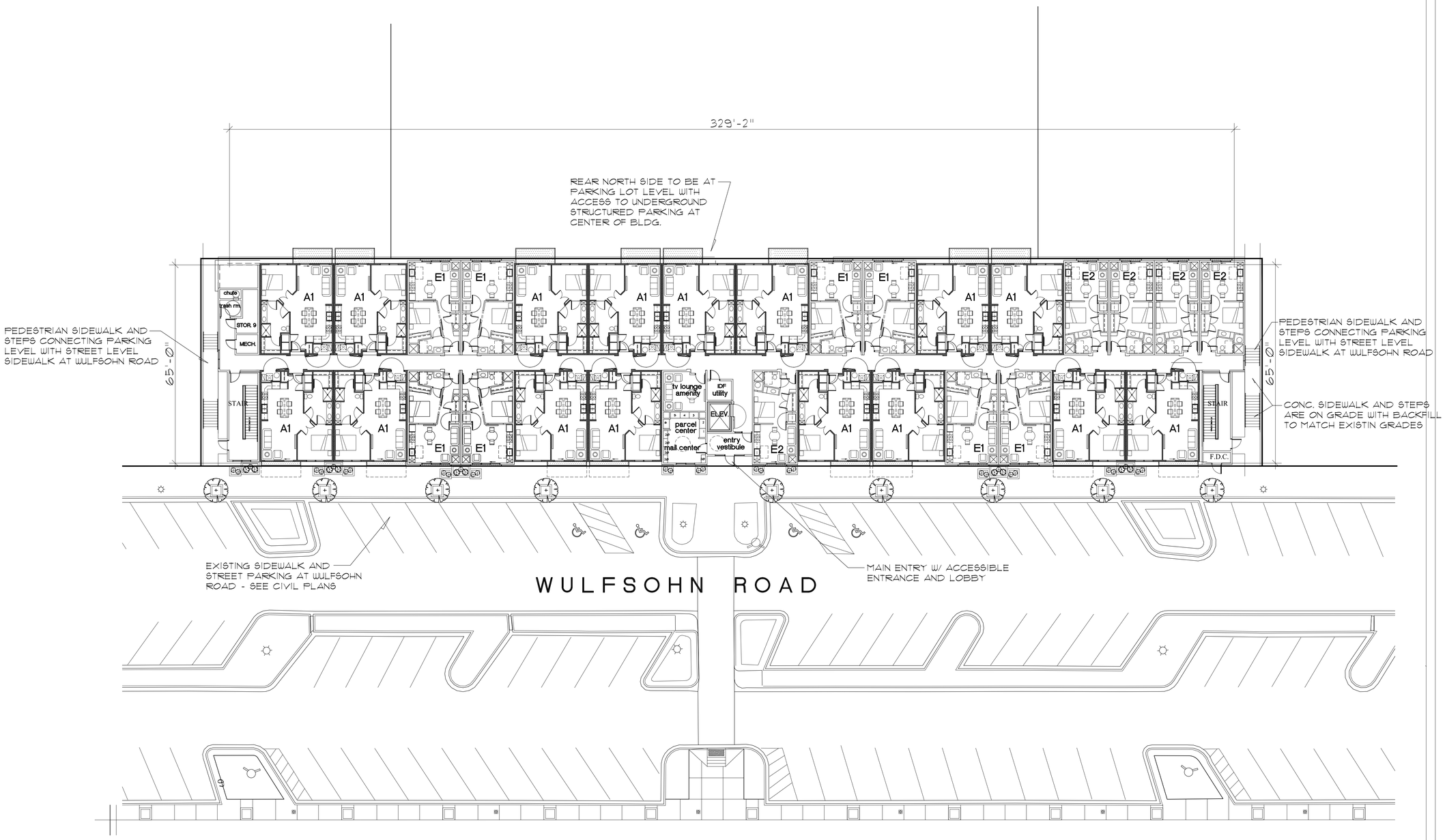

PROPERTY LINE

ARCHITECTURAL SITE PLAN (PHASE 3)

SCALE: 1/16" = 1'-0"

DEVELOPER:
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PROJECT NUMBER
19-017

SHEET TITLE
CONCEPT SITE PLAN
PHASE 3
SCALE : 1" = 20'-0"

PROJECT/OWNER
THE LOFTS @ RED MOUNTAIN - PH 3
WULFSOHN ROAD / MARKET ST.
GLENWOOD SPRINGS, CO 81601
STONELEIGH COMPANIES LLC

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(801) 593-9338
(801) 593-9328 FAX

REVISION
17 JAN 2020

DATE
13 JAN 2020

SHEET NUMBER
A1.1

LANDSCAPING GENERAL NOTES:

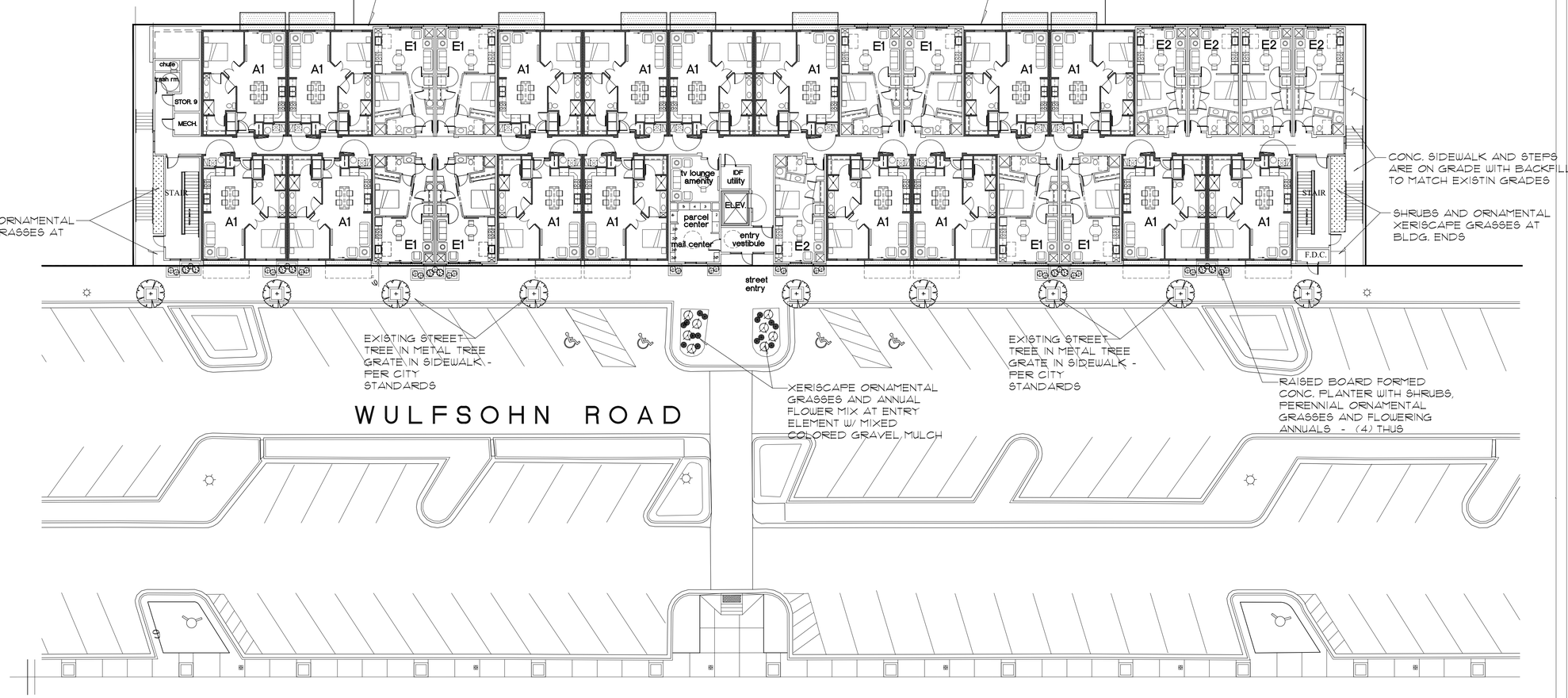
1. EXISTING TREES IN TREE GRATES ALONG WULFSOHN ROAD TO REMAIN.
2. RAISED PLANTER BOXES TO BE PLANTED WITH BOXWOOD AND ANNUALS MATCHING PHASE 1 AND 2 PLANTINGS.
3. BULB LANDSCAPE IN PARKING AT WULFSOHN RD. TO BE PLANTED WITH ORNAMENTAL GRASSES AND ANNUAL FLOWER MIX.
4. SIDE ELEVATIONS TO BE PLANTED WITH BOXWOOD AND ORNAMENTAL GRASSES IN XERISCAPE BED.
5. SEE CIVIL PLANS FOR LINE OF DISTURBANCE W/ GRADE ON SIDE ELEVATIONS TO BLEND AND MATCH BACK WITH EXISTING GRADE - TYP.

LANDSCAPING TABULATION:	
TYPE OF LANDSCAPE AREA	AREA
AREA OF ORNAMENTAL GRASSES ON SIDE ELEVATIONS	255 S.F.
LANDSCAPE PLANTERS ALONG WULFSOHN ROAD	320 S.F.
LANDSCAPE PLANTERS ALONG NORTH ELEVATION OF PARKING	144 S.F.
TOTAL LANDSCAPE AREA	719 S.F.
TOTAL SITE AREA	23,644 S.F.
LANDSCAPE RATIO	3.1%

NOTE: SEE PARKING PLAN NOTES FOR TRAFFIC CONTROL AT THE PARKING STRUCTURE ENTRY W/ OVERHEAD DOOR, FLASHING LIGHTS, STOP SIGNS, AND MIRRORS

REAR NORTH SIDE TO BE AT PARKING LOT LEVEL WITH RAISED PLANTERS AS SHOWN ON SHEET "A2.1"

REAR NORTH SIDE TO BE AT PARKING LOT LEVEL WITH RAISED PLANTERS AS SHOWN ON SHEET "A2.1"



SHRUBS AND ORNAMENTAL XERISCAPE GRASSES AT BLDG. ENDS

CONC. SIDEWALK AND STEPS ARE ON GRADE WITH BACKFILL TO MATCH EXISTIN GRADES

SHRUBS AND ORNAMENTAL XERISCAPE GRASSES AT BLDG. ENDS

EXISTING STREET TREE \IN METAL TREE GRATE\IN SIDEWALK - PER CITY STANDARDS

XERISCAPE ORNAMENTAL GRASSES AND ANNUAL FLOWER MIX AT ENTRY ELEMENT W/ MIXED COLORED GRAVEL MULCH

EXISTING STREET TREE IN METAL TREE GRATE IN SIDEWALK - PER CITY STANDARDS

RAISED BOARD FORMED CONC. PLANTER WITH SHRUBS, PERENNIAL ORNAMENTAL GRASSES AND FLOWERING ANNUALS - (4) THUS

PROPERTY LINE

CONCEPT LANDSCAPE PLAN (PHASE 3)

SCALE: 1/16" = 1'-0"

DEVELOPER:
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CONTACT: JOSH WOHLREICH

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PROJECT NUMBER
19-017

SHEET TITLE
CONCEPT LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

PROJECT/OWNER
THE LOFTS @ RED MOUNTAIN - PH 3
WULFSOHN ROAD / MARKET ST.
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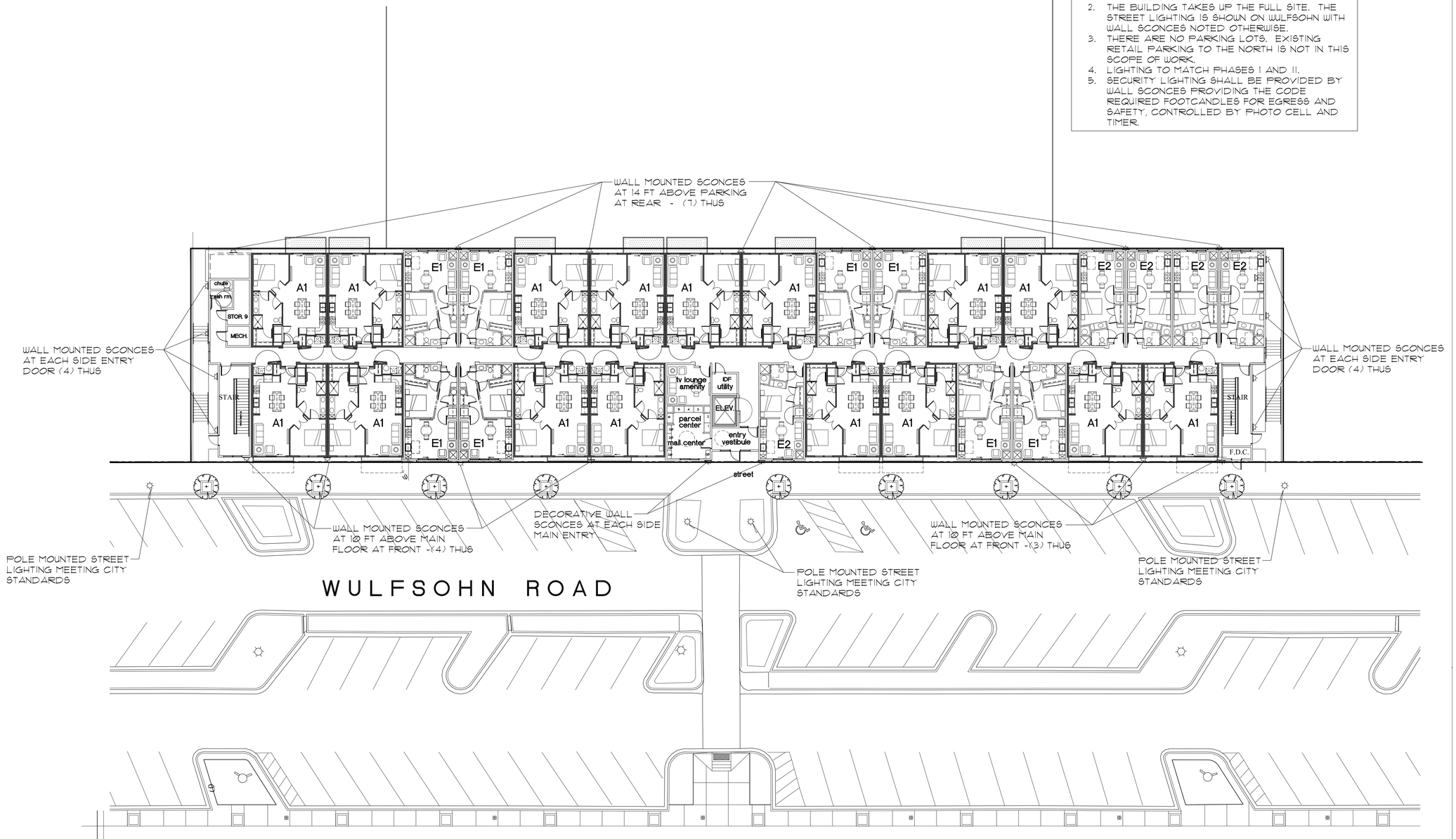
REVISION
17 JAN 2020

DATE
13 JAN 2020

SHEET NUMBER
A1.2

SITE LIGHTING PLAN:

1. THIS PLAN IS CONCEPTUAL AND EXACT PHOTOMETRICS SHALL BE PROVIDED TO CITY FOR THEIR REVIEW PRIOR TO CONSTRUCTION WITH FULL ENGINEERING DRAWINGS.
2. THE BUILDING TAKES UP THE FULL SITE. THE STREET LIGHTING IS SHOWN ON WULFSOHN WITH WALL SCONCES NOTED OTHERWISE.
3. THERE ARE NO PARKING LOTS. EXISTING RETAIL PARKING TO THE NORTH IS NOT IN THIS SCOPE OF WORK.
4. LIGHTING TO MATCH PHASES I AND II.
5. SECURITY LIGHTING SHALL BE PROVIDED BY WALL SCONCES PROVIDING THE CODE REQUIRED FOOTCANDLES FOR EGRESS AND SAFETY, CONTROLLED BY PHOTO CELL AND TIMER.



CONCEPT SITE LIGHTING PLAN (PHASE 3)

SCALE: 1/16" = 1'-0"

PROPERTY LINE

DEVELOPER:
STONELEIGH COMPANIES, LLC
760 W MAIN ST. SUITE 140
BARRINGTON, IL 60010
(224) 770-4600
CONTACT: JOSH WOHLREICH

DEVELOPER:
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PKWY, SUITE 150
IRVING, TX 75039
(469) 533-4100

PROJECT NUMBER
19-017

SHEET TITLE
CONCEPT SITE LIGHTING PLAN
SCALE : 1/16" = 1'-0"

PROJECT/OWNER
THE LOFTS @ RED MOUNTAIN - PH 3
WULFSOHN ROAD / MARKET ST.
GLENWOOD SPRINGS, CO 81601
STONELEIGH COMPANIES LLC

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REVISION
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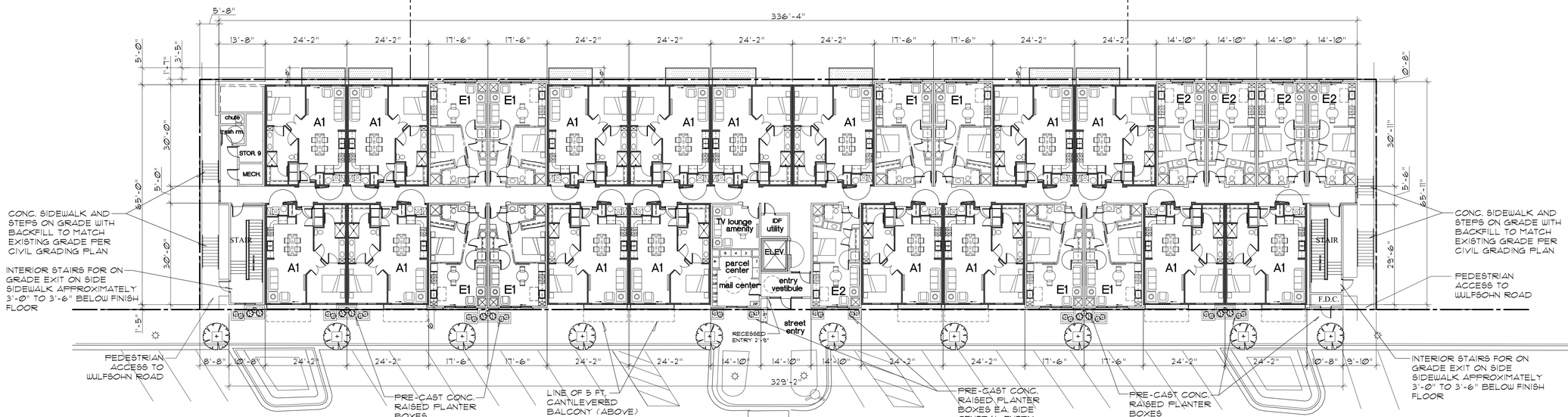
13 JAN 2020

SHEET NUMBER
A1.3



WULFSOHN ROAD

MAIN FLOOR PLAN

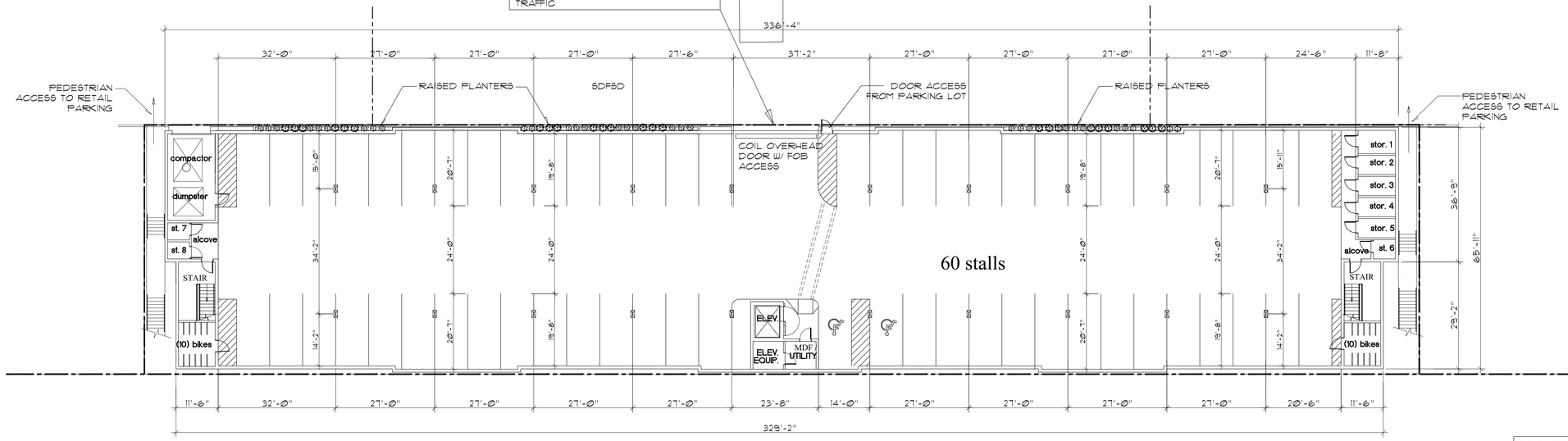
SCALE : 1/16" = 1'-0"

NOTE: PARKING TERRACE ENTRY TO HAVE A COIL OVERHEAD DOOR WITH FOB ACCESS WITH FLASHING LIGHTS WHEN DOOR IS ACCESSED TO ALERT PARKING LOT TRAFFIC. ALSO, MIRRORS AND STOP SIGNS OF OPPOSING TRAFFICE - ALL TO BE INSTALLED FOR DRIVER INCREASED VIEW OF ONCOMING TRAFFIC

UNIT MIX TABULATION:	
E1 UNIT	(8)
E2 UNIT	(5)
A1 UNIT	(16)
TOTAL:	(29) UNITS

UNIT MIX TOTAL BLDG. - 89 UNITS

E1 (535 S.F.)	(24) TOTAL UNITS	27.0%
E2 (454 S.F.)	(17) TOTAL UNITS	19.1%
A1 (722 S.F.)	(48) TOTAL UNITS	53.9%



PROPERTY LINE

LOWER LEVEL PARKING PLAN

STRUCTURED PARKING LEVEL: 60 STALLS
WULFSOHN STREET LEVEL: 41 STALLS
TOTAL PARKING: 101 STALLS
RATIO: 1.13 STALL / UNIT

DEVELOPER:
STONELEIGH COMPANIES, LLC
760 W MAIN ST, SUITE 140
BARRINGTON, IL 60010
(224) 770-4600
CONTACT: JOSH WOHLREICH

DEVELOPER:
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PKWY, SUITE 150
IRVING, TX 75039
(469) 533-4100

PROJECT NUMBER
19-017

SHEET TITLE
BLDG. FLOOR PLANS
PHASE 3 - 89 UNITS
SCALE : 1/16" = 1'-0"

PROJECT/OWNER
THE LOFTS @ RED MOUNTAIN - PH 3
WULFSOHN ROAD / MARKET ST.
GLENWOOD SPRINGS, CO 81601
STONELEIGH COMPANIES LLC

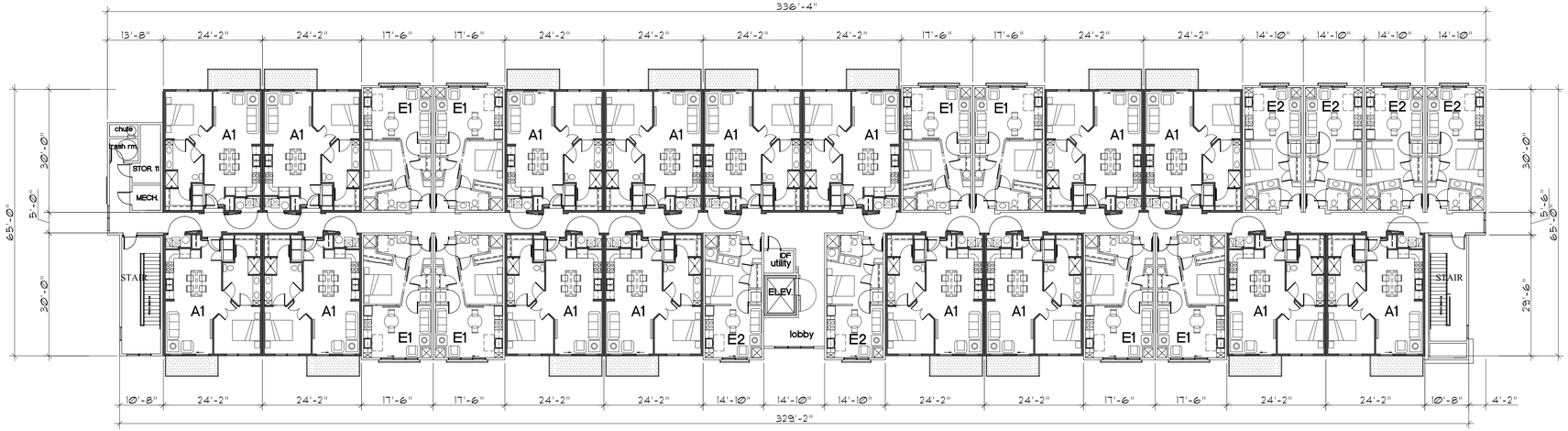
ARCHITECT

architecture
2033 don drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION
17 JAN 2020

DATE
13 JAN 2020

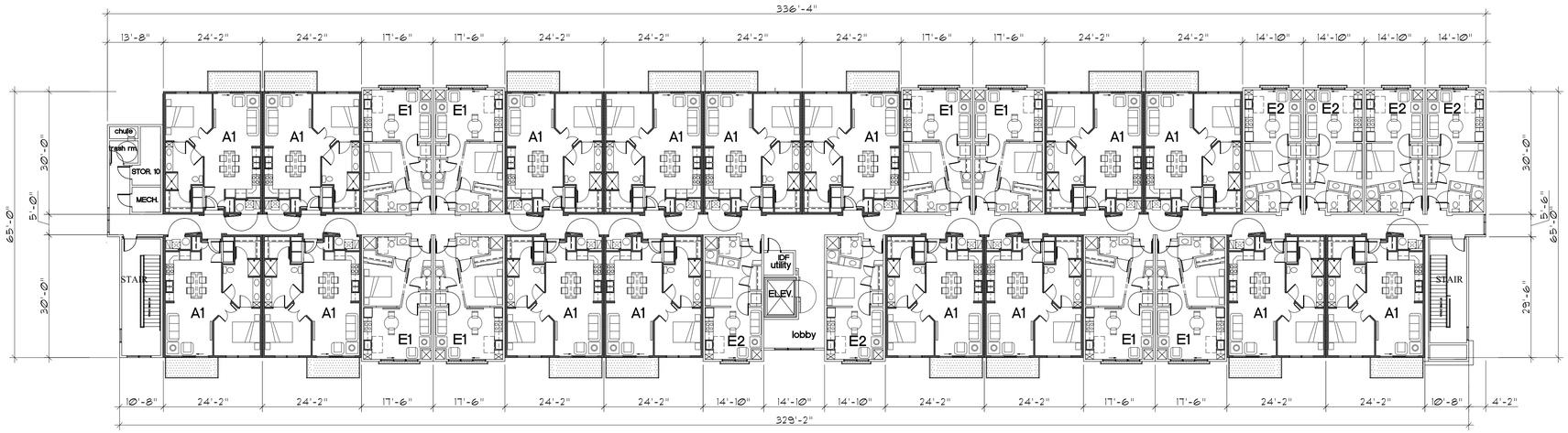
SHEET NUMBER
A2.1



3RD FLOOR PLAN

SCALE : 1/16" = 1'-0"

UNIT MIX TABULATION:	
E1 UNIT	(8)
E2 UNIT	(2)
A1 UNIT	(16)
TOTAL:	(30) UNITS



2ND FLOOR PLAN

SCALE : 1/16" = 1'-0"

UNIT MIX TABULATION:	
E1 UNIT	(8)
E2 UNIT	(2)
A1 UNIT	(16)
TOTAL:	(30) UNITS

DEVELOPER:
STONELEIGH COMPANIES, LLC
760 W MAIN ST, SUITE 140
BARRINGTON, IL 60010
(224) 770-4600
CONTACT: JOSH WOHLREICH

DEVELOPER:
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PKWY, SUITE 150
IRVING, TX 75039
(469) 533-4100

PROJECT NUMBER
19-017

SHEET TITLE
BLDG. FLOOR PLANS
PHASE 3 - 89 UNITS
SCALE : 1/16" = 1'-0"

PROJECT/OWNER
THE LOFTS @
RED MOUNTAIN - PH 3
WILFSCHN ROAD / MARKET ST.
GLENWOOD SPRINGS, CO 81601
STONELEIGH COMPANIES LLC

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(801) 593-9338
(801) 593-9328 FAX

REVISION
17 JAN 2020

DATE
13 JAN 2020

SHEET NUMBER
A2.2

MATERIAL TABULATION:

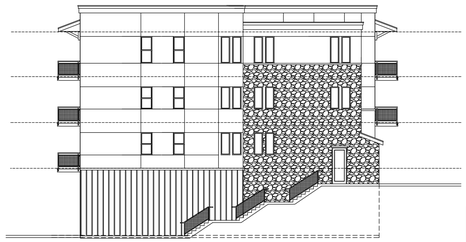
MATERIAL	AREA	PERCENT
GLAZING	3,511 S.F.	28.2%
STONE VENEER	2,190 S.F.	17.6%
CEMENT BD. SIDING	1,844 S.F.	14.8%
STUCCO	4,903 S.F.	39.4%
TOTAL	12,448 S.F.	

SOUTH ELEVATION - WULFSOHN ROAD

MATERIAL TABULATION:

MATERIAL	AREA	PERCENT
GLAZING	268 S.F.	8.8%
STONE VENEER	752 S.F.	24.6%
CEMENT BD. SIDING	506 S.F.	16.6%
STUCCO	1,522 S.F.	49.9%
TOTAL	3,048 S.F.	

EAST ELEVATION



MATERIAL TABULATION:

MATERIAL	AREA	PERCENT
GLAZING	268 S.F.	8.8%
STONE VENEER	752 S.F.	24.6%
CEMENT BD. SIDING	506 S.F.	16.6%
STUCCO	1,522 S.F.	49.9%
TOTAL	3,048 S.F.	

WEST ELEVATION

MATERIAL TABULATION:

MATERIAL	AREA	PERCENT
GLAZING	3,680 S.F.	21.9%
STONE VENEER	1,357 S.F.	8.1%
CEMENT BD. SIDING	2,826 S.F.	16.8%
STUCCO	8,304 S.F.	49.4%
STEEL GATES	628 S.F.	3.74%
TOTAL	16,795 S.F.	

NORTH ELEVATION - PARKING LOT SIDE

NOTE: THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITH TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

NOTE: AWNINGS AND BALCONIES TO CANTILEVER 5 FT OUT FROM FACE OF BUILDING.

DEVELOPER:
STONELEIGH COMPANIES, LLC
160 W MAIN ST, SUITE 140
BARRINGTON, IL 60010
(224) 770-4600
CONTACT: JOSH WOHLREICH

DEVELOPER:
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PKWY, SUITE 150
IRVING, TX 75039
(469) 533-4100

PROJECT NUMBER
19-017

SHEET TITLE
EXTERIOR ELEVATIONS
SCALE : 1/16" = 1'-0"

PROJECT/OWNER
THE LOFTS @ RED MOUNTAIN - PH 3
WULFSOHN ROAD / MARKET ST.
GLENWOOD SPRINGS, CO 81601
STONELEIGH COMPANIES LLC

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2033 dan drive
orem, utah 84040
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DATE
13 JAN 2020

SHEET NUMBER
A3.1

SOUTH ELEVATION - west end

NOTE: ROOF TOP EQUIPMENT CONSISTS OF SMALL RESIDENTIAL CONDENSING UNITS LOCATED IN THE CENTER OF THE BUILDING. THESE UNITS ARE NOT VISIBLE FROM THE STREET WITH THE PARAPET DESIGN - SIMILAR TO PHASES 1 AND 2

NOTE: BALCONIES AND SHED ROOF AWNINGS ON NORTH AND SOUTH ELEVATIONS TO CANTILEVER 5 FT BEYOND FACE OF BUILDING

SOUTH ELEVATION - east end

NOTE: ROOF TO BE TPO SINGLE-PLY ROOF MEMBRANE IN LIGHT-GREY COLOR TO MATCH PHASE 1 AND 2

NOTE: BALCONIES AND SHED ROOF AWNINGS ON NORTH AND SOUTH ELEVATIONS TO CANTILEVER 5 FT BEYOND FACE OF BUILDING

DEVELOPER:
STONELEIGH COMPANIES, LLC
760 W MAIN ST. SUITE 140
BARRINGTON, IL 60010
(224) 770-4600
CONTACT: JOSH WOHLREICH

DEVELOPER:
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PKWY, SUITE 150
IRVING, TX 75039
(469) 533-4100

PROJECT NUMBER
19-017

SHEET TITLE
EXTERIOR ELEVATIONS
SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

PROJECT/OWNER
THE LOFTS @ RED MOUNTAIN - PH 3
WILFSOHN ROAD / MARKET ST.
GLENWOOD SPRINGS, CO 81601
STONELEIGH COMPANIES LLC

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(801) 593-9328 FAX

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17 JAN 2020

DATE
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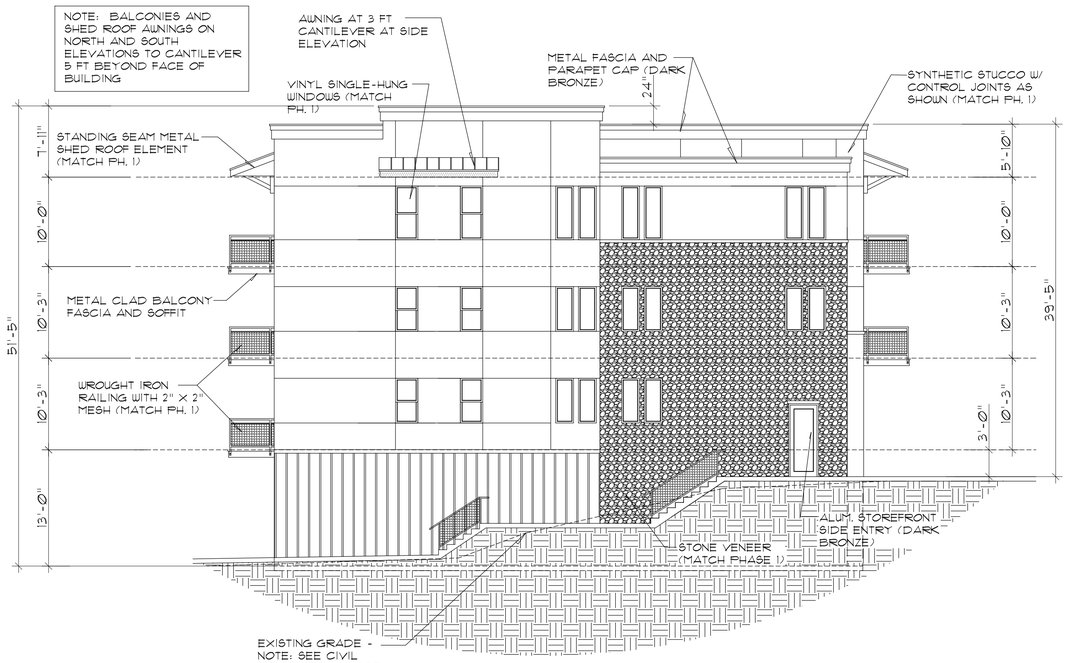
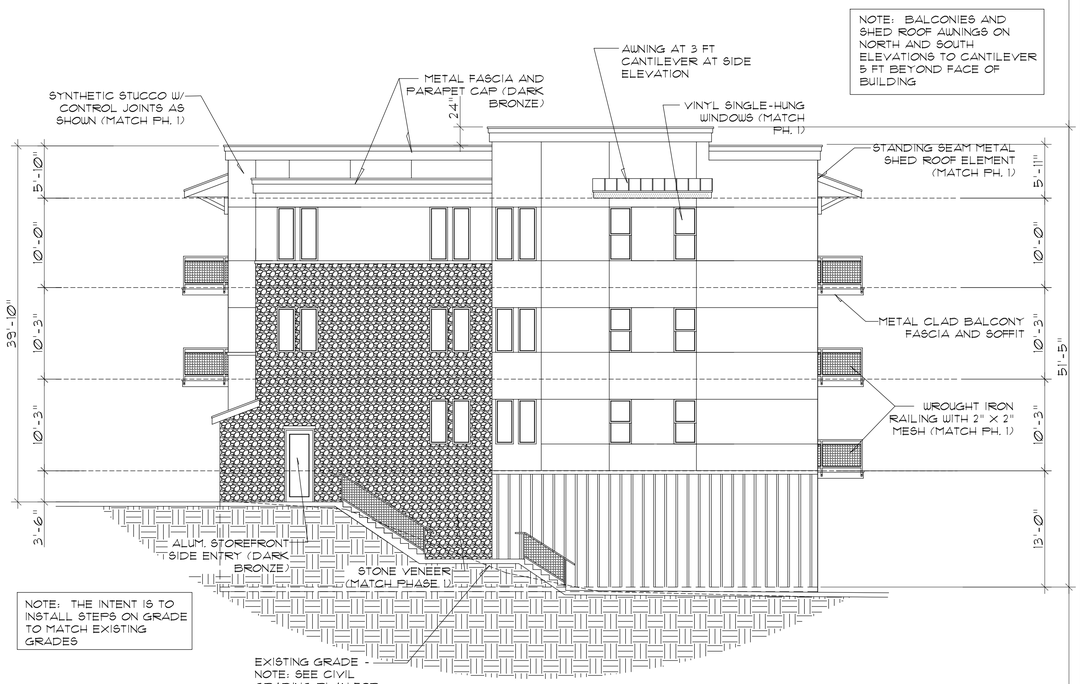
SHEET NUMBER
A3.2

NOTE: ROOF TO BE TPO SINGLE-PLY ROOF MEMBRANE IN LIGHT-GREY COLOR TO MATCH PHASE 1 AND 2



WEST ELEVATION



EAST ELEVATION

NOTE: ROOF TOP EQUIPMENT CONSISTS OF SMALL RESIDENTIAL CONDENSING UNITS LOCATED IN THE CENTER OF THE BUILDING. THESE UNITS ARE NOT VISIBLE FROM THE STREET WITH THE PARAPET DESIGN - SIMILAR TO PHASES 1 AND 2

DEVELOPER:
STONELEIGH COMPANIES, LLC
760 W MAIN ST, SUITE 140
BARRINGTON, IL 60010
(224) 770-4600
CONTACT: JOSH WOHLREICH

DEVELOPER:
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PKWY, SUITE 150
IRVING, TX 75039
(469) 533-4100

PROJECT NUMBER
19-017

SHEET TITLE
EXTERIOR ELEVATIONS
SIDE ELEVATIONS
SCALE : 1/8" = 1'-0"

PROJECT/OWNER
THE LOFTS @ RED MOUNTAIN - PH 3
WOLFSOHN ROAD / MARKET ST.
GLENWOOD SPRINGS, CO 81601
STONELEIGH COMPANIES LLC

ARCHITECT
architecture
2033 dan drive
layton, utah 84040
(801) 593-9538
(801) 593-9328 FAX

REVISION
17 JAN 2020

DATE
13 JAN 2020

SHEET NUMBER
A3.3

NORTH ELEVATION - east end

NOTE: ROOF TOP EQUIPMENT CONSISTS OF SMALL RESIDENTIAL CONDENSING UNITS LOCATED IN THE CENTER OF THE BUILDING. THESE UNITS ARE NOT VISIBLE FROM THE STREET WITH THE PARAPET DESIGN - SIMILAR TO PHASES 1 AND 2

NOTE: BALCONIES AND SHED ROOF AWNINGS ON NORTH AND SOUTH ELEVATIONS TO CANTILEVER 5 FT BEYOND FACE OF BUILDING

NOTE: ROOF TO BE TPO SINGLE-PLY ROOF MEMBRANE IN LIGHT-GREY COLOR TO MATCH PHASE 1 AND 2

NORTH ELEVATION - west end

NOTE: BALCONIES AND SHED ROOF AWNINGS ON NORTH AND SOUTH ELEVATIONS TO CANTILEVER 5 FT BEYOND FACE OF BUILDING

DEVELOPER:
STONELEIGH COMPANIES, LLC
760 W MAIN ST, SUITE 140
BARRINGTON, IL 60010
(224) 770-4600
CONTACT: JOSH WOHLREICH

DEVELOPER:
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PKWY, SUITE 150
IRVING, TX 75039
(469) 533-4100

PROJECT NUMBER
19-017

SHEET TITLE
EXTERIOR ELEVATIONS
SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

PROJECT/OWNER
THE LOFTS @ RED MOUNTAIN - PH 3
WILLFOHN ROAD / MARKET ST.
GLENWOOD SPRINGS, CO 81601
STONELEIGH COMPANIES LLC

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architecture
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layton, utah 84040
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(801) 593-9328 FAX

REVISION
17 JAN 2020

DATE
13 JAN 2020

SHEET NUMBER
A3.4

EXTERIOR COLOR MATERIALS

EXTERIOR COLORS AND MATERIALS TO MATCH PHASES 1 AND 2 OF LOFTS AT RED MOUNTAIN, WITH A MIX OF:

1. CEMENT BOARD SIDING (BOTH VERTICAL AND HORIZONTAL SIDING APPLICATIONS)
2. STUCCO WITH FIELD AND ACCENT COLORS
3. COPPER COLORED STANDING SEAM METAL ROOF ON SHED ROOF ELEMENTS
4. DARK BRONZE STOREFRONT AT BUILDING ENTRIES
5. TAUPE VINYL WINDOWS AND PATIO DOORS.
6. DARK BRONZE METAL CAP FLASHING AT TOP OF PARAPET
7. DARK BRONZE METAL WRAPPED CANTILEVERED BALCONIES
8. DARK BRONZE RAILINGS
9. STONE VENEER AT BASE OF BLDG
10. BOARD FORMED CONCRETE PLANTER BOXES

PROJECT NUMBER
19-017

SHEET TITLE
COLOR MATERIAL BOARD
SCALE : 1/16" = 1'-0"

PROJECT/OWNER
THE LOFTS @ RED MOUNTAIN - PH 3
WULFSOHN ROAD / MARKET ST.
GLENWOOD SPRINGS, CO 81601
STONELEIGH COMPANIES LLC

ARCHITECT

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2033 dan drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

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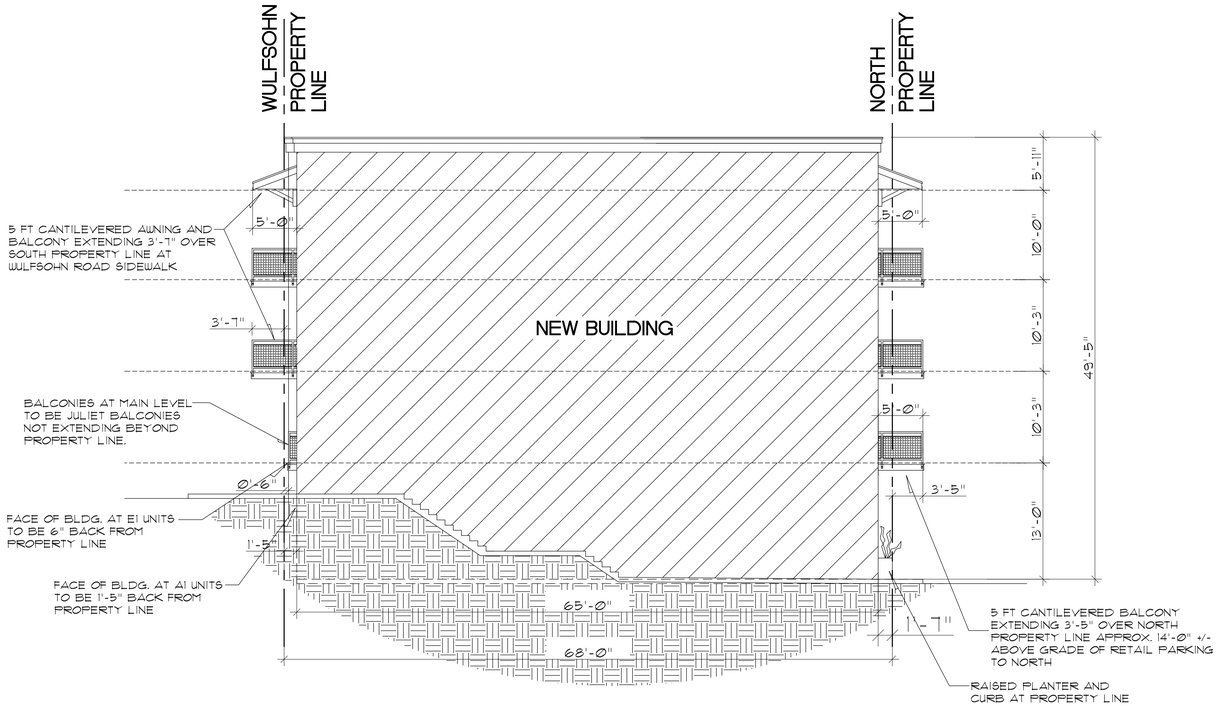
DATE
20 NOV 2019

SHEET NUMBER
A3.5



CROSS SECTION

DEVELOPER:
STONELEIGH COMPANIES, LLC
760 W MAIN ST. SUITE 140
BARRINGTON, IL 60010
(224) 770-4600
CONTACT: JOSH WOHLREICH

DEVELOPER:
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PKWY, SUITE 150
IRVING, TX 75039
(469) 533-4100

PROJECT NUMBER
19-017

SHEET TITLE
TYPICAL CROSS SECTION
PHASE 3 - 89 UNITS
SCALE : 1/16" = 1'-0"

PROJECT/OWNER
THE LOFTS @ RED MOUNTAIN - PH 3
WULFSOHN ROAD / MARKET ST.
GLENWOOD SPRINGS, CO 81601
STONELEIGH COMPANIES LLC

ARCHITECT

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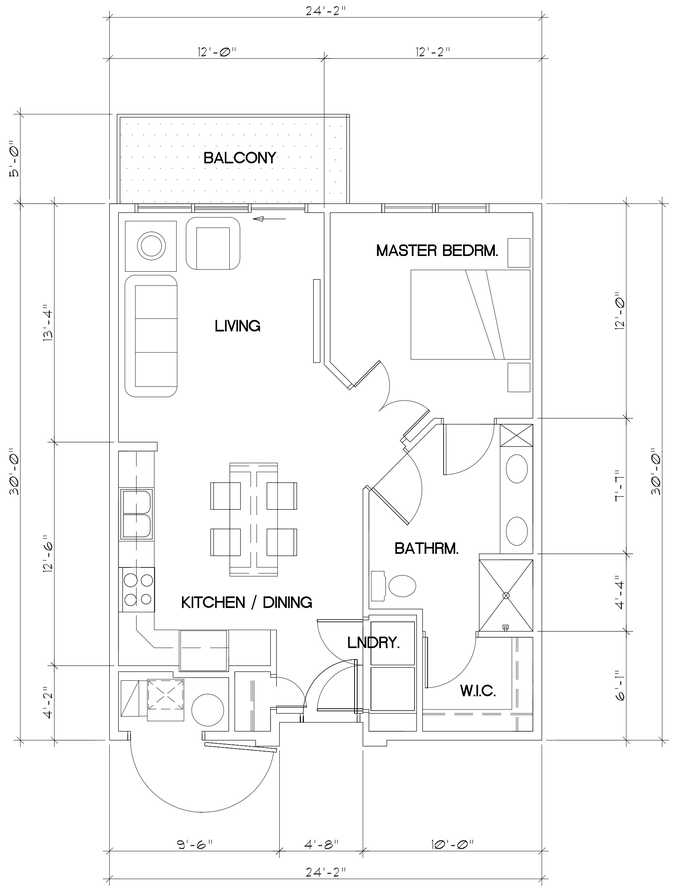
(801) 593-9338
(801) 593-9328 FAX

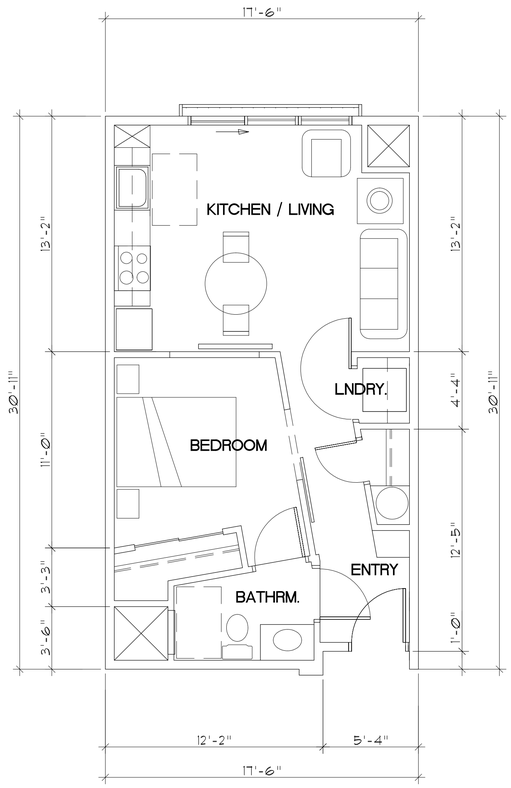
REVISION
17 JAN 2020

DATE
10 JAN 2020

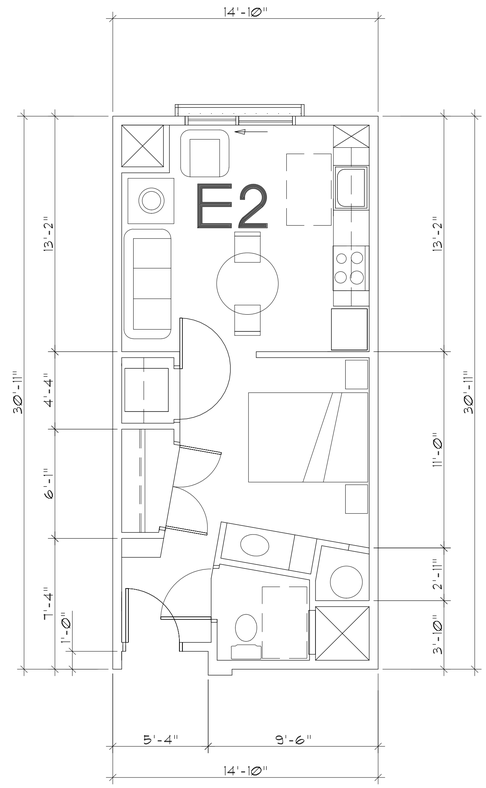
SHEET NUMBER
A3.6



A1 1-BED UNIT PLAN (722 S.F.)



E1 EFFICIENCY UNIT PLAN (535 S.F.)



E2 EFFICIENCY UNIT PLAN (454 S.F.)

PROJECT NUMBER
19-017

SHEET TITLE
UNIT FLOOR PLANS
PHASE 3 - 89 UNITS
SCALE : 1/4" = 1'-0"

PROJECT/OWNER
THE LOFTS @
RED MOUNTAIN - PH 3
WILFSON ROAD / MARKET ST.
GLENWOOD SPRINGS, CO 81601
STONELEIGH COMPANIES LLC

ARCHITECT
architecture
2033 dan drive
layton, utah 84040
(801) 593-9338
(801) 593-9328 FAX

REVISION

DATE
20 NOV 2019

SHEET NUMBER
A4.1

TABLE OF CONTENTS

1 PLANNING APPLICATION
2 WARRANTY DEED
3 PLAT - GLENWOOD MEADOWS NO 2
4 NEIGHBORHOOD MEETING - PROOF OF PUBLIC NOTICE
5 NEIGHBORHOOD PUBLIC MEETING NARRATIVE
6 OWNER LIST
7 PROOF OF MAILING NOTICES
8 MEETING HANDOUT
9 COPY OF PUBLIC NOTICE
10 LOFTS AT RED MOUNTAIN PHASE III NARRATIVE
11 SPECIAL USE PERMIT - HEIGHT
12 LICENSE TO ENCROACH - SHORING
13 SHORING DIAGRAM
14 SHORING PHOTO
15 LICENSE TO ENCROACH - BALCONIES
16 DESIGN VARINANCE #1 - BUILDING LENGTH
17 DESIGN VARINANCE #2 - PARKING
18 CIVIL COVER SHEET
19 CIVIL SITE PLAN
20 CIVIL PRELIMINARY GRADING PLAN
21 CIVIL PRELIMINARY LANDSCAPE PLAN
22 ARCHITECTURAL SITE PLAN A1.0
23 A1.1
24 A1.2
25 A1.3
26 A1.4
27 A2.2
28 A3.1
29 A3.2
30 A3.3
31 A3.4
32 A3.5
33 A4.1
34 RVC CONSTRUCTION CONTROL PLAN
35 TRAFFIC IMPACT ANALYSIS
36 GEOTECHNICAL REPORT
37 TOPO SURVEY
38 DRAINAGE COMPLIANCE LETTER
39 DRAINAGE PLAN
40 FINAL PHASE I ESA

LAND USE APPLICATION

City of Glenwood Springs
Economic and Community Development Dept.
101 West 8th Street
Glenwood Springs, CO 81601
970-384-6411

Ordinance Amendments		Development Permits	
Rezoning		Site/Architectural Plan Review	
Rezoning to Planned Unit Development (PUD)		Administrative	
Annexation		Minor	
Condominiumization		Major	x
Annexation		Master Plan	
Street Vacation		Construction Plans	
		Location & Extent	
Subdivisions		Right of Way Encroachment License	x
Minor Subdivision		Floodplain Development Permit	
Preliminary Plat		Special Use Permit	x
Final Plat		**Flexibility and Relief Procedures**	
Vacation of Right-of-Way		Variance	x
		Administrative Adjustment	
		Appeal	

Applicant/Property Owner Information:

Applicant		Owner	
REALTY CAPITAL MANAGEMENT, LLC.		Glenwood Meadows, LLC	
Relationship to Owner		~~Owner~~ by Manager	
PURCHASER		Dunrene Management, Inc. a Colorado Corporation	
Applicant Address		Owner Address	
909 LAKE CAROLYN PARKWAY	SUITE 150, IRVING, TX 75039	710 East Durant , Suite W6	Aspen, CO 81611
Phone 469-533-4142	Email Address bobmoore@realtycapital.com	Phone 970-925-9046	Email Address rmac@dunrene.com

Property Information:

Address		Parcel Number	
Wulfsohn Road @ Market Street		218508138007	
Subdivision		Lot and Block Number	
Glenwood Meadows No 2		Section 8, Township 6, Range 89, Glenwood Meadows No 2, Lot 7	
Zone District M2		Existing Land Use Vacant	

General Project Description:

Phase III of the Lofts at Red Mountain. Construct one 3 story building with 90 for rent apartment units and 61 underground parking spaces.

Signatures:

The owner or applicant must be present at the hearing. All public hearings must be property noticed according to G.S.M.C. Section 070.010.030. Signatures of all owners of the property must appear before the application is accepted. Partnerships or corporations may have the authorized general partner or corporate officer sign the application. (Attach additional incorporation documents if necessary.) I declare under the penalty of perjury that the above information is true and correct to the best of my knowledge.

REALTY CAPITAL MGT, LLC	
Applicant	Date
Mgmt. Rep.	11/18/19
Owner	Date
	11/15/19
~~Owner~~	Date

535877 11/23/1998 04:27P B1099 P595 M ALSDORF
1 of 6 R 31.00 D 706.51 GARFIELD COUNTY CO

595

SPECIAL WARRANTY DEED

Doc Fee: 706.51

GLENWOOD LAND COMPANY, LLC, a Colorado limited liability company ("Grantor"), with an address of 525 East Cooper, Aspen, Colorado 81611, for $10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells and conveys unto GLENWOOD MEADOWS, LLC, a Colorado limited liability company ("Grantee"), with an address of 525 East Cooper, Aspen, Colorado 81611, that certain real property located in the County of Garfield, State of Colorado, described in Exhibit A attached hereto and made a part hereof (the "Property"), together with all improvements located thereon, subject only to the matters set forth in Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

To have and to hold the Property unto Grantee, and its successors and assigns, forever. Grantor shall warrant and forever defend the title to the Property, except for the Permitted Exceptions, against all persons claiming by, through or under the Grantor.

DATED ~~EXECUTED~~ this 16 day of October, 1998.

GLENWOOD LAND COMPANY, LLC, a
Colorado limited liability company

By: _____
Name: Robert Duncan Macgregor
Title: Manager

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me this 16 day of Nov, 1998, by Robert Duncan Macgregor, as the Manager of Glenwood Land Company, LLC, a Colorado limited liability company.

Witness my hand and official seal.

_____
Notary Public

My commission expires:

MARGARET R. JOY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/23/2000

LAND TITLE
GW223093

Return to Tom Hartert
802 Grand
Gws. Co 81601

535877 11/23/1998 04:27P B1099 P596 M ALSDORF
2 of 6 R 31.00 D 706.51 GARFIELD COUNTY CO

EXHIBIT A

PARCEL # 1

ALL THAT PROPERTY LOCATED IN THE NW1/4NW1/4 AND E1/2NW1/4 OF SECTION 8; THAT PORTION OF THE NE1/4 OF SAID SECTION 8 LOCATED SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF THE MIDLAND AVENUE RIGHT OF WAY AQUISITION; THAT PORTION OF THE W1/2NW1/4 OF SECTION 9 LOCATED SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIDLAND AVENUE RIGHT OF WAY AQUISITION; THAT PORTION OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 9 BEING TRIANGULAR IN SHAPE BOUNDED ON THE WEST BY THE WESTERLY LINE OF THE SE1/4NW1/4 OF SAID SECTION 9, ON THE NORTH BY THE SOUTHERLY LINE OF SAID MIDLAND AVENUE RIGHT OF WAY AQUISITION AND ON THE SOUTH BY THE WEST LINE OF THE RED MOUNTAIN DRIVE RIGHT OF WAY; THAT PORTION OF THE S1/2S1/2 OF SECTION 5 LOCATED SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIDLAND AVENUE RIGHT OF WAY AQUISITION; THAT PORTION OF THE SE1/4SE1/4 OF SECTION 6 LOCATED SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIDLAND AVENUE RIGHT OF WAY AQUISITION AND THE DENVER & RIO GRANDE WESTERN RAILROAD RIGHT OF WAY; ALL LOCATED IN TOWNSHIP 6 SOUTH RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN. THE PROPERTY AS MENTIONED ABOVE BEING MORE PARTICUALRLY DESCRIBED BY METES AND BOUNDS FOR ACREAGE AS FOLLOWS:
BEGINNING AT THE SOUTH EAST CORNER OF SAID SECTION 6; THENCE S. 75 DEGREES 55'37" W, A DISTANCE OF 1316.16 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 6 TO THE EAST 1/16 CORNER COMMON TO SAID SECTIONS 6 AND 7; THENCE N 01 DEGREES 07'55" E, A DISTANCE OF 1253.02 FEET ALONG THE WEST LINE OF THE SE1/4SE1/4 OF SAID SECTION 6 TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID DENVER RIO GRANDE WESTERN RAILROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING (2) COURSES: THENCE N 86 DEGREES 20'11" E, A DISTANCE OF 58.27 FEET; THENCE N 83 DEGREES 38'11" E, A DISTANCE OF 480.07 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID MIDLAND AVENUE RIGHT OF WAY AQUISITION; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING (47) COURSES, THENCE S 44 DEGREES 35'36" E, A DISTANCE OF 72.53 FEET; THENCE S 53 DEGREES 05'31" E, A DISTANCE OF 232.27 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 580.98 FEET, HAVING A RADIUS OF 880.00 FEET, THE CHORD OF WHICH BEARS S 72 DEGREES 00'20" E, A DISTANCE OF 570.49 FEET; THENCE N 89 DEGREES 04'52" E, A DISTANCE OF 386.55 FEET; THENCE N 02 DEGREES 31'09" E, A DISTANCE OF 137.01 FEET; THENCE N 62 DEGREES 28'35" E, A DISTANCE OF 379.58 FEET; THENCE N 70 DEGREES 48'52" E, A DISTANCE OF 233.79 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 138.27 FEET, HAVING A RADIUS OF 400.00 FEET, THE CHORD OF WHICH BEARS N 80 DEGREES 43'03" E, A DISTANCE OF 137.58 FEET; THENCE S 89 DEGREES 22'47" E, A DISTANCE OF 220.22 FEET; THENCE S 04 DEGREES 05'51" W, A DISTANCE OF 84.94 FEET; THENCE S 88 DEGREES 21'25" E, A DISTANCE OF 29.12 FEET; THENCE N 84 DEGREES 12'24" E, A DISTANCE OF 200.33 FEET; THENCE N 13 DEGREES 23'18" E, A DISTANCE OF 18.04 FEET; THENCE S 79 DEGREES 22'12" E, A DISTANCE OF 693.85 FEET; THENCE S 15 DEGREES 25'14" W, A DISTANCE OF 81.35 FEET; THENCE S 72 DEGREES 50'58" E, A DISTANCE OF 30.90 FEET; THENCE S 87 DEGREES 49'17" E, A DISTANCE OF 164.69 FEET; THENCE N 47 DEGREES 19'34" E, A DISTANCE OF 37.65 FEET; THENCE S 74 DEGREES 59'10" E, A DISTANCE OF 294.83 FEET; THENCE S 08 DEGREES 06'53" E, A DISTANCE OF 62.58 FEET; THENCE S 77 DEGREES 46'27" E, A DISTANCE OF 150.75 FEET; THENCE N 14 DEGREES 20'16" E, A DISTANCE OF 62.19 FEET; THENCE S 79 DEGREES 08'31" E, A DISTANCE OF 369.05 FEET; THENCE S 18 DEGREES 40'31" E, A DISTANCE OF 29.17 FEET; THENCE S 66 DEGREES 03'20" E, A DISTANCE OF 143.01 FEET; THENCE N 25 DEGREES 40'28" E, A DISTANCE OF 42.89 FEET; THENCE S 74 DEGREES 19'33" E, A DISTANCE OF 339.00 FEET; THENCE S 76 DEGREES 23'22" E, A DISTANCE OF 559.87 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 1104.51 FEET, HAVING A RADIUS OF 1190.00 FEET, THE CHORD OF WHICH BEARS S 48 DEGREES 18'54" E, A DISTANCE OF 1065.29 FEET; THENCE S 21 DEGREES 43'32" E, A DISTANCE OF 179.06 FEET; THENCE S 68 DEGREES 16'28" W, A DISTANCE OF 31.36 FEET; THENCE S 23 DEGREES 26'58" E, A DISTANCE OF 78.05 FEET; THENCE N 68 DEGREES 16'28" E, A DISTANCE OF 29.01 FEET; THENCE S 21 DEGREES 43'32" E, A DISTANCE OF 764.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 272.23 FEET, HAVING A RADIUS OF 1165.00 FEET, THE CHORD OF WHICH BEARS S 28 DEGREES 25'10" E, A DISTANCE OF 271.61 FEET; THENCE S 35 DEGREES 06'49" E, A DISTANCE OF 21.42 FEET; THENCE S 54 DEGREES 53'11" W, A DISTANCE OF 22.69 FEET; THENCE S 41 DEGREES 40'06" E, A DISTANCE OF 43.30 FEET; THENCE N 54 DEGREES 53'11" E, A DISTANCE OF 17.75 FEET; THENCE S 30 DEGREES 38'49" E, A DISTANCE OF 271.57 FEET; THENCE S 41 DEGREES 04'38" E, A DISTANCE OF 291.31 FEET; THENCE S 23 DEGREES 28'47" E, A DISTANCE OF 143.44

535877 11/23/1998 04:27P B1099 P597 M ALSDORF
3 of 6 R 31.00 D 706.51 GARFIELD COUNTY CO

EXHIBIT A

FEET THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 95.96 FEET, HAVING A RADIUS OF 100.00 FEET, THE CHORD OF WHICH BEARS S 50 DEGREES 58'14" E, A DISTANCE OF 92.32 FEET; THENCE S 78 DEGREES 27'41" E, A DISTANCE OF 27.55 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 42.95 FEET, HAVING A RADIUS OF 200.00 FEET, THE CHORD OF WHICH BEARS S 72 DEGREES 18'32" E, A DISTANCE OF 42.87 FEET; THENCE S 50 DEGREES 13'26" E, A DISTANCE OF 131.37 FEET; THENCE S 43 DEGREES 26'37" E, A DISTANCE OF 220.95 FEET; THENCE S 54 DEGREES 38'36" E, A DISTANCE OF 373.46 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID RED MOUNTAIN DRIVE RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING (2) COURSES: THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 35.93 FEET, HAVING A RADIUS OF 124.00 FEET, THE CHORD OF WHICH BEARS S 32 DEGREES 55'06" W, A DISTANCE OF 35.80 FEET TO THE EAST LINE OF THE SW1/4NW1/4 OF SAID SECTION 9; THENCE ALONG SAID EAST LINE S 00 DEGREES 39'40" W, A DISTANCE OF 82.52 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 9; THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE EAST WEST CENTER LINE OF SAID SECTION 9 N 88 DEGREES 48'57" W, A DISTANCE OF 1318.50 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 8; THENCE ALONG THE EAST WEST CENTER LINE OF SAID SECTION 8 N 89 DEGREES 15'16" W, A DISTANCE OF 2735.32 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 8; THENCE CONTINUING ALONG THE EAST WEST CENTER LINE OF SAID SECTION 8 N 89 DEGREES 15'16" W, A DISTANCE OF 1363.17 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE SE1/4NW1/4 OF SAID SECTION 8 N 01 DEGREES 13'52" E, A DISTANCE OF 1360.08 FEET TO THE NW1/16 CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF THE NW1/4NW1/4 OF SAID SECTION 8 N 88 DEGREES 45'05" W, A DISTANCE OF 1367.66 FEET TO THE N1/16 CORNER COMMON TO SAID SECTIONS 7 AND 8; THENCE ALONG THE WEST LINE TO THE NW CORNER OF SAID SECTION 8 N 01 DEGREES 04'56" E, A DISTANCE OF 1369.90 FEET, TO THE POINT OF BEGINNING.

PARCEL # 2
A PARCEL OF LAND SITUATED IN SECTIONS 5 AND 6, TOWNSHIP 6 SOUTH RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE RIGHT OF WAY MONUMENT FOUND ON THE SOUTHERLY RIGHT OF WAY OF THE DENVER AND RIO GRANDE WESTERN RAILROAD WHENCE THE BLM ALUM. CAP IN PLACE AND PROPERLY MARKED FOR THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS S 23 DEGREES 29'57" W 1196.71 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING (3) COURSES: THENCE S 83 DEGREES 38'11" W 901.40 FEET; THENCE N 82 DEGREES 19'49" W 103.10 FEET; THENCE S 83 DEGREES 38'11" W 7.05 FEET LEAVING SAID SOUTHERLY RIGHT OF WAY; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF THE MIDLAND AVE. RIGHT OF WAY ACQUISITON THE FOLLOWING (8) COURSES: THENCE S 42 DEGREES 36'53" E 17.15 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 710.00 FEET AND AN ARC LENGTH OF 677.30 FEET, THE CHORD OF WHICH BEARS S 69 DEGREES 56'35" E 651.91 FEET. THENCE N 82 DEGREES 43'44" E 80.93 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND AN ARC LENGTH OF 194.98 FEET, THE CHORD OF WHICH BEARS N 71 DEGREES 33'27" E 193.75 FEET; THENCE N 60 DEGREES 23'10" E 185.42 FEET; THENCE N 56 DEGREES 38'55" E 230.74 FEET; THENCE N 75 DEGREES 17'22" E 201.74 FEET; THENCE N 06 DEGREES 21'46" W 19.87 FEET LEAVING SAID NORTHERLY RIGHT OF WAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING (3) COURSES: THENCE S 83 DEGREES 38'11" W 132.79 FEET; THENCE S 86 DEGREES 30'11" W 200.30 FEET; THENCE S 83 DEGREES 38'11" W 98.60 FEET TO THE POINT OF BEGINNING.

PARCEL # 3
A PARCEL OF LAND SITUATED SOUTHERLY OF THE DENVER & RIO GRANDE WESTERN RAILROAD (D&RGW) RIGHT OF WAY AND NORTHERLY OF THE MIDLAND AVENUE ACQUISITION RIGHT OF WAY (MIDLAND ROW), LOCATED IN THE SW1/4NW1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, THE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL WHENCE THE BRASS CAP FOUND AT THE CENTER WEST 1/16 CORNER OF SECTION 9 BEARS S 00 DEGREES 39'40" W 281.52 FEET; THENCE N 00 DEGREES 39'40" E 418.89 FEET; ALONG THE EASTERLY BOUNDARY OF SAID PARCEL ALSO BEING THE EASTERLY LINE OF THE SW1/4NW1/4 OF SAID SECTION 9 TO THE SOUTHERLY LINE OF SAID D&RGW RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE SAID RIGHT OF WAY THE FOLLOWING (4) COURSES; N 70 DEGREES 07'49" W 195.45 FEET; THENCE N 68 DEGREES 27'19" W 235.00 FEET; THENCE S 24 DEGREES 32'11" W 25.00

535877 11/23/1998 04:27P B1099 P598 M ALSDORF
4 of 6 R 31.00 D 706.51 GARFIELD COUNTY CO

EXHIBIT A

FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1507.40 FEET AND AN ARC DISTANCE OF 551.12 FEET, THE CHORD OF WHICH BEARS N 54 DEGREES 59'25" W 548.06 FEET; THENCE S 54 DEGREES 50'12" W 20.12 FEET ALONG THE WESTERLY BOUNDARY OF SAID PARCEL ALSO BEING THE NORTHERLY BOUNDARY OF THE MIDLAND ROW; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY BONDARY THE FOLLOWING (10) COURSES; S 35 DEGREES 06'32" E 163.12 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 950.00 FEET AND AN ARC DISTANCE OF 250.62 FEET, THE CHORD OF WHICH BEARS S 42 DEGREES 39'59" E 249.89 FEET; THENCE S 50 DEGREES 13'26" E 91.26 FEET; THENCE S 39 DEGREES 46'34" W 10.00 FEET; THENCE S 50 DEGREES 13'26" E 18.00 FEET; THENCE N 39 DEGREES 46'34" E 10.00 FEET; THENCE S 50 DEGREES 13'26" E 259.08 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET AND AN ARC DISTANCE OF 133.74 FEET, THE CHORD OF WHICH BEARS S 46 DEGREES 34'29" E 133.65 FEET; THENCE S 42 DEGREES 55'33" E 112.05 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 715.00 FEET AND AN ARC DISTANCE OF 198.66 FEET, THE CHORD OF WHICH BEARS S 50 DEGREES 53'08" E 198.02 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE STREET MONUMENT AT THE INTERSECTION OF 8TH STREET AND MIDLAND AVENUE;
THENCE N 51 DEGREES 15'40" W. 681.29 FEET TO THE WEST CENTER SIXTEENTH CORNER OF SAID SECTION 9, THE TRUE POINT OF BEGINNING
THENCE N 88 DEGREES 48'57" W ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 361.88 FEET
THENCE LEAVING SAID SOUTHERLY LINE N 33 DEGREES 57'41" W 159.48 FEET
THENCE N 50 DEGREES 07'49" W 109.72 FEET
THENCE N 19 DEGREES 54'08" W 208.92 FEET
THENCE N 12 DEGREES 15'32" W 109.78 FEET
THENCE N 17 DEGREES 34'08" E 81.85 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY OF MIDLAND AVENUE;
THENCE THE FIVE (5) FOLLOWING COURSES ALONG SAID SOUTHERLY RIGHT OF WAY
1. S 78 DEGREES 26'55" E 27.55 FEET
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE 12 DEGREES 18'18" AND A DISTANCE OF 42.95 FEET (CHORD BEARS S 72 DEGREES 17'46" E 42.87 FEET)
3. S 50 DEGREES 12'40" E 131.37 FEET
4. S 43 DEGREES 25'51" E 220.96 FEET
5. S 54 DEGREES 37'50" E 373.48 FEET
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 124.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 35'59" AND A DISTANCE OF 35.93 FEET (CHORD BEARS S 32 DEGREES 55'06" W. 35.80 FEET) TO A POINT ON THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
THENCE S 00 DEGREES 39'40" W ALONG SAID EASTERLY LINE 82.52 FEET TO THE TRUE POINT OF BEGINNING.

COUNTY OF GARFIELD
STATE OF COLORADO

EXHIBIT B - PERMITTED EXCEPTIONS

1. Rights of claims of parties in possession not shown by the public records.

2. Easements, or claims of easements, not shown by the public records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.

4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Defects, liens encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

6. Taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.

7. Any unpaid taxes or assessments against said land.

8. Liens for unpaid water and sewer charges, if any.

9. THE EFFECT OF INCLUSIONS IN ANY GENERAL OR SPECIFIC WATER CONSERVANCY, FIRE PROTECTION, SOIL CONSERVATION OR OTHER DISTRICT OR INCLUSION IN ANY WATER SERVICE OR STREET IMPROVEMENT AREA.

10. WATER RIGHTS OR CLAIMS TO WATER RIGHTS.

11. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1892, IN BOOK 12 AT PAGE 106.

12. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 04, 1895, IN BOOK 12 AT PAGE 367.

13. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 26, 1896, IN BOOK 12 AT PAGE 440.

14. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 30, 1949, IN BOOK 245 AT PAGE 268.

15. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 30, 1949, IN BOOK 245 AT PAGE 269.

535877 11/23/1998 04:27P B1099 P599 M ALSDORF
5 of 6 R 31.00 D 706.51 GARFIELD COUNTY CO

16. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 30, 1949, IN BOOK 245 AT PAGE 270.

17. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 04, 1895, IN BOOK 12 AT PAGE 367.

18. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 26, 1896, IN BOOK 12 AT PAGE 440.

19. EASEMENTS AND RIGHTS OF WAY FOR ROADS, STREETS, HIGHWAYS, DITCHES, CANALS, PIPLINES AND UTILITY LINES, INCLUDING, BUT NOT LIMITED TO:

A. DITCH RIGHT OF WAY AS DESCRIBED IN INSTRUMENT RECORDED DECEMBER 20, 1884 IN BOOK 10 AT PAGE 2.

B. RIGHT TO USE ROAD AS GRANTED TO MARY P.G. DEVEREUX IN INSTRUMENT RECORDED SEPTEMBER 16, 1905 IN BOOK 62 AT PAGE 103.

C. MAP AND STATMENT OF THE WULFSOHN ENLARGEMENT OF THE F.A. ATKINSON DITCH RECORDED SEPTEMBER 2, 1909 AS RECEPTION NO. 37700.

D. FOURTH ENLARGEMENT & EXTENSION OF THE ATKINSON CANAL RECORDED DECEMBER 8, 1950 AS RECEPTION NO. 174372.

E. EASEMENTS AND RIGHTS OF WAY AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENTS RECORDED JUNE 25, 1936 IN BOOK 183 AT PAGE 430.

F. PIPELINE RIGHT OF WAY AGREEMENT RECORDED AUGUST 3, 1951 IN BOOK 259 AT PAGE 413.

G. EASEMENTS AND RIGHT OF WAY FOR RED ACRES DITCH.

H. EASEMENT AS GRANTED TO ROCKY MOUNTAIN NATURAL GAS COMPANY, INC., IN INSTRUMENT RECORDED JANUARY 31, 1962 IN BOOK 339 AT PAGE 88.

I. EASEMENTS AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENTS RECORDED OCTOBER 17, 1966 IN BOOK 379 AT PAGE 400 AND RECORDED FEBRUARY 13, 1967 IN BOOK 382 AT PAGE 181.

J. PERMANENT EASEMENT AS GRANTED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO IN INSTRUMENT RECORDED SEPTEMBER 22, 1967 IN BOOK 388 AT PAGE 101.

20. TERMS, CONDITIONS AND PROVISIONS OF CITY OF GLENWOOD SPRINGS ORDINANCE NO. 47 RECORDED JANUARY 03, 1996 IN BOOK 963 AT PAGE 131.

21. TERMS, CONDITIONS AND PROVISIONS OF CITY OF GLENWOOD SPRINGS ORDINANCE RECORDED JANUARY 03, 1996 IN BOOK 963 AT PAGE 135.

22. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY ACQUISITION AGREEMENT RECORDED SEPTEMBER 26, 1994 IN BOOK 916 AT PAGE 864.

23. EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AS SHOWN ON BOUNDARY SURVEY PREPARED BY CONSTRUCTION SURVEYS, INC., DATED JUNE 28, 1996.

535877 11/23/1998 04:27P B1099 P600 M ALSDORF
6 of 6 R 31.00 D 706.51 GARFIELD COUNTY CO

GLENWOOD MEADOWS NO. 2

A RESUBDIVISION OF PARCEL B, GLENWOOD MEADOWS NO. 1,
BEING A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 8 & 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT GLENWOOD MEADOWS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING SOLE OWNER(S) IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

PARCEL B,
GLENWOOD MEADOWS NO. 1
CITY OF GLENWOOD SPRINGS
COUNTY OF GARFIELD
STATE OF COLORADO

AND CONTAINING 339.597 ACRES, MORE OR LESS: HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN HEREON AND DESIGNATE THE SAME AS **GLENWOOD MEADOWS NO. 2** IN THE CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, COLORADO; AND DO HEREBY GRANT TO THE CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, COLORADO, FOR PUBLIC USE TRACT A, TRACT B, TRACT D, AND TRACT E AS SHOWN HEREON FOR USE AS PARKLAND/OPEN SPACE; TRACT C FOR USE AS PUBLIC STREETS AS SHOWN HEREON INCLUDING AVENUES, DRIVES, COURTS, PLACES AND ALLYS, AND THE UTILITY EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES ONLY; AND SO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE SUBDIVISION AND DEVELOPMENT IMPROVEMENTS AGREEMENT FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AS RECEPTION NO. 657444.

EXECUTED THIS 6 DAY OF August, A.D., 2004

OWNER: GLENWOOD MEADOWS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY: DUNRENE MANAGEMENT, INC., A COLORADO LIMITED LIABILITY CORPORTATION, ITS MANAGER

BY: _____
ROBERT DUNCAN MACGREGOR, ITS PRESIDENT

STATE OF COLORADO)
) SS.
COUNTY OF GARFIELD)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF AUGUST, A.D., 2004 BY ROBERT DUNCAN MACGREGOR AS PRESIDENT OF DUNRENE MANAGEMENT, INC., A COLORADO CORPORATION, THE MANAGER OF GLENWOOD MEADOWS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES 12-3-2007

WITNESS MY HAND AND SEAL

MARGO R. L. BROWN NOTARY PUBLIC STATE OF COLORADO

DEED OF TRUST HOLDER

ALPINE BANK, ASPEN

_____
ALPINE BANK, ASPEN

STATE OF COLORADO)
) SS.
COUNTY OF GARFIELD)

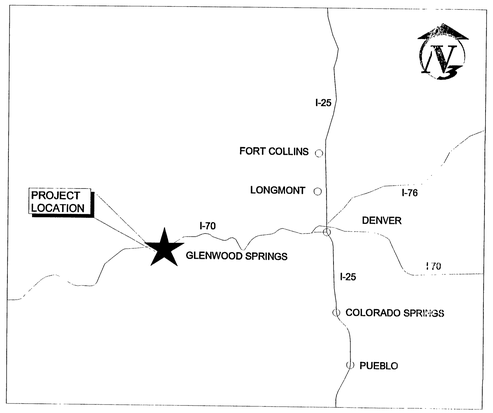
THE FOREGOING SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF August, A.D., 2004 BY Kent Wilson AS V.P. OF Alpine Bank, Aspen. OF ALPINE BANK, ASPEN.

MY COMMISSION EXPIRES May 1, 2005

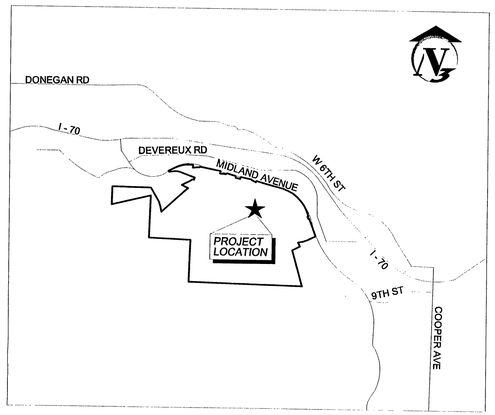
WITNESS MY HAND AND SEAL

Sally Geib Vagneur

NOTARY PUBLIC SALLY GEIB VAGNEUR STATE OF COLORADO



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

GENERAL NOTES

NOTES:

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.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY V3 CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. V3 CONSULTANTS RELIED UPON INFORMATION PROVIDED BY OLD REPUBLIC NATIONAL TITLE COMPANY COMMITMENT NO. GW241678-2, EFFECTIVE DATE: APRIL 16, 2004 AT 5:00 P.M. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLES OF RECORD.

3. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N 88°28'00" W BETWEEN THE STREET MONUMENT AT THE INTERSECTION OF 8TH STREET AND PALMER AVENUE AND THE STREET MONUMENT AT THE INTERSECTION OF 8TH STREET AND MIDLAND AVENUE.

4. PROJECT BENCHMARK: THE NORTHEAST BOUNDARY CORNER COMMON TO PARCEL "A" GLENWOOD MEADOWS NO.1 AND THE SOUTHERLY RIGHT-OF-WAY OF MIDLAND AVENUE BEING THE TOP OF A REBAR WITH CAP STAMPED "LS NO. 15710" - ELEVATION = 5770.26 (1929 DATUM).

5. ACCESS AND MAINTENANCE EASEMENTS FOR THE DEBRIS FLOW STRUCTURES LOCATED ON LOT 11 AS SHOWN HEREON SHALL BE GRANTED TO THE CITY OF GLENWOOD SPRINGS UPON COMPLETION OF CONSTRUCTION.

6. DEVELOPMENT OF LOTS 7, 10, 11, 12, 13, AND 14 SHALL REQUIRE THE THEN OWNER'S SUBMITTAL OF MAJOR DEVELOPMENT PERMIT APPLICATIONS AND THE APPROVAL OF SUCH APPLICATIONS BY THE CITY OF GLENWOOD SPRINGS IN ACCORDANCE WITH THE GLENWOOD SPRINGS MUNICIPAL CODE AND THE ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED IN BOOK 1414 AT PAGE 526, AS MAY BE AMENDED FROM TIME TO TIME.

7. THE OWNERS OF LOTS 1 THROUGH 9 INCLUSIVE, SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRACTS A AND TRACT B, EXCLUDING BIKE/PEDESTRIAN TRAILS AND TUNNELS. THE CITY OF GLENWOOD SPRINGS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BIKE/PEDESTRIAN TRAILS AND TUNNELS LOCATED ON TRACT A AND TRACT B.

8. EFFECTIVE UPON CONVEYANCE OF TRACTS A AND B TO THE CITY, CITY OF GLENWOOD SPRINGS HEREBY GRANTS EASEMENTS OVER TRACTS A AND B TO THE OWNERS OF LOTS 1 THROUGH 9 INCLUSIVE, FOR THE PURPOSE OF OPERATING AND MAINTAINING STORM WATER RUN-OFF FACILITIES AND MAINTAINING LANDSCAPING ON TRACTS A AND B. UPON THE CONVEYANCE OF TRACTS A AND B TO THE CITY, THE CITY OF GLENWOOD SPRINGS ALSO HEREBY GRANTS EASEMENTS TO GLENWOOD MEADOWS METROPOLITAN DISTRICT NO. 1 AND GLENWOOD MEADOWS METROPOLITAN DISTRICT NO. 3 FOR PURPOSES OF CONSTRUCTING STORM WATER RUN-OFF FACILITIES, LANDSCAPING AND OTHER PUBLIC IMPROVEMENTS ON TRACTS A AND B.

9. NO OCCUPIED BUILDING STRUCTURE SHALL BE CONSTRUCTED ON TRACT A OR TRACT B. THIS RESTRICTION RUNS TO THE BENEFIT OF LOTS 1 THROUGH 9.

10. CITY OF GLENWOOD SPRINGS SHALL MAINTAIN THE PUBLIC ROADWAYS WITHIN TRACT C BETWEEN THE PUBLIC ROADWAY BACK OF CURB TO THE OPPOSITE PUBLIC ROADWAY BACK OF CURB AND STREET LIGHTING FOR THE PUBLIC ROADWAYS.

NOTES CONTINUED:

11. IN ACCORDANCE WITH CITY ORDINANCES, EACH OWNER OF ADJACENT PROPERTY SHALL MAINTAIN THE SIDEWALKS AND LANDSCAPED AREAS WITHIN TRACT C STARTING AT THE PUBLIC ROADWAY BACK OF CURB AND EXTENDING TO THE PROPERTY LINE OF SUCH OWNERS PROPERTY. UPON CONVEYANCE OF TRACT C TO THE CITY, CITY OF GLENWOOD SPRINGS HEREBY GRANTS ACCESS EASEMENTS OVER TRACT C TO THE OWNERS OF ADJACENT PROPERTIES FOR THE PURPOSE OF PERFORMING SUCH MAINTENANCE. UPON THE CONVEYANCE OF TRACT C TO THE CITY, THE CITY OF GLENWOOD SPRINGS ALSO HEREBY GRANTS EASEMENTS TO GLENWOOD MEADOWS METROPOLITAN DISTRICT NO. 1 AND GLENWOOD MEADOWS METROPOLITAN DISTRICT NO. 3 FOR PURPOSES OF ROADWAY IMPROVEMENTS, UTILITY LINES AND OTHER PUBLIC IMPROVEMENTS ON TRACT C.

12. THE OWNERS OF LOTS 2 THROUGH 6, 8 AND 9 HAVE GRANTED RECIPROCAL ACCESS RIGHTS TO EACH OTHER UNDER AN OPERATION AND EASEMENT AGREEMENT RECORDED AT 657452 IN THE REAL PROPERTY RECORDS OF GARFIELD COUNTY, COLORADO.

13. THE OWNERS OF LOTS 5, 6, 8, AND 9 HAVE GRANTED RECIPROCAL ACCESS RIGHTS TO LOT 7 BY SEPARATE INSTRUMENT RECORDED AT 657447 IN THE REAL PROPERTY RECORDS OF GARFIELD COUNTY, COLORADO.

14. UPON THE DEVELOPMENT OF LOT 7, IF AND WHEN THE THEN OWNERS OF SAID LOT 7 SUBMIT A MAJOR DEVELOPMENT PERMIT APPLICATION IN ACCORDANCE WITH GENERAL PLAT NOTE NO. 6 HEREOF, SAID APPLICATION FOR ANTICIPATED BUILDINGS NO. 7 AND NO. 8, SHALL BE DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE CONCEPTUAL REPRESENTATIONS MADE AS A PART OF THE GLENWOOD MEADOWS MAJOR DEVELOPMENT SUBMITTAL APPLICATION DATED JULY 3, 2003, APPROVED BY THE CITY OF GLENWOOD SPRINGS ON OCTOBER 8, 2003 AT THAT TIME. THE EARLIER CONCEPTUAL REVIEW OF BUILDINGS NO. 7 AND NO. 8 OF LOT 7 AS REFERRED TO HEREIN DO NOT REQUIRE THE DESIGN AND CONSTRUCTION OF SUCH BUILDINGS PRIOR TO THE RIGHT OF THE OWNERS OF OTHER LOTS WITHIN THIS SUBDIVISION TO PROCEED WITH DEVELOPMENT APPLICATION AND CONSTRUCTION WITH RESPECT TO ANY SUCH OTHER LOT.

15. THE CITY OF GLENWOOD SPRINGS HEREBY GRANTS EASEMENTS OVER TRACT E TO GLENWOOD MEADOWS METROPOLITAN DISTRICT NO. 1 AND THE OWNER, FOR THE PURPOSES OF CONSTRUCTING, OPERATING AND MAINTAINING THE DEBRIS FLOW STRUCTURES LOCATED ON TRACT E. THE EXACT SIZE AND LOCATION OF SUCH EASEMENTS SHALL BE DETERMINED BASED ON AS-BUILT DATA UPON COMPLETION OF SAID DEBRIS FLOW STRUCTURES.

16. ALL DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE GLENWOOD MEADOWS ANNEXATION AND DEVELOPMENT AGREEMENT RECORDED IN BOOK 1414 AT PAGE 526, AS AMENDED, AND SUBSEQUENT SITE SPECIFIC DEVELOPMENT APPROVALS REGARDING GEOTECHNICAL MITIGATION.

17. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NON-EXCLUSIVE EASEMENTS. ALL UTILITY LINES AND FACILITIES INSTALLED WITH SUCH EASEMENTS SHALL BE UNDERGROUND, EXCEPT FOR ELECTRICAL TRANSFORMERS, GAS AND ELECTRICAL METERS, FIRE HYDRANTS AND SUCH OTHER FACILITIES THAT ARE REQUIRED BY THE UTILITY PROVIDERS TO BE PLACED ABOVE GROUND IN CONNECTION WITH UNDERGROUND UTILITY INSTALLATIONS. EACH UTILITY PROVIDER SHALL MAINTAIN ITS LINES AND FACILITIES INSTALLED WITHIN SUCH EASEMENTS AND, IF THE UTILITY PROVIDER DISTURBS THE SURFACE OF THE EASEMENT IN CONNECTION WITH THE MAINTENANCE, REPAIR OR REPLACEMENT OF ITS LINES AND FACILITIES, SHALL RESTORE THE SURFACE OF THE EASEMENT AS NEARLY AS POSSIBLE TO ITS CONDITION PRIOR TO SUCH MAINTENANCE, REAPAIR OR REPLACEMENT.

PLANNING COMMISSION CERTIFICATE

THIS PLAT WAS APPROVED BY THE CITY OF GLENWOOD SPRINGS, PLANNING AND ZONING COMMISSION THIS 3RD DAY OF August, A.D., 2004

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF GLENWOOD SPRINGS, GARFIELD COUNTY, COLORADO THIS 4 DAY OF August, A.D., 2004 FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR CONVEYANCE TO THE CITY OF THE PUBLIC DEDICATIONS SHOWN HEREON SUBJECT TO THE PROVISION THAT THE APPROVAL IN NO WAY OBLIGATES THE CITY OF GLENWOOD SPRINGS FOR FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE CITY COUNCIL IN THE SUBDIVISION AGREEMENT.

_____
MAYOR

WITNESS MY HAND AND THE SEAL OF THE CITY OF GLENWOOD SPRINGS.

THE CITY OF GLENWOOD SPRINGS SEAL COLORADO

ATTEST: _____
CITY CLERK

SURVEYOR'S CERTIFICATE

I, KENNETH A. PERRY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE **GLENWOOD MEADOWS NO. 2** AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, TRACTS, AND EASEMENTS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF GLENWOOD SPRINGS REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 20__.

COLORADO REGISTERED KENNETH A. PERRY 25961 7-28-04 PROFESSIONAL LAND SURVEYOR

_____
KENNETH A. PERRY, PLS NO. 25961
COLORADO PROFESSIONAL LAND SURVEYOR,
FOR AND ON BEHALF OF V3 CONSULTANTS.

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY AT 8:49 O'CLOCK A M., AS RECEPTION NO 657439.

8-9-2004 Fee: $81.00 Drawer: 13-A

Mildred Nesdorf
CLERK AND RECORDER

BY Kathryn Coleman
DEPUTY

Engineers Scientists Surveyors
200 Union Boulevard, Suite 200
Lakewood, CO 80228
303.989.8599 voice
303.989.9932 fax
V3consultants.com

REVISIONS

NO.	DATE	DESCRIPTION
1	5/4/2004	REVISED PER CITY COMMENTS
2	6/11/2004	REVISED PER CITY COMMENTS
3	6/16/2004	REVISED PER CITY COMMENTS
4	7/09/2004	REVISED PER COMMENTS
5	7/19/2004	REVISED PER COMMENTS
6	7/28/2004	REVISED PER COMMENTS

SEAL:

DESIGNED BY:
DRAWN BY: SEH
CHECKED BY: KAP
PROJ. MANAGER: GB

PROJ. NO: D02049
FILE NAME: 02049FPLAT
DATE: 08/05/03
SCALE: 1"=80'

FINAL PLAT

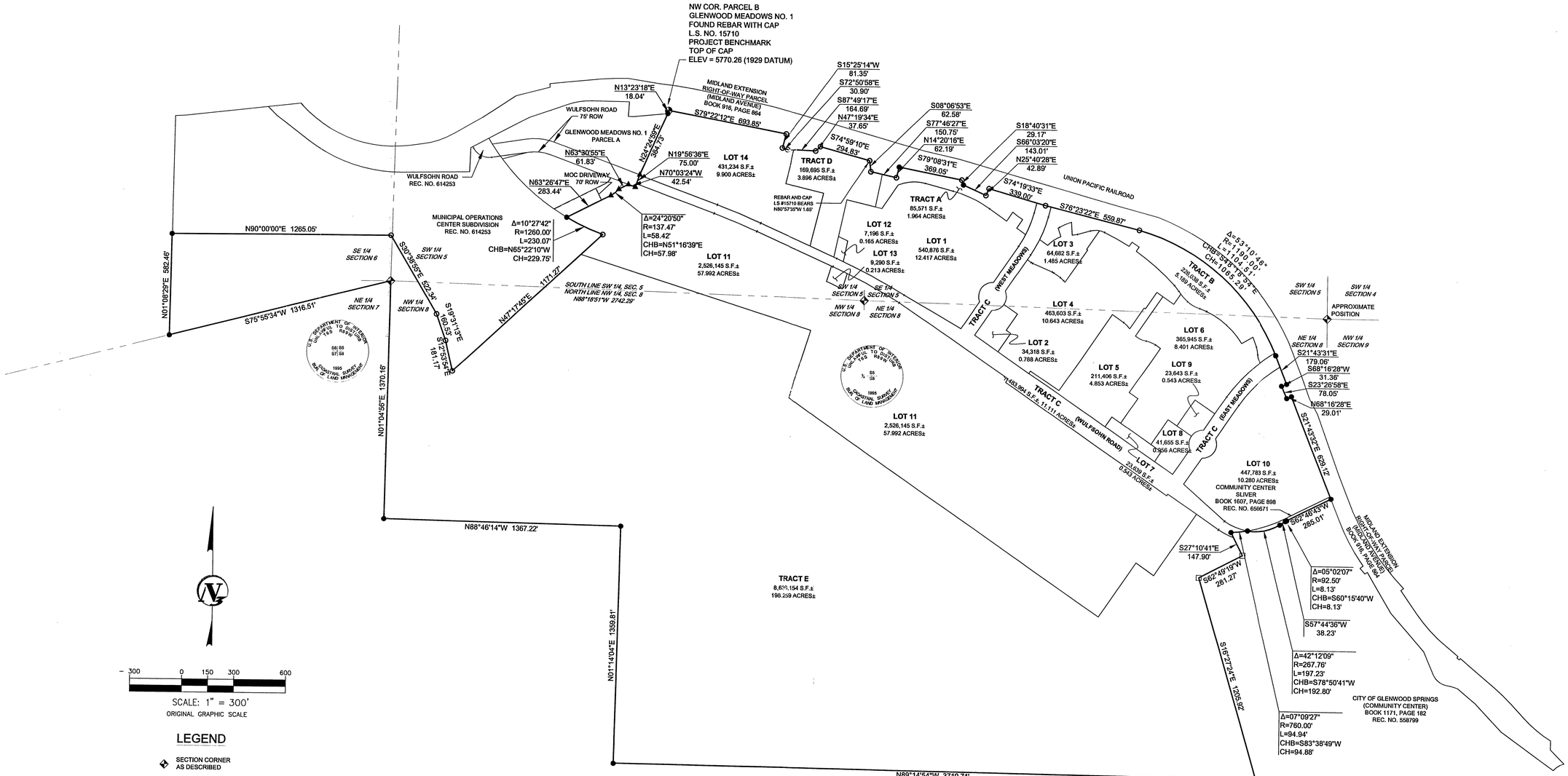
GLENWOOD MEADOWS NO. 2
GLENWOOD SPRINGS COLORADO

DRAWING NO.
1 OF 8

** THIS DOCUMENT IS THE PROPERTY OF V3 CONSULTANTS AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT THE WRITTEN CONSENT OF V3 CONSULTANTS. **

GLENWOOD MEADOWS NO. 2

A RESUBDIVISION OF PARCEL B, GLENWOOD MEADOWS NO. 1,
BEING A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 8 & 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO



- 300 0 150 300 600

SCALE: 1" = 300'

ORIGINAL GRAPHIC SCALE

LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND NO. 5 REBAR WITH CAP LS NO. 15710
- FOUND NO. 5 REBAR WITH CAP LS NO. 19596
- MONUMENTS AS DESCRIBED ON PLAT OF GLENWOOD MEADOWS NO. 1
- SET NO. 5 REBAR WITH CAP LS 25961

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6	7/28/2004	REVISED PER COMMENTS

SEAL:

DESIGNED BY:	
DRAWN BY:	SEH
CHECKED BY:	
PROJ. MANAGER:	GB
PROJ. NO.:	D02049
FILE NAME:	02049FPLAT
DATE:	08/05/03
SCALE:	1"=300'

FINAL PLAT

GLENWOOD MEADOWS NO. 2

COLORADO

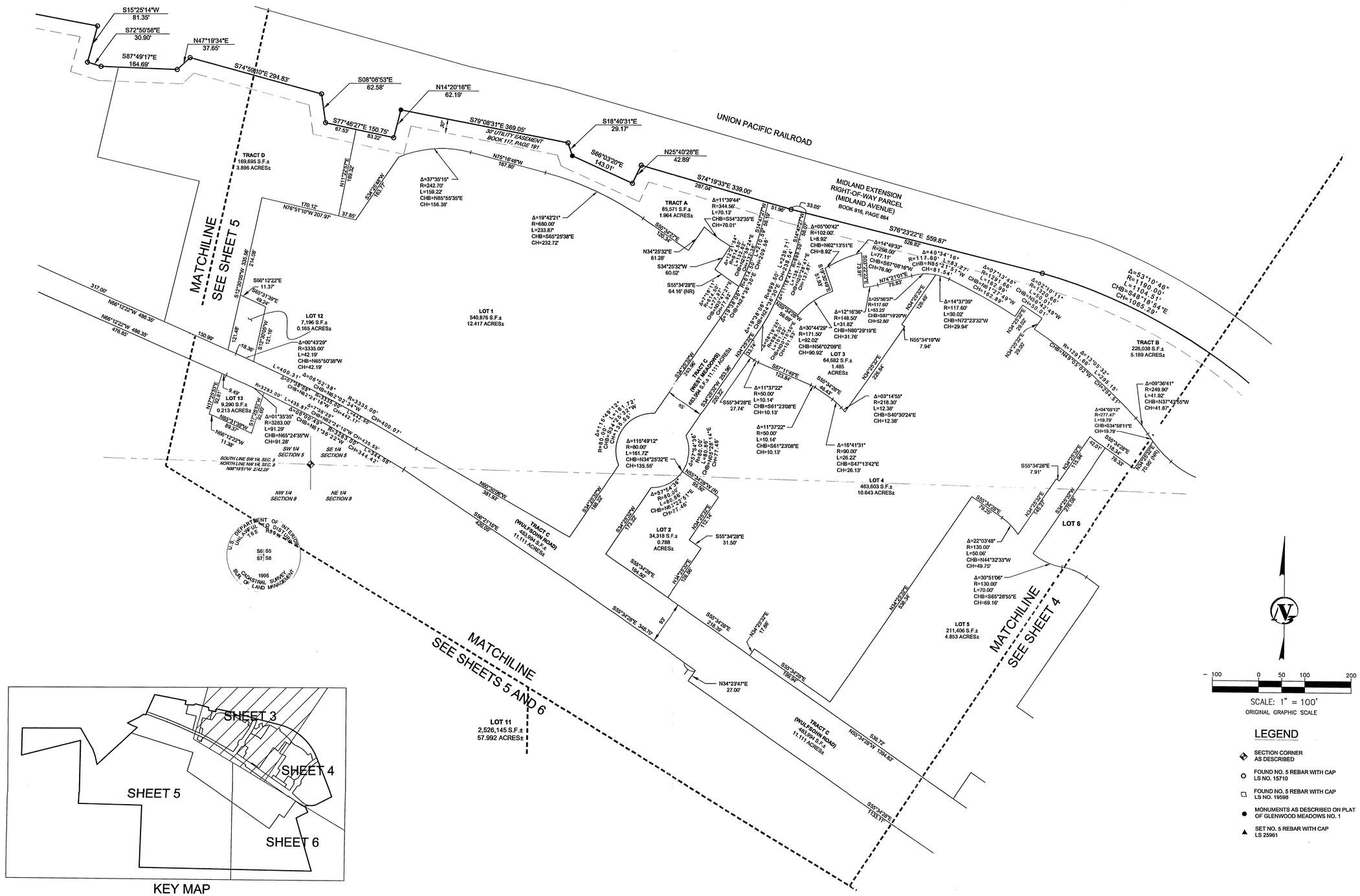
GLENWOOD SPRINGS

DRAWING NO.

2 OF 8

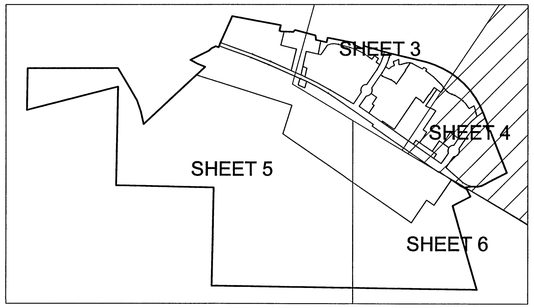
GLENWOOD MEADOWS NO. 2

A RESUBDIVISION OF PARCEL B, GLENWOOD MEADOWS NO. 1,
BEING A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 8 & 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO

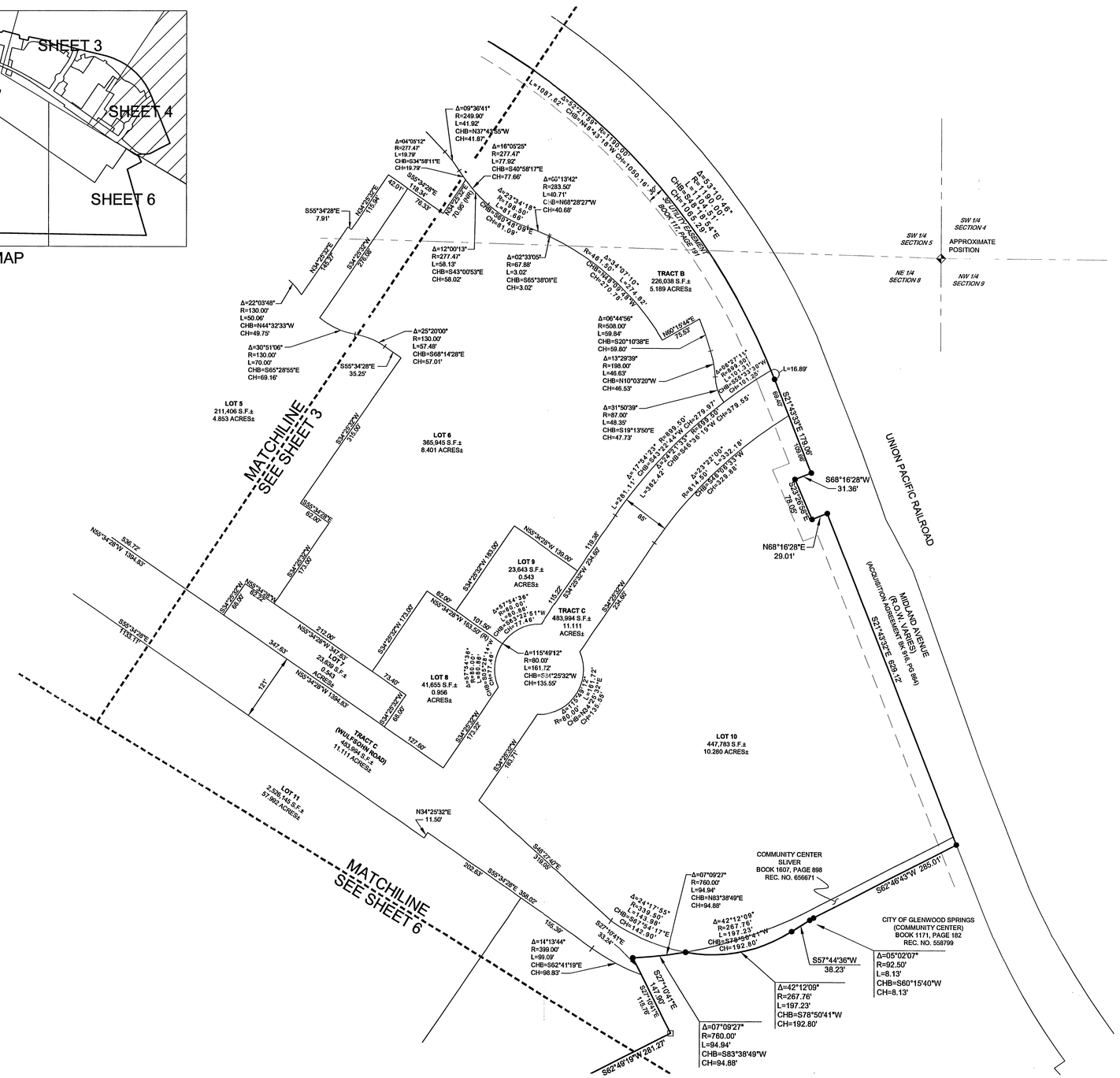

UNION PACIFIC RAILROAD
MIDLAND EXTENSION RIGHT-OF-WAY PARCEL (MIDLAND AVENUE) BOOK 916, PAGE 864
30' UTILITY EASEMENT BOOK 117, PAGE 191
TRACT D 169,695 S.F.± 3.896 ACRES±
TRACT A 85,571 S.F.± 1.964 ACRES±
TRACT B 226,038 S.F.± 5.189 ACRES±
TRACT C (WILLSHIRE ROAD) 483,864 S.F.± 11.111 ACRES±
LOT 1 540,876 S.F.± 12.417 ACRES±
LOT 2 34,318 S.F.± 0.788 ACRES±
LOT 3 64,682 S.F.± 1.485 ACRES±
LOT 4 463,603 S.F.± 10.643 ACRES±
LOT 5 211,406 S.F.± 4.853 ACRES±
LOT 6
LOT 11 2,526,145 S.F.± 57.992 ACRES±
LOT 12 7,196 S.F.± 0.165 ACRES±
LOT 13 9,290 S.F.± 0.213 ACRES±
MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 4
MATCHLINE SEE SHEETS 5 AND 6
SW 1/4 SECTION 5
SE 1/4 SECTION 5
NW 1/4 SECTION 8
NE 1/4 SECTION 8
S15°25'14"W 81.35'
S72°50'58"E 30.90'
N47°19'34"E 37.65'
S87°49'17"E 164.69'
S74°59'10"E 294.83'
S08°06'53"E 62.58'
N14°20'16"E 62.19'
S77°46'27"E 150.75'
S79°08'31"E 369.05'
S18°40'31"E 29.17'
S66°03'20"E 143.01'
N25°40'28"E 42.89'
S74°19'33"E 339.00'
S76°23'22"E 559.87'
Δ=37°35'15" R=242.70' L=159.22' CHB=N85°59'35"E CH=156.38'
Δ=19°42'21" R=680.00' L=233.87' CHB=S65°25'38"E CH=232.72'
Δ=11°39'44" R=344.56' L=70.13' CHB=S54°32'35"E CH=70.01'
Δ=05°00'42" R=102.00' L=8.92' CHB=N62°13'51"E CH=8.92'
Δ=14°49'33" R=298.00' L=77.11' CHB=S67°08'16"W CH=76.90'
Δ=40°34'16" R=117.60' L=83.27' CHB=N52°22'27"E CH=81.54'
Δ=07°19'49" R=1291.66' L=165.22' CHB=N61°27'49"W CH=165.11'
Δ=02°10'11" R=1350.01' L=51.12' CHB=N58°42'49"W CH=51.12'
Δ=53°10'46" R=1180.00' L=1095.51' CHB=S48°19'54"E CH=1065.28'
Δ=14°37'39" R=117.60' L=30.02' CHB=N72°23'32"W CH=29.94'
Δ=09°36'41" R=249.90' L=41.92' CHB=N37°43'55"W CH=41.87'
Δ=04°06'12" R=277.47' L=19.79' CHB=S34°58'11"E CH=19.79'
Δ=12°16'49" R=280.00' L=60.00' CHB=S40°30'24"E CH=59.87'
Δ=30°44'29" R=171.50' L=92.02' CHB=N56°02'09"E CH=90.92'
Δ=12°16'36" R=148.50' L=31.82' CHB=N80°29'19"E CH=31.76'
Δ=25°56'37" R=117.60' L=53.25' CHB=S87°19'20"W CH=52.80'
Δ=03°14'55" R=218.30' L=12.36' CHB=S40°30'24"E CH=12.36'
Δ=11°37'22" R=50.00' L=10.14' CHB=S61°23'08"E CH=10.13'
Δ=16°41'31" R=90.00' L=26.22' CHB=S47°13'42"E CH=26.13'
Δ=115°49'12" R=80.00' L=161.72' CHB=N34°25'32"E CH=135.55'
Δ=57°14'36" R=80.00' L=80.00' CHB=N62°22'51"E CH=77.46'
Δ=22°03'48" R=130.00' L=50.06' CHB=N44°32'33"W CH=49.75'
Δ=30°51'06" R=130.00' L=70.00' CHB=S65°28'55"E CH=69.16'
Δ=22°10'47" R=1350.01' L=522.49' CHB=N69°05'02"W CH=519.21'
Δ=13°05'32" R=1291.66' L=295.15' CHB=N68°08'03"W CH=294.51'
N68°12'22"W 486.35'
317.00'
376.65'
150.99'
S66°12'22"E 11.37'
S12°30'05"W 335.58'
214.08'
S66°31'39"E 69.24'
S12°30'05"W 121.16'
121.48'
16.36'
N17°25'55"E 92.91'
N65°31'39"W 89.37'
N66°12'22"W 11.36'
S17°25'55"W 91.60'
R=3283.00' L=435.41' Δ=07°35'57" CHB=N62°24'10"W CH=435.09'
R=3333.00' L=400.31' Δ=06°52'38" CHB=N62°02'14"W CH=400.07'
Δ=01°35'35" R=3283.00' L=91.29' CHB=N65°24'35"W CH=91.28'
R=3333.00' L=42.19' CHB=N65°50'38"W CH=42.19'
Δ=00°43'29"
S87°49'17"W 164.69'
S74°59'10"W 294.83'
N77°46'27"W 67.53'
N11°25'55"E 166.32'
S34°26'08"W 166.77'
N75°16'48"W 167.80'
N76°51'10"W 207.97'
170.12'
37.85'
S55°34'28"E 100.34'
N34°25'32"E 61.28'
S34°25'32"W 60.02'
S55°34'28"E 64.16' (NR)
S55°34'28"E 51.98'
33.05'
S14°49'27"W 58.19'
S14°49'27"W 88.19'
S14°49'27"W 29.19'
S14°49'27"W 208.19'
S14°49'27"W 239.71'
S14°49'27"W 268.71'
S14°49'27"W 298.71'
S14°49'27"W 328.71'
S14°49'27"W 358.71'
S14°49'27"W 388.71'
S14°49'27"W 418.71'
S14°49'27"W 448.71'
S14°49'27"W 478.71'
S14°49'27"W 508.71'
S14°49'27"W 538.71'
S14°49'27"W 568.71'
S14°49'27"W 598.71'
S14°49'27"W 628.71'
S14°49'27"W 658.71'
S14°49'27"W 688.71'
S14°49'27"W 718.71'
S14°49'27"W 748.71'
S14°49'27"W 778.71'
S14°49'27"W 808.71'
S14°49'27"W 838.71'
S14°49'27"W

GLENWOOD MEADOWS NO. 2

A RESUBDIVISION OF PARCEL B, GLENWOOD MEADOWS NO. 1,
BEING A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 8 & 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO



KEY MAP



– 100 0 50 100 200

SCALE: 1" = 100'
ORIGINAL GRAPHIC SCALE

LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND NO. 5 REBAR WITH CAP LS NO. 15710
- FOUND NO. 5 REBAR WITH CAP LS NO. 19598
- MONUMENTS AS DESCRIBED ON PLAT OF GLENWOOD MEADOWS NO. 1
- SET NO. 5 REBAR WITH CAP LS 25961

Engineers | Scientists | Surveyors
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Lakewood, CO 80228
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REVISIONS

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5	7/15/2004	REVISED PER COMMENTS
6	7/28/2004	REVISED PER COMMENTS

SEAL:

DESIGNED BY:
DRAWN BY: SEH
CHECKED BY:
PROJ. MANAGER: GB

PROJ. NO.: D02049
FILE NAME: 02049FPLAT
DATE: 08/05/03
SCALE: 1"=100'

FINAL PLAT

GLENWOOD MEADOWS NO. 2

COLORADO

GLENWOOD SPRINGS

DRAWING NO.
4 OF 8

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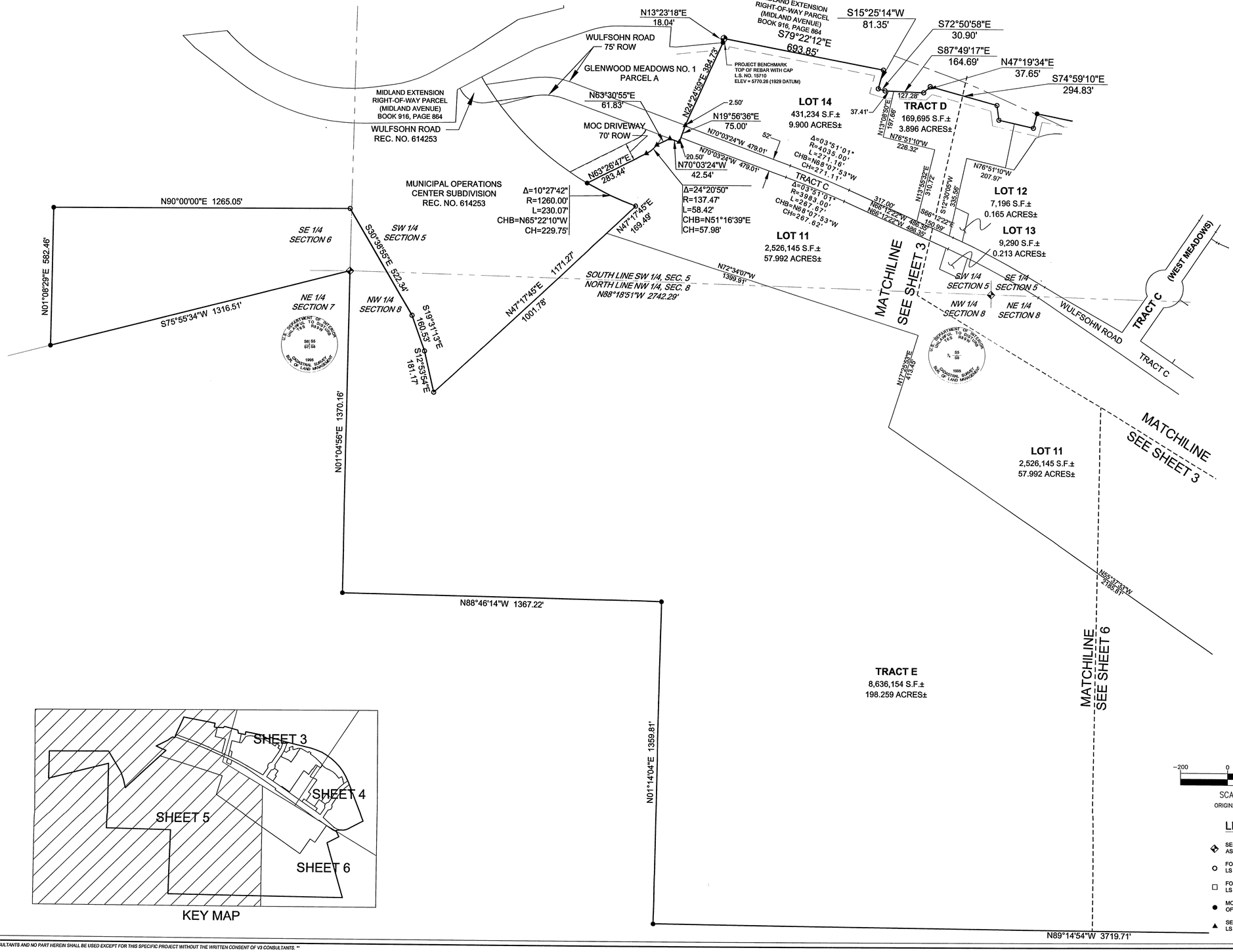
GLENWOOD MEADOWS NO. 2

A RESUBDIVISION OF PARCEL B, GLENWOOD MEADOWS NO. 1,
BEING A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 8 & 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO



LEGEND

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- FOUND NO. 5 REBAR WITH CAP LS NO. 19598
- MONUMENTS AS DESCRIBED ON PLAT OF GLENWOOD MEADOWS NO. 1
- SET NO. 5 REBAR WITH CAP LS 25961

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SEAL:

DESIGNED BY:	
DRAWN BY:	SEH
CHECKED BY:	
PROJ. MANAGER:	GB
PROJ. NO.:	D02049
FILE NAME:	02049FPLAT
DATE:	08/05/03
SCALE:	1"=200'

FINAL PLAT

GLENWOOD MEADOWS NO. 2

COLORADO

GLENWOOD SPRINGS

DRAWING NO.

5 OF 8

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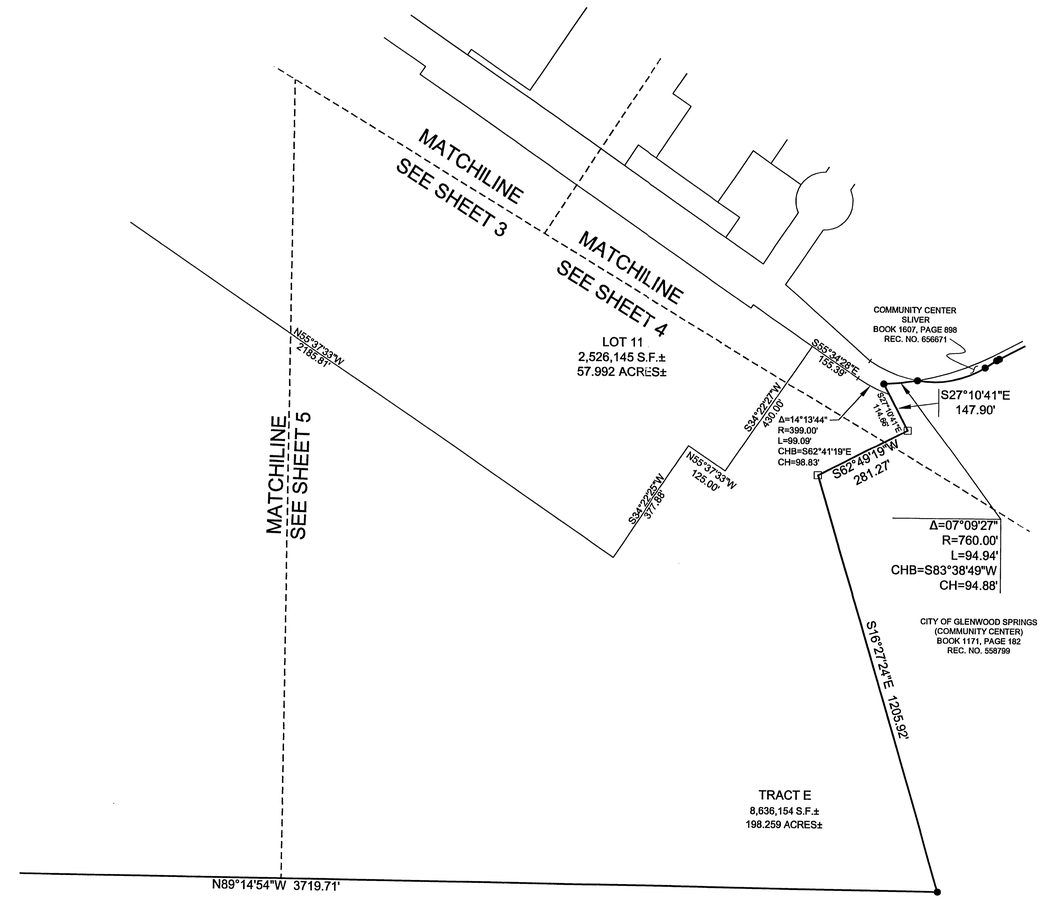
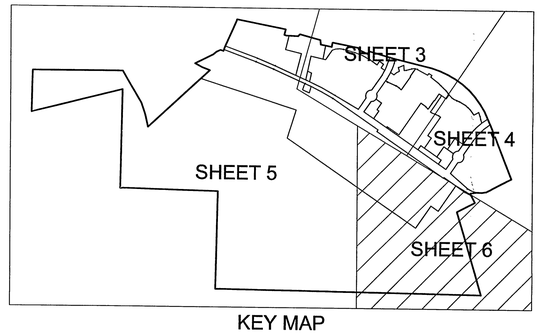
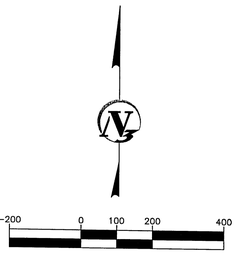
GLENWOOD MEADOWS NO. 2

A RESUBDIVISION OF PARCEL B, GLENWOOD MEADOWS NO. 1,
BEING A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 8 & 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





KEY MAP



SCALE: 1" = 200'
ORIGINAL GRAPHIC SCALE

LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND NO. 5 REBAR WITH CAP LS NO. 15710
- FOUND NO. 5 REBAR WITH CAP LS NO. 19598
- MONUMENTS AS DESCRIBED ON PLAT OF GLENWOOD MEADOWS NO. 1
- SET NO. 5 REBAR WITH CAP LS 25961

Engineers | Scientists | Surveyors
200 Union Boulevard, Suite 200
Lakewood, CO 80228
303.989.6988 voice
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1	5/4/2004	REVISED PER CITY COMMENTS
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4	7/09/2004	REVISED PER COMMENTS
5	7/15/2004	REVISED PER COMMENTS
6	7/28/2004	REVISED PER COMMENTS

SEAL:

DESIGNED BY:	
DRAWN BY:	SEH
CHECKED BY:	
PROJ. MANAGER:	GB
PROJ. NO.:	D02049
FILE NAME:	02049FPLAT
DATE:	08/05/03
SCALE:	1"=200'

FINAL PLAT

GLENWOOD MEADOWS NO. 2

GLENWOOD SPRINGS COLORADO

DRAWING NO.

6 OF 8

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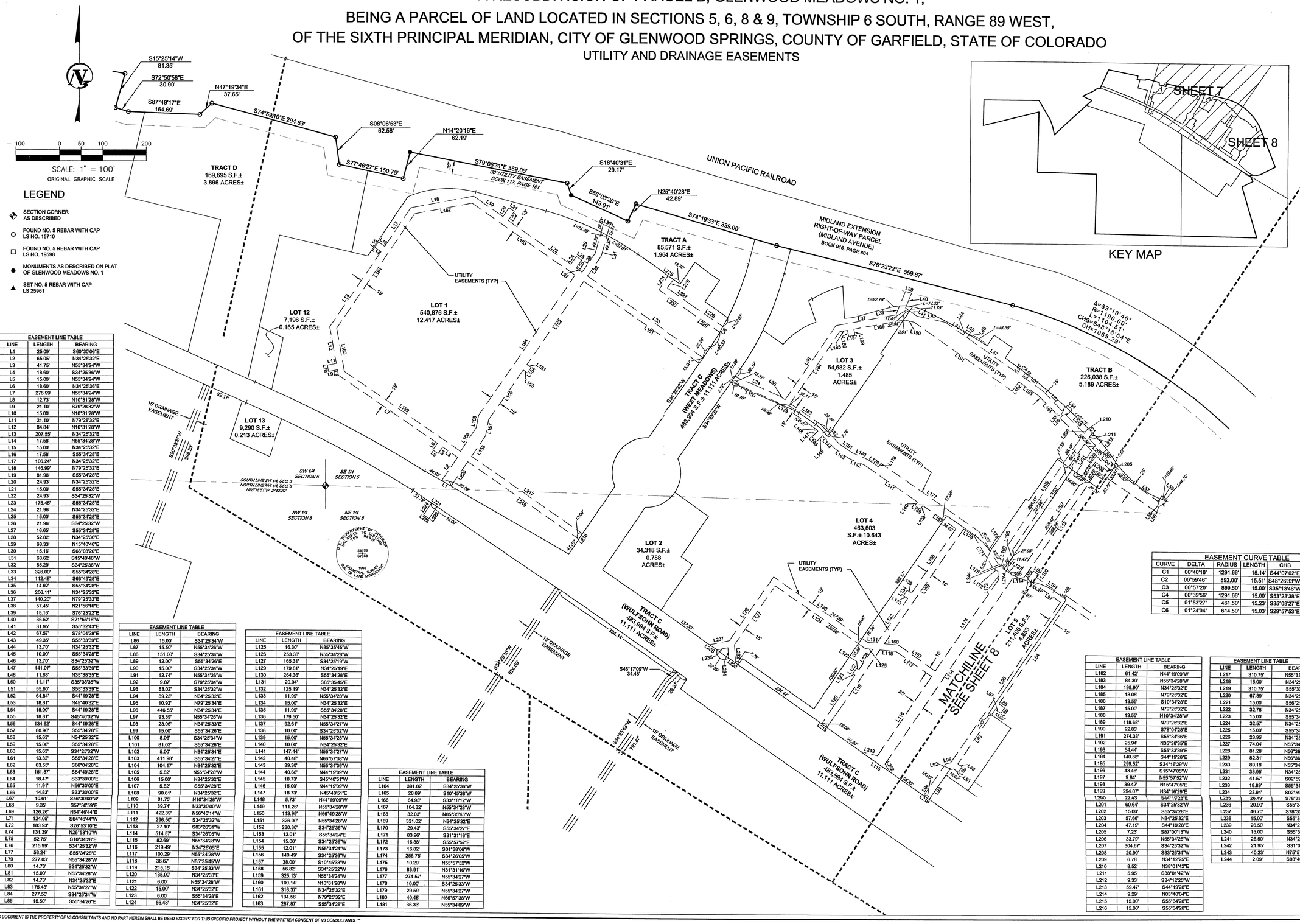
GLENWOOD MEADOWS NO. 2

A RESUBDIVISION OF PARCEL B, GLENWOOD MEADOWS NO. 1,
BEING A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 8 & 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST,
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO

UTILITY AND DRAINAGE EASEMENTS



LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND NO. 5 REBAR WITH CAP LS NO. 15710
- FOUND NO. 5 REBAR WITH CAP LS NO. 19598
- MONUMENTS AS DESCRIBED ON PLAT OF GLENWOOD MEADOWS NO. 1
- SET NO. 5 REBAR WITH CAP LS 25981

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	25.09'	S60°30'06"E
L2	65.05'	N34°25'32"E
L3	41.75'	N55°34'24"W
L4	18.60'	S34°25'36"W
L5	15.00'	N55°34'24"W
L6	18.60'	N34°25'36"E
L7	276.99'	N55°34'24"W
L8	12.73'	N10°31'28"W
L9	21.10'	S79°28'32"W
L10	15.00'	N10°31'28"W
L11	21.10'	N79°28'32"E
L12	84.84'	N10°31'28"W
L13	207.55'	N34°25'32"E
L14	17.58'	N55°34'28"W
L15	15.00'	N34°25'32"E
L16	17.58'	S55°34'28"E
L17	106.24'	N34°25'32"E
L18	146.99'	N79°25'32"E
L19	81.98'	S55°34'28"E
L20	24.93'	N34°25'32"E
L21	15.00'	S55°34'28"E
L22	24.93'	S34°25'32"W
L23	175.45'	S55°34'28"E
L24	21.96'	N34°25'32"E
L25	15.00'	S55°34'28"E
L26	21.96'	S34°25'32"W
L27	16.65'	S55°34'28"E
L28	52.82'	N34°25'36"E
L29	68.33'	N15°40'46"E
L30	15.16'	S66°03'20"E
L31	68.62'	S15°40'46"W
L32	55.29'	S34°25'36"W
L33	326.00'	S55°34'28"E
L34	112.48'	S66°49'28"E
L35	14.92'	S55°34'28"E
L36	206.11'	N34°25'32"E
L37	140.20'	N79°25'32"E
L38	57.45'	N21°56'16"E
L39	15.16'	S76°23'22"E
L40	36.52'	S21°56'16"W
L41	31.95'	S55°32'43"E
L42	67.57'	S78°04'28"E
L43	49.35'	S55°33'39"E
L44	13.70'	N34°25'32"E
L45	10.00'	S55°34'28"E
L46	13.70'	S34°25'32"W
L47	141.07'	S55°33'39"E
L48	11.68'	N35°38'35"E
L50	11.11'	S35°38'35"W
L51	55.60'	S55°33'39"E
L52	64.84'	S44°19'28"E
L53	18.81'	N45°40'32"E
L54	15.00'	S44°19'28"E
L55	18.81'	S45°40'32"W
L56	134.62'	S44°19'28"E
L57	80.96'	S55°34'28"E
L58	15.63'	N34°25'32"E
L59	15.00'	S55°34'28"E
L60	15.63'	S34°25'32"W
L61	13.32'	S55°34'28"E
L62	63.55'	S66°04'28"E
L63	151.87'	S54°49'28"E
L64	18.47'	S33°30'00"E
L65	11.91'	N56°30'00"E
L66	14.83'	S33°30'00"E
L67	10.61'	S56°30'00"W
L68	9.35'	S57°30'59"E
L69	126.26'	N64°46'44"E
L71	124.05'	S64°46'44"W
L72	183.93'	S26°53'10"E
L74	131.39'	N26°53'10"W
L75	52.75'	S10°34'28"E
L76	215.99'	S34°25'32"W
L77	53.24'	S55°34'28"E
L79	277.03'	N55°34'28"W
L80	14.73'	S34°25'32"W
L81	15.00'	N55°34'28"W
L82	14.73'	N34°25'32"E
L83	175.48'	N55°34'27"W
L84	277.50'	S34°26'34"W
L85	15.50'	S55°34'26"E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L86	15.00'	S34°25'34"W
L87	15.50'	N55°34'26"W
L88	151.00'	S34°25'34"W
L89	12.00'	S55°34'26"E
L90	15.00'	S34°25'34"W
L91	12.74'	N55°34'26"W
L92	9.87'	S79°25'34"W
L93	83.02'	S34°25'32"W
L94	89.23'	N34°25'32"E
L95	10.92'	N79°25'34"E
L96	446.55'	N34°25'34"E
L97	93.39'	N55°34'26"W
L98	23.06'	N34°25'33"E
L99	15.00'	S55°34'26"E
L100	8.06'	S34°25'34"W
L101	81.03'	S55°34'26"E
L102	5.00'	N34°25'34"E
L103	411.99'	S55°34'27"E
L104	104.17'	N34°25'32"E
L105	5.82'	N55°34'28"W
L106	15.00'	N34°25'32"E
L107	5.82'	S55°34'28"E
L108	90.61'	N34°25'32"E
L109	81.73'	N10°34'28"W
L110	39.74'	N33°30'00"W
L111	422.39'	N56°40'14"W
L112	296.50'	S34°25'32"W
L113	27.10'	S83°28'31"W
L114	514.57'	S34°26'05"W
L115	82.69'	N55°34'28"W
L116	219.49'	N34°26'05"E
L117	100.29'	N55°34'28"W
L118	36.67'	N85°35'45"W
L119	215.19'	S34°25'33"W
L120	135.00'	N34°25'33"E
L121	6.00'	N55°34'28"W
L122	15.00'	N34°25'32"E
L123	6.00'	S55°34'28"E
L124	56.48'	N34°25'32"E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L125	16.30'	N85°35'45"W
L126	253.38'	N55°34'28"W
L127	165.31'	S34°25'19"W
L129	179.81'	N34°25'19"E
L130	264.36'	S55°34'28"E
L131	20.94'	S85°35'45"E
L132	125.19'	N34°25'32"E
L133	11.99'	N55°34'28"W
L134	15.00'	N34°25'32"E
L135	11.99'	S55°34'28"E
L136	179.50'	N34°25'32"E
L137	92.61'	N55°34'27"W
L138	10.00'	S34°25'32"W
L139	15.00'	N55°34'28"W
L140	10.00'	N34°25'32"E
L141	147.44'	N55°34'27"W
L142	40.48'	N66°57'38"W
L143	39.30'	N55°34'09"W
L144	40.68'	N44°19'09"W
L145	18.73'	S45°40'51"W
L146	15.00'	N44°19'09"W
L147	18.73'	N45°40'51"E
L148	5.73'	N44°19'09"W
L149	111.28'	N55°34'28"W
L150	113.99'	N66°49'28"W
L151	326.00'	N55°34'28"W
L152	230.30'	S34°25'36"W
L153	12.01'	S55°34'24"E
L154	15.00'	S34°25'36"W
L155	12.01'	N55°34'24"W
L156	140.49'	S34°25'36"W
L157	38.00'	S10°45'38"W
L158	56.82'	S34°25'32"W
L159	325.13'	N55°34'24"W
L160	100.14'	N10°31'28"W
L161	316.37'	N34°25'32"E
L162	134.56'	N79°25'32"E
L163	287.87'	S55°34'28"E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L164	391.02'	S34°25'36"W
L165	28.89'	S10°45'38"W
L166	64.93'	S33°18'12"W
L167	104.32'	N55°34'28"W
L168	32.03'	N85°35'45"W
L169	321.02'	N34°25'32"E
L170	29.43'	S55°34'27"E
L171	83.96'	S31°31'16"E
L172	16.88'	S55°57'52"E
L173	15.82'	S01°38'06"W
L174	256.75'	S34°26'05"W
L175	10.29'	N55°57'52"W
L176	83.91'	N31°31'16"W
L177	274.57'	N55°34'27"W
L178	10.00'	S34°25'33"W
L179	29.59'	N55°34'27"W
L180	40.48'	N66°57'38"W
L181	36.33'	N55°34'09"W

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L182	61.42'	N44°16'09"W
L183	84.30'	N55°34'28"W
L184	199.90'	N34°25'32"E
L185	18.05'	N79°25'32"E
L186	13.55'	S10°34'28"E
L187	15.00'	N79°25'32"E
L188	13.55'	N10°34'28"W
L189	118.68'	N79°25'32"E
L190	22.83'	S78°04'28"E
L191	274.33'	S55°34'36"E
L192	25.94'	N35°38'35"E
L193	54.44'	S55°33'39"E
L194	140.88'	S44°19'28"E
L195	299.52'	S34°16'29"W
L196	43.46'	S15°47'05"W
L197	9.84'	N55°57'52"W
L198	39.42'	N15°47'05"E
L199	284.07'	N34°16'29"E
L200	22.83'	S44°19'28"E
L201	60.64'	S34°25'32"W
L202	15.00'	S55°34'28"E
L203	57.66'	N34°25'32"E
L204	47.19'	S44°19'28"E
L205	7.23'	S87°00'13"W
L206	33.79'	N55°34'28"W
L207	304.67'	S34°25'32"W
L208	20.90'	S83°26'31"W
L209	6.78'	N34°12'25"E
L210	8.52'	N38°01'42"E
L211	5.95'	S38°01'42"W
L212	9.33'	S34°12'25"W
L213	59.47'	S44°19'28"E
L214	9.29'	N03°40'04"E
L215	15.00'	S55°34'28"E
L216	15.00'	S55°34'28"E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L217	310.75'	N55°33'56"W
L218	15.00'	N34°25'32"E
L219	310.75'	S55°33'56"E
L220	67.89'	N34°25'32"E
L221	15.00'	S56°21'16"E
L222	32.78'	N34°25'32"E
L223	15.00'	S55°34'28"E
L224	32.57'	N34°25'32"E
L225	15.00'	S55°34'27"E
L226	23.95'	N34°25'35"E
L227	74.04'	N55°34'25"W
L228	81.28'	N56°36'32"W
L229	82.31'	N56°36'32"W
L230	89.18'	N55°34'25"W
L231	38.95'	N34°25'35"E
L232	41.57'	S02°59'18"E
L233	18.89'	S55°34'28"E
L234	23.94'	S02°59'18"E
L235	29.49'	S78°33'34"W
L236	20.90'	S55°34'28"E
L237	46.70'	S78°33'34"W
L238	15.00'	S55°34'28"E
L239	26.50'	N34°25'32"E
L240	15.00'	S55°34'28"E
L241	26.50'	N34°25'32"E
L242	21.95'	S31°07'46"E
L243	40.23'	N75°57'07"W
L244	2.09'	S03°40'04"W

EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHB	CHORD
C1	00°40'18"	1291.66'	15.14'	S44°07'02"E	15.14'
C2	00°59'46"	892.00'	15.51'	S48°26'33"W	15.51'
C3	00°57'20"	899.50'	15.00'	S35°13'46"W	15.00'
C4	00°39'56"	1291.66'	15.00'	S53°23'38"E	15.00'
C5	01°53'27"	461.50'	15.23'	S35°09'27"E	15.23'
C6	01°24'04"	614.50'	15.03'	S29°57'53"E	15.03'

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SEAL:

DESIGNED BY:	
DRAWN BY:	SEH
CHECKED BY:	
PROJ. MANAGER:	GB
PROJ. NO.:	D02049
FILE NAME:	02049FPLAT
DATE:	08/05/03
SCALE:	1"=100'

FINAL PLAT

GLENWOOD MEADOWS NO. 2

GLENWOOD SPRINGS COLORADO

DRAWING NO.

7 OF 8

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UTILITY EASEMENTS

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	25.09'	S60°30'06"E
L2	65.05'	N34°25'32"E
L3	41.75'	N55°34'24"W
L4	18.60'	S34°25'36"W
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L26	21.96'	S34°25'32"W
L27	16.65'	S55°34'28"E
L28	52.82'	N34°25'36"E
L29	68.33'	N15°40'46"E
L30	15.16'	S66°03'20"E
L31	68.62'	S15°40'46"W
L32	55.29'	S34°25'36"W
L33	375.53'	S55°34'28"E
L34	148.65'	S66°49'28"E
L35	14.92'	S55°34'28"E
L36	206.11'	N34°25'32"E
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L53	18.81'	N45°40'32"E
L54	15.00'	S44°19'28"E
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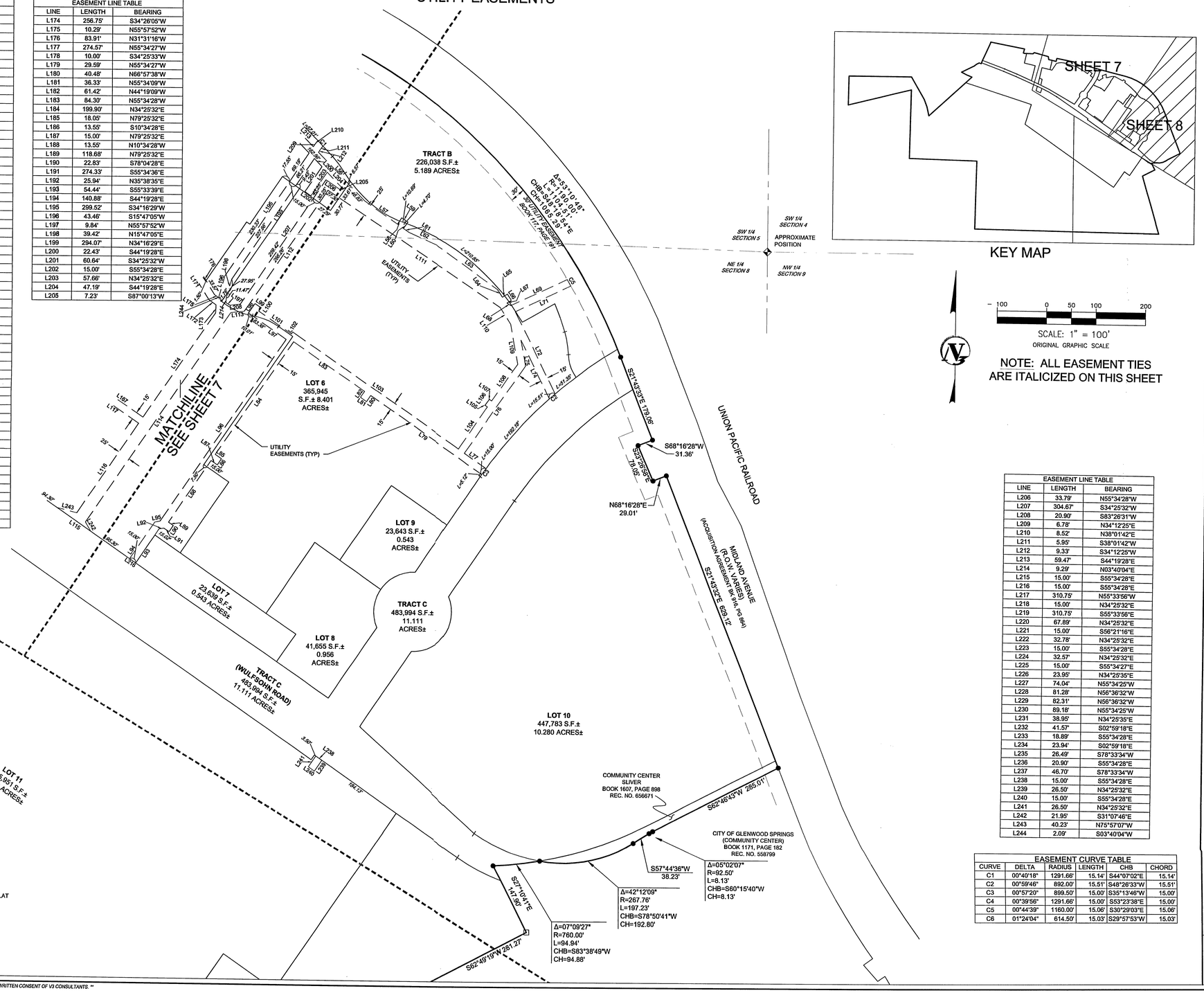
L100	8.06'	S34°25'34"W
L101	81.03'	S55°34'26"E
L102	5.00'	N34°25'34"E
L103	411.98'	S55°34'27"E
L104	104.17'	N34°25'32"E
L105	5.82'	N55°34'28"W
L106	15.00'	N34°25'32"E
L107	5.82'	S55°34'28"E
L108	90.61'	N34°25'32"E
L109	81.75'	N10°34'28"W
L110	39.74'	N33°30'00"W
L111	422.39'	N56°40'14"W

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L112	296.50'	S34°25'32"W
L113	27.10'	S83°26'31"W
L114	514.57'	S34°26'05"W
L115	82.69'	N55°34'28"W
L116	219.49'	N34°26'05"E
L117	100.29'	N55°34'28"W
L118	36.67'	N85°35'45"W
L119	215.15'	S34°25'33"W
L120	135.00'	N34°25'33"E
L121	6.00'	N55°34'28"W
L122	15.00'	N34°25'32"E
L123	6.00'	S55°34'28"E
L124	56.48'	N34°25'32"E
L125	16.30'	N85°35'45"W
L126	253.38'	N55°34'28"W
L127	165.31'	S34°25'19"W
L129	179.81'	N34°25'19"E
L130	264.36'	S55°34'28"E
L131	20.94'	S85°35'45"E
L132	125.19'	N34°25'32"E
L133	11.99'	N55°34'28"W
L134	15.00'	N34°25'32"E
L135	11.99'	S55°34'28"E
L136	179.50'	N34°25'32"E
L137	92.61'	N55°34'27"W
L138	10.00'	S34°25'32"W
L139	15.00'	N55°34'28"W
L140	10.00'	N34°25'32"E
L141	147.44'	N55°34'27"W
L142	40.48'	N66°57'38"W
L143	39.30'	N55°34'09"W
L144	40.68'	N44°19'09"W
L145	18.73'	S45°40'51"W
L146	15.00'	N44°19'09"W
L147	18.73'	N45°40'51"E
L148	5.73'	N44°19'09"W
L149	111.26'	N55°34'28"W
L150	148.65'	N66°49'28"W
L151	377.00'	N55°34'28"W
L152	230.30'	S34°25'36"W
L153	12.01'	S55°34'24"E
L154	15.00'	S34°25'36"W
L155	12.01'	N55°34'24"W
L156	140.49'	S34°25'36"W
L157	38.00'	S10°45'38"W
L158	56.82'	S34°25'32"W
L159	325.13'	N55°34'24"W
L160	100.14'	N10°31'28"W
L161	316.37'	N34°25'32"E
L162	134.56'	N79°25'32"E
L163	287.87'	S55°34'28"E
L164	391.02'	S34°25'36"W
L165	28.89'	S10°45'38"W
L166	64.93'	S33°18'12"W
L167	104.32'	N55°34'28"W
L168	32.03'	N85°35'45"W
L169	321.02'	N34°25'32"E
L170	29.43'	S55°34'27"E
L171	83.96'	S31°31'16"E
L172	16.88'	S55°57'52"E
L173	16.82'	S01°38'06"W

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L174	256.75'	S34°26'05"W
L175	10.29'	N55°57'52"W
L176	83.91'	N31°31'16"W
L177	274.57'	N55°34'27"W
L178	10.00'	S34°25'33"W
L179	29.59'	N55°34'27"W
L180	40.48'	N66°57'38"W
L181	36.33'	N55°34'09"W
L182	61.42'	N44°19'09"W
L183	84.30'	N55°34'28"W
L184	199.90'	N34°25'32"E
L185	18.05'	N79°25'32"E
L186	13.55'	S10°34'28"E
L187	15.00'	N79°25'32"E
L188	13.55'	N10°34'28"W
L189	118.68'	N79°25'32"E
L190	22.83'	S78°04'28"E
L191	274.33'	S55°34'36"E
L192	25.94'	N35°38'35"E
L193	54.44'	S55°33'39"E
L194	140.88'	S44°19'28"E
L195	299.52'	S34°16'29"W
L196	43.46'	S15°47'05"W
L197	9.84'	N55°57'52"W
L198	39.42'	N15°47'05"E
L199	294.07'	N34°16'29"E
L200	22.43'	S44°19'28"E
L201	60.64'	S34°25'32"W
L202	15.00'	S55°34'28"E
L203	57.66'	N34°25'32"E
L204	47.19'	S44°19'28"E
L205	7.23'	S87°00'13"W

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L206	33.79'	N55°34'28"W
L207	304.67'	S34°25'32"W
L208	20.90'	S83°26'31"W
L209	6.78'	N34°12'25"E
L210	8.52'	N38°01'42"E
L211	5.95'	S38°01'42"W
L212	9.33'	S34°12'25"W
L213	59.47'	S44°19'28"E
L214	9.29'	N03°40'04"E
L215	15.00'	S55°34'28"E
L216	15.00'	S55°34'28"E
L217	310.75'	N55°33'56"W
L218	15.00'	N34°25'32"E
L219	310.75'	S55°33'56"E
L220	67.89'	N34°25'32"E
L221	15.00'	S56°21'16"E
L222	32.78'	N34°25'32"E
L223	15.00'	S55°34'28"E
L224	32.57'	N34°25'32"E
L225	15.00'	S55°34'27"E
L226	23.95'	N34°25'35"E
L227	74.04'	N55°34'25"W
L228	81.28'	N56°36'32"W
L229	82.31'	N56°36'32"W
L230	89.18'	N55°34'25"W
L231	38.95'	N34°25'35"E
L232	41.57'	S02°59'18"E
L233	18.89'	S55°34'28"E
L234	23.94'	S02°59'18"E
L235	26.49'	S78°33'34"W
L236	20.90'	S55°34'28"E
L237	46.70'	S78°33'34"W
L238	15.00'	S55°34'28"E
L239	26.50'	N34°25'32"E
L240	15.00'	S55°34'28"E
L241	26.50'	N34°25'32"E
L242	21.95'	S31°07'46"E
L243	40.23'	N75°57'07"W
L244	2.09'	S03°40'04"W

EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHB	CHORD
C1	00°40'18"	1291.66'	15.14'	S44°07'02"E	15.14'
C2	00°59'46"	892.00'	15.51'	S48°28'33"W	15.51'
C3	00°57'20"	899.50'	15.00'	S35°13'46"W	15.00'
C4	00°39'56"	1291.66'	15.00'	S53°23'38"E	15.00'
C5	00°44'39"	1160.00'	15.06'	S30°29'03"E	15.06'
C6	01°24'04"	614.50'	15.03'	S29°57'53"W	15.03'



KEY MAP

SCALE: 1" = 100'
ORIGINAL GRAPHIC SCALE

NOTE: ALL EASEMENT TIES ARE ITALICIZED ON THIS SHEET

LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND NO. 5 REBAR WITH CAP LS NO. 15710
- FOUND NO. 5 REBAR WITH CAP LS NO. 19598
- MONUMENTS AS DESCRIBED ON PLAT OF GLENWOOD MEADOWS NO. 1
- SET NO. 6 REBAR WITH CAP LS 25961

** THIS DOCUMENT IS THE PROPERTY OF V3 CONSULTANTS AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT THE WRITTEN CONSENT OF V3 CONSULTANTS. **

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REVISIONS

NO.	DATE	DESCRIPTION
1	5/4/2004	REVISED PER CITY COMMENTS
2	6/11/2004	REVISED PER CITY COMMENTS
3	6/18/2004	REVISED PER CITY COMMENTS
4	7/09/2004	REVISED PER COMMENTS
5	7/15/2004	REVISED PER COMMENTS
6	7/28/2004	REVISED PER COMMENTS

SEAL:

DESIGNED BY:
DRAWN BY: SEH
CHECKED BY:
PROJ. MANAGER: GB

PROJ. NO.: D02049
FILE NAME: 02049FPLAT
DATE: 08/05/03
SCALE: 1"=100'

FINAL PLAT

GLENWOOD MEADOWS NO. 2

GLENWOOD SPRINGS COLORADO

DRAWING NO.
8 OF 8

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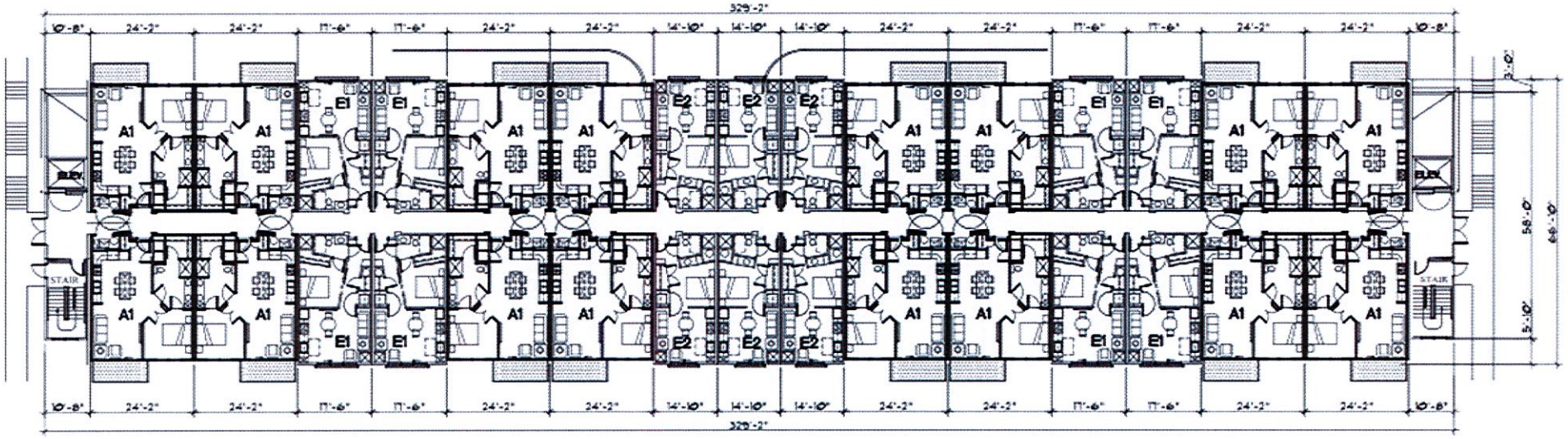
REALTY CAPITAL

STONELEIGH COMPANIES LLC

LOCATION

LOFTS
AT RED MOUNTAIN
Phase II
LOFTS
AT RED MOUNTAIN
Phase I
Wulfsohn Rd
LOFTS
AT RED MOUNTAIN
Phase III

Floor Plan



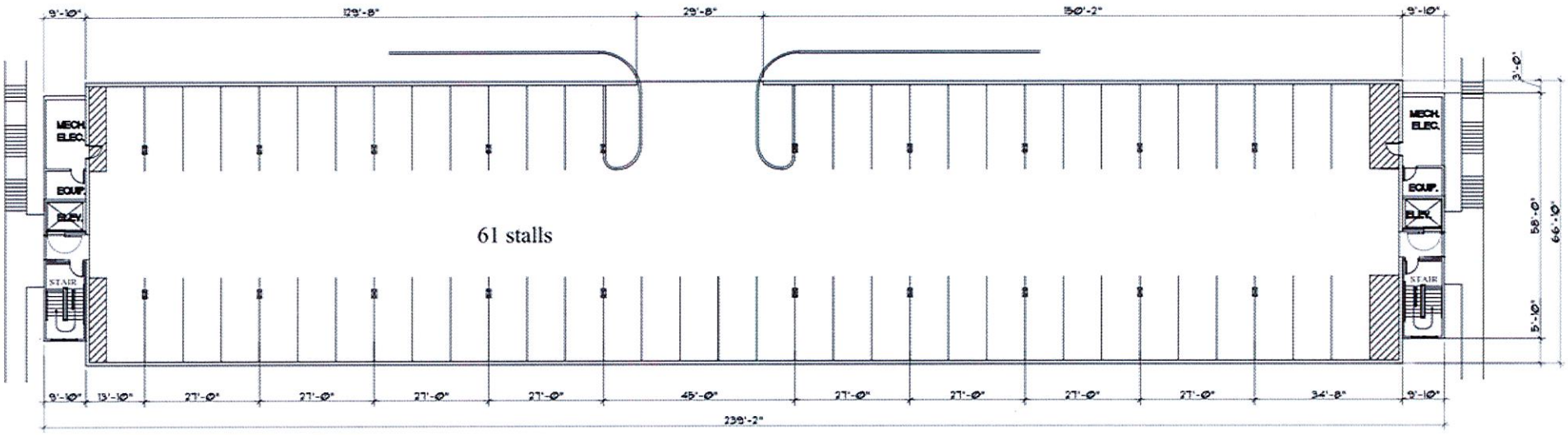
E1: 535 SF

A1: 722 SF

Unit Mix

Floor Plan	Units / Floor	Total Units	Percentage
E1 (535 SF)	8	24	26.7%
E2 (454 SF)	6	18	20%
A1 (722 SF)	16	48	53.3%
Total	**30**	**90**	

PARKING PLAN



An underground structured parking garage will have (61) spaces and street level parking will also be provided.

SHARED AMENITIES

Club Room with Billiards and Tech Lounge

Fitness Center with Peloton® Bikes and Yoga Area

Pet Friendly with Paw Spa – Self Service Dog Wash

Outdoor Living with Fire Pits

BBQ Pavilion

Zen Lounge with Hanging Swings and Daybeds

Bicycle Storage & Repair Facility

Parcel Pending Package Lockers

High Speed Internet

5-star Management Team

24-Hour Emergency Maintenance Service

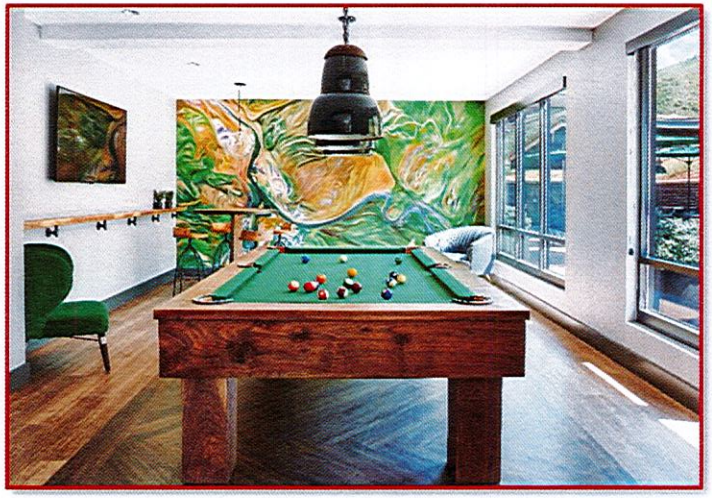
Monthly Resident Events

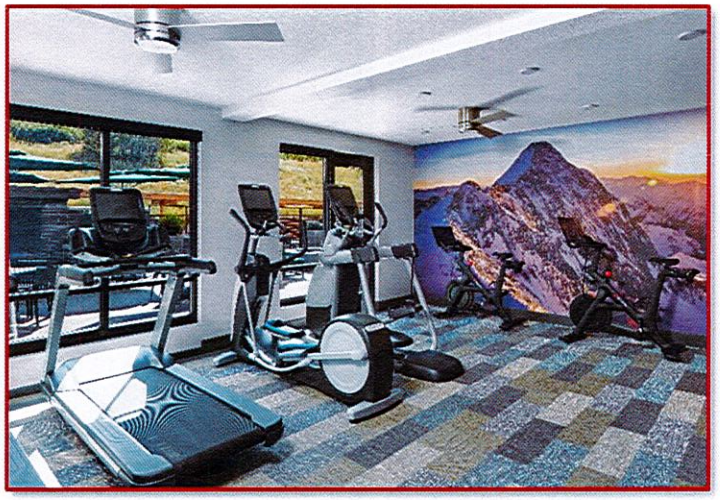
Salto Keyless Access throughout Community

ButterflyMX Video Intercom

Private Garages and Carports Available

Walking Distance to Glenwood Meadows Mall and RFTA Bus Stop





LOFTS AT RED MOUNTAIN PHASE III

Narrative Description

Realty Capital Management, in partnership with Stoneleigh Companies, is under contract to purchase Lot 7 in Glenwood Meadows No 2. We plan to continue with Phase III of the Lofts at Red Mountain by constructing one 90-unit, 3 story apartment building with underground parking. The units will be market rate rental only units. The unit mix of the apartments would be approximately eighteen (18) 454sf efficiency units, twenty-four (24) 535sf efficiency units and forty-eight (48) 722sf 1 Bedroom units. Phase I of the development now has 84 of the 85 units leased with the efficiency and 1 Bedroom units being the most sought-after floor plan. The unit mix and rental pricing is intended to help alleviate the projected 2027 Glenwood Springs deficit of 1000 units in the 120 to 160 percent AMI category as identified in the January 15, 2019 Roaring Fork Regional Housing Study. We propose to share the existing Phase I and II leasing office, fitness center and amenities. We plan to have an underground parking garage with 61 spaces plus bike parking. 28 street parking spaces have been assigned to lot 7 making a total of 89 spaces available. Under the current requirements, 90 units would require 153 parking spaces. We will be requesting a variance in the parking requirements due to bike parking that will be provided, proximity to bus stops, and proximity to excess parking in Glenwood Meadows. Any additional parking requirements will be provided through shared parking agreements with adjacent landowners. The exterior façade will be the same as Phase I and Phase II. We anticipate beginning construction in early Summer of 2020.

Application for Special Use Permit

Project Description

Realty Capital Management is submitting an Application for a Special Use Permit for The Lofts at Red Mountain Phase III. We are proposing to construct one 90-unit multifamily building just North of Wulfsohn Road that is part of the larger Glenwood Meadows Master Plan. Also included as part of this application, to be reviewed concurrently, are a Major Development Application, License to Encroach per the requirements of the City of Glenwood Springs Municipal Code and variances from City codes related to parking.

The Lofts at Red Mountain, is a new multi-family mixed use community to Glenwood Springs, CO. Located just south of Wulfsohn Road, across from the Glenwood Meadows shopping area. Phases 1 and 2 of The Lofts sits on the South side of Wulfsohn Road at the base of Red Mountain. Phase III will be a single building directly across and on the North side of Wulfsohn Road. The Lofts at Red Mountain is a great pedestrian community within walking distance of Glenwood Springs Community Center, Ride Glenwood Springs bus system, Glenwood Meadows Market Street retail, and downtown.

The purpose of this request for a special review permit is to allow The Lofts at Red Mountain Phase III to exceed the current building height restriction of 40 ft. in the C/2 Commercial District.

> *070.020.020 Table 20.3 Maximum height of buildings: forty (40) feet without special review use permit, or up to sixty (60) feet with special review use permit.*

Request: The Lofts at Red Mountain request a height different from the standard 40 feet in building height in the C/2 Commercial Zone to 60 ft. The highest part of the building from existing Wulfsohn Street grade will be less than 40 ft. However, due to the sharp grade change, the highest part of the North wall facing Glenwood Meadows parking lot will exceed 40 ft. We request a variance for the North wall up to 60 ft.

The project currently meets the criteria for building height review as follows:

a.) The proposed structure will impact light and shadow patterns but not in a significant way to adversely impact the surrounding area or preclude solar energy use or create snow and ice buildup on adjacent properties.

b.) The proposed structure will not alter the opportunity for quality views from public property. Glenwood Green is located to the south of the proposed development and will remain at a greater height, than the proposed development. Therefor cross valley views will remain unaffected by The Lofts at Red Mountain.

c.) The proposed structure will not affect the existing level of privacy in the neighborhood with the additional height. The original plans for Glenwood Meadows call for residential units in this location with building over 2 stories in height at a minimum. The building design for The Lofts at Red Mountain meets the intended use for the site. Furthermore, as stated above, the proposed development would be adjacent to similar residential units.

d.) The scale of the proposed structure is compatible with the overall neighborhood. The Lofts at Red Mountain is surrounded by the Glenwood Meadows retail corridor, Courtyard Marriott, Residence Inn, Glenwood Springs Community Center, and Glenwood Green Apartments. All of those buildings are similar in scale to the proposed project.

e.) As illustrated in the narrative to the Major Development Application, the proposed structure is in compliance with the GSMC and City plans and policies where applicable.

This special use in height follows the strategies in the Comprehensive Plan for Compact Form: Infill Development (p34). Due to the largely topographic constraints the City like to focus development inward and upward. Focusing compact urban form where infrastructure already exists allows efficient service delivery while preserving small town character and cultural and natural resources.

It also follows the intent of the Comprehensive Plan to encourage housing variety and affordability throughout the community. Projects located near transit and job centers offer greater savings to individual households, the community and the City.

Not only does the extension of building height not harm the public good, but it directly correlates to the intent of the GSMC, goals and policies to create more quality affordable housing in Glenwood Springs. The Glenwood Meadows retail corridor will benefit by getting the much needed residential density originally intended for the area. Visually the valley views will not be harmed as Red Mountain will still be seen from all directions.

f.) Not Applicable. Inclusionary housing requirements are for-sale housing. Furthermore, Glenwood Green has fulfilled/qualified for all housing requirements for the Glenwood Meadows subdivision.

The project currently meets the special review criteria as follows:

a.) Per the Major Development Application and the initial design of the Glenwood Meadows master planned community, pedestrian walkways and access points are incorporated across the site. The overall design of The Lofts at Red Mountain highlights walkability and new urban design.

b.) Per the Major Development Application and the initial design of the Glenwood Meadows master planned community, vehicular access, vehicular circulation, and vehicular parking are all designed to code or slight variances to code.

c.) The overall character of the Glenwood Meadows neighborhood is defined by the retail corridor and walkability of the area. The proposed development has been the intended use of the site since its inception. The extension in height helps the project meet the Glenwood Springs goal of creating more quality housing in the area.

d.) Per the Major Development Application, the proposal for the development of Glenwood Springs completely mitigates any negative impacts of the extension of building height by creating quality housing in Glenwood Springs. The proposed mix of uses add to the character of the surrounding properties and will increase the viability of the area while providing much needed workforce housing for the community at large. All design requirements have been thoughtfully considered to mitigate any negative impacts brought on by the extension of building height.

By limiting height in the C/2 Commercial Zone in the Glenwood Meadows master planned community on a lot bound by natural impediments, it would limit the number of multifamily units that could be constructed. In practical terms it would limit the original intentions of the City and the Glenwood Meadows community.

License to Encroach Submittal Letter

The Lofts at Red Mountain is requesting an encroachment into the right of way beneath the sidewalk on the North side of Wulfsohn Road in order to install shoring for the proposed building foundation. The limits of the encroachment will be along the right of way line for approximately 340 feet and extend under the sidewalk 18" to 30". The shoring will be a permanent soldier pile and wood lathe system, cut to a depth of 4' beneath the surface following foundation wall construction then a new sidewalk will be replaced on top of the shoring. The justification of this encroachment is to provide a means to construct a foundation to the existing property line.

a. Due to the narrow width of the lot and the requirement to use all the lot for the building footprint, this is the only viable alternative for a shoring location during foundation construction.
b. Given the permanent nature of Wulfsohn Road, the size and shape of the lot and the right of way in question, this is the only solution to achieve the highest and best use of the property.
c. The Lofts at Red Mountain did not create this hardship or the existing lot conditions.
d. The encroachment in question will include permanent shoring under the sidewalk and will not be visible upon completion. This encroachment will not compromise public safety.
e. The encroachment will not compromise access to public lands as it only extends into the Wulfsohn Road right-of-way beneath the sidewalk.
f. The overall land use for this residential and retail area is to thrive from the walkable nature of Wulfsohn Road. Allowing this encroachment will help provide much needed residential units which support that effort.

A typical soldier pile shoring diagram is attached along with a photo of the type system proposed.

Legal Description – Will be included in the full design of the development.

The proposed encroachment will be included in the civil set of drawings.

Any required insurance will be included upon completion of the building.

Design Variance – Building Length

Building Length - Glenwood Meadows Zoning & Development Standards V.D.3. (c)

The maximum length on multi-family buildings shall be 125 feet.

The building length exceeds the maximum 125' design standard.

Request: We are requesting the allowance of buildings up to 337' in length.

1.) The proposed building site has an exceptional shape in that the lot, from East to West, is 347 feet in length and only 68 feet in depth. Additionally, the elevation from South to North differs by up to 13 feet. Soils in this area are unstable and will require deep pile foundations up to 65 feet. Due to the proximity of Wulfsohn Road, foundation walls anchored with soil nails will not be permitted, resulting in need for a continuous shoring system to allow for excavation and construction of a South foundation wall. The shape and conditions of this lot require a long rectangular building utilizing a continuous foundation wall and shoring system. For that reason, multiple, shorter buildings are not feasible.

2.) Strict application of the Code would require three buildings for maximum utilization of this lot. The soils on this lot are very poor and will require deep foundation systems. This will require driven piles deep into the ground. Meanwhile this site is very tight and the equipment to drive the piles will require full excavation of the site at one time, not as three separate structures. This then requires the shoring and the zero-lot line cut of the grade at the South property line to be done as one continuous wall. This shoring wall will need to be done as one continuous structure for constructability purposes of stabilizing the ground for the excavation and then the physical space necessary will be created for the installation of the deep piles into the ground across the site. Additionally, the uniformity of the weight of the parking structure and building above on these piles needs to be loaded across the site equally. Moreover, by constructing one building instead of three, applicant will minimize the disturbance construction may cause to the adjacent right-of-way.

3.) The design of the property and resulting hardship were not created by the applicant. This lot was configured and platted in the current shape, orientation and varying elevation without applicant's input and long before applicant submitted its application. At the adoption of the ADA and Zoning and Development Design Guidelines, it is likely the 125-foot standard was intended for condo home residential portions of Glenwood Meadows. Buildings across Wulfsohn, in the C-2 commercial zone, already exceed 125 feet in length. The 125-foot maximum building length may not have been intended for this C-2 zoned site. Applicant is requesting this variance in order to allow for the maximum of much needed housing units to be constructed on this topographically difficult lot. We consider this plan for a single building to be the best and highest use for the challenging lot.

4.) This variance request does not harm the public nor impair the Development Code outlined in Section 070.010.030 in any way. Rather, by granting this variance, the "intent of providing a variety of housing and neighborhood types and densities at a range of housing costs," will be enhanced in that this will allow for the maximum number of housing units for this small irregular lot. Furthermore, this will help address the Glenwood Springs housing shortages identified in the January 2019 Roaring Fork Valley Regional Housing Study by infusing an additional 90 rental units into the tight rental market. The requested variance is also consistent with those granted to the other apartment buildings along Wulfsohn Road, creating continuity and consistency in the area.

The overall layout of the development along Wulfsohn encourages pedestrian orientation at street level. Breaking up the single building into three smaller buildings would create narrow passageways at extreme grades between the buildings. These passageways would be shaded resulting in accumulations of snow and ice in the Winter resulting in potential pedestrian hazards. A single building would eliminate these narrow passageways and eliminate a potential safety hazard to the residents and the public.

5.) Strict compliance with the 125-foot limitation on this lot would create an exceptional, if not impossible, hardship in the construction of multi-family residences or any other structure. Due to the requirement for deep pile foundation, one continuous shoring wall, and equally distributed weight over a single parking structure, a single housing or commercial structure is the only feasible alternative for this lot.

6.) This variance will not violate building or fire code requirements in any way. All codes and requirements will be fully complied with.

7.) This variance request is the minimum required to allow for multi family construction on this lot. Due to parking requirements, a full underground parking facility will be required. Multiple buildings or buildings less than 125 feet will not be suitable for this location due to the soil and stabilization issues inherent to the site. Additionally, reducing the length of the building means reducing the number of units constructed due to the narrowness of the lot and the height limits imposed by the design guidelines, and that result is not consistent with the Community need for additional housing. The requested variance of 330 feet in length is the minimum needed to make residential development on the lot a reality.

8.) In summary: Architecturally and structurally, it makes sense, and is necessary, to do the site work and shoring, piles and parking structure as one uniform structure. Understanding the concern of one long building not having articulation of the façade and massing, the architectural details of this building show cantilevered balconies, and articulation of massing both horizontally and vertically (varying parapet heights, etc.) and in materials and colors, that the end result is not the straight monolithic mass that is undesirable, but a well-developed and articulated massing that break up the length. Overall, it will appear very similar to what has already been approved across Wulfsohn on Phase II.

LOT 4
GLENWOOD MEADOWS NO. 2

LOT 5
GLENWOOD MEADOWS NO. 2

MARKET STREET

LOT 6
GLENWOOD MEADOWS NO. 2

LOT 7
GLENWOOD MEADOWS NO. 2

LOT 8
GLENWOOD MEADOWS NO. 2

EAST MEADOWS

BUS STOP

WULFSHON ROAD

BUS STOP

BUILDING NO. 1

BUILDING NO. 2

16 GARAGE SPACES
& 16 TANDEM SPACES

LOT 11A

BUILDING NO. 3

BUILDING NO. 4

BUILDING NO. 5

12 GARAGE SPACES
& 12 TANDEM SPACES

12 GARAGE SPACES
& 12 TANDEM SPACES

12 GARAGE SPACES
& 12 TANDEM SPACES

ACCESSIBLE
GARAGE SPACE

FLAT TOP VIEW DRIVE

FLAT TOP VIEW DRIVE

LOT 11C-C
GLENWOOD MEADOWS NO. 5

LOT 11C-B
GLENWOOD MEADOWS NO. 5

Lofts at Red Mountain Phase I , II, III Master Parking Allocation Chart

	Lot 11A-A (phase 1)	Lot 11A-B (Phase II)	Lot 7 (Phase III)
Surface Parking Lot	61	42	0
Garage	16	36	61
Tandem	16	36	0
Wulfsohn Road	42	34	41
Total	135	148	102

DENOTES PARKING ALLOCATION FOR RESTAURANT/BANK, LOT 8

DENOTES PARKING ALLOCATION FOR IN-LINE SHOPS/MARKET STREET

DENOTES 13 PARKING ALLOCATION TO PHASE III, LEASED FROM PHASE II

N

0 20 40 80

SCALE: 1" = 40'

REDLAND
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REDLAND.COM
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120

DRAWN BDW
CHECKED MDC
APPROVED MDC
PROJECT NO. 12013.09
HORZ. SCALE 1" = 40'
VERT. SCALE

NOTES

NO. 1
DATE 02.14.2017

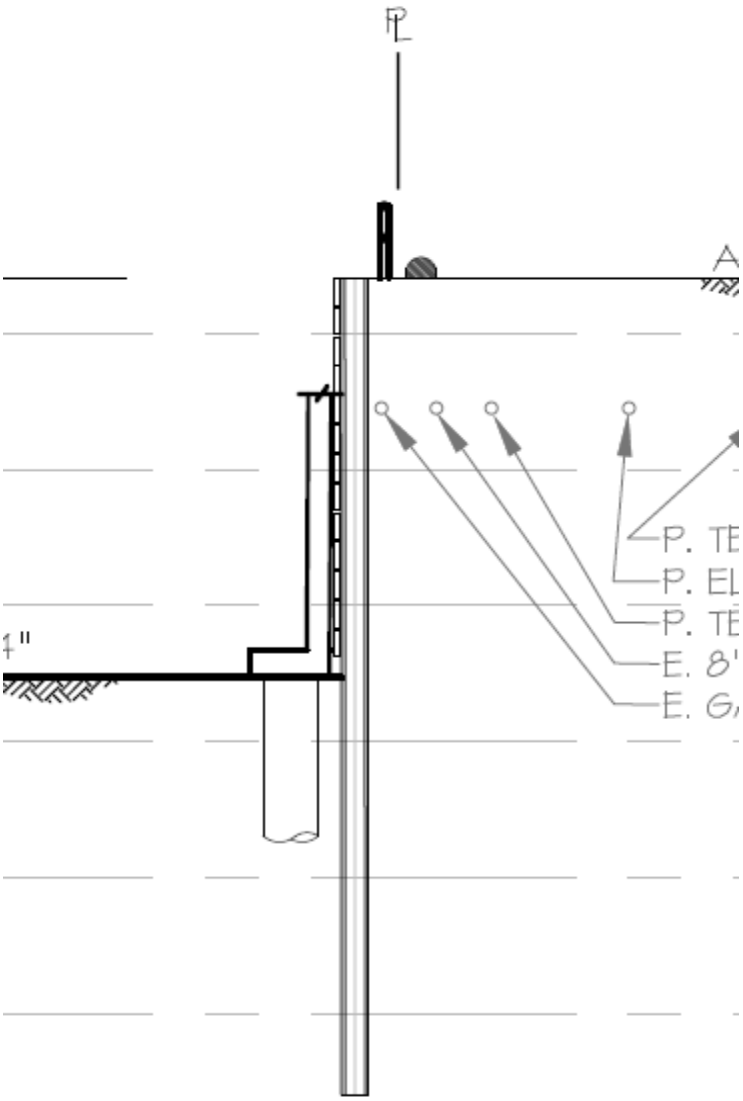
GLENWOOD MEADOWS LOT 11A
THE LOFTS AT RED MOUNTAIN

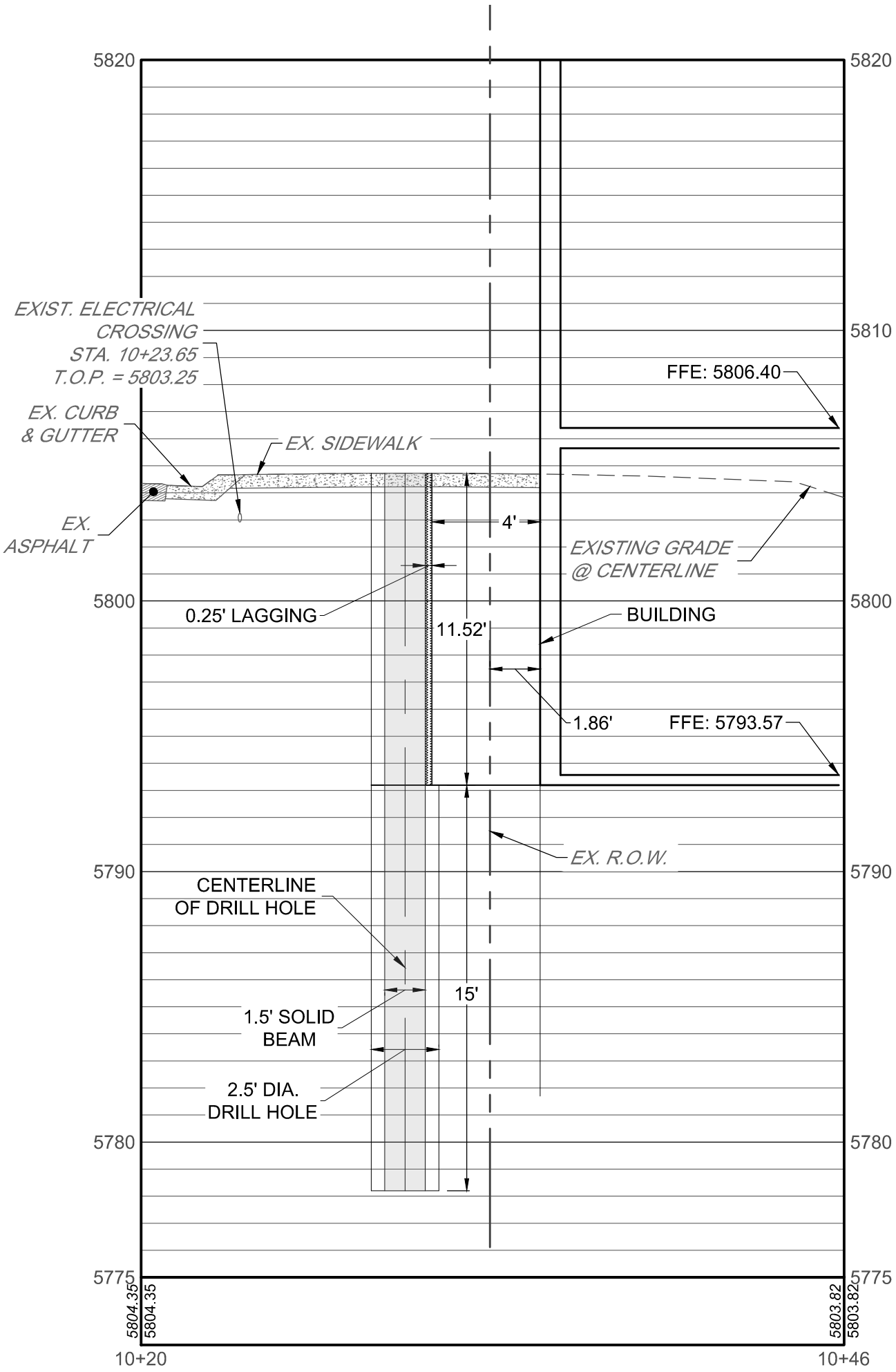
PARKING EXHIBIT

SHEET
1

I:\2012\12013 - Glenwood Meadows\CADD\E:\Inbits\Lot 11A Par.ing E.hibit.dwg tab: Par.ing Allocation Feb 14, 2017 - 3:41pm mcevaal

Typical Shoring System





0 2.5 5 10

SCALE: 1" = 5'

SHEET 1 OF 1

THE LOFTS AT RED MOUNTAIN PHASE 3

SECTION VIEW OF EXISTING SITE

DATE	12/20/2019
DRAWN	MAL
CHECKED	
APPROVED	APPROVED
PROJECT NO.	12013.11

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SHORING PHOTO

License to Encroach Submittal Letter

The Lofts at Red Mountain is requesting an encroachment into the right of way of Wulfsohn Road for balcony overhangs. The limits of the encroachment will be along the right of way line for approximately 340 feet. The location of the balconies will be on the South side of the building above the sideway adjacent to Wulfsohn Road. The balconies will be on the second and third floors and will hang over the sidewalk and encroach into the right of way a maximum of 60". The justification of this encroachment is to provide a consistent streetscape design along the front of the building to match the existing buildings on the South side of Wulfsohn Road.

a. Due to the narrow width of the lot and the requirement to use all the lot for the building footprint, this is the only viable solution to provide balconies.
b. Given the permanent nature of Wulfsohn Road, the size and shape of the lot and the right of way in question, this is the only solution to achieve the highest and best use of the property.
c. The Lofts at Red Mountain did not create this hardship or the existing lot conditions.
d. The encroachment in question will include extending concrete balconies over the sidewalk greater than 12 feet above sidewalk level. This encroachment will not compromise public safety.
e. The encroachment will not compromise access to public lands as it only extends into the Wulfsohn Road right-of-way.
f. The overall land use for this residential and retail area is to thrive from the walkable nature of Wulfsohn Road. Allowing this encroachment supports that effort.

Legal Description – Will be included in the full design of the development.

The proposed encroachment is included in the civil set of drawings.

Any required insurance will be included upon completion of the building.

Design Variance #1 – Building Length

Building Length - Glenwood Meadows Zoning & Development Standards

The maximum length on multi-family buildings shall be 125 feet.

The building length exceeds the maximum 125’ design standard.

Request: We are requesting the allowance of buildings up to 330’ in length.

1.) First, the overall layout of the development along Wulfsohn encourages pedestrian orientation at street level. Breaking up the buildings into smaller units would only separate and decrease the walkability of the site. Secondly, if the development was held to the 125’ standards it would create a greater number of smaller buildings, thus losing the efficiency gained by shared space and making the cost/sf of construction rise to the point the project would be uneconomical and require higher rents. Three smaller buildings would also result in a decrease in the number of underground parking spaces which would further complicate code compliance.

2.) The intent of restricting multi-family building length is still protected by the high standards of design in the Glenwood Meadows Zoning and Development Standards. The composition of materials lends itself to a regional architectural vernacular. The board-and-batten projection reveals a volumetric spatial organization within the primary mass. The texture and color of the finish supports a natural visual experience.

Variance #2: Parking number of spaces required - 070.030.020 Use Specific Standards Table 30.1

1.5 spaces per dwelling unit, plus 1 guest parking space for each 5 dwelling units.

Required Spaces

135 Residential Spaces (90 units x 1.5)

18 Guest Spaces (1 per 5 units)

153 Total required by Code.

Based on the fact that all 90 units will be one-bedroom units requiring minimal parking, the close proximity to a mass transit bus stop, the availability of on-site bike parking spaces and the close proximity of excess parking in the Glenwood Meadows retail center, Lofts at Red Mountain requests a 30% reduction in the total parking space requirements (153 – 45 = 108) for a total of 108 required spaces.

Available Spaces

61 On-site underground parking spaces

28 On-Street parking spaces allocated to Lot 7

19 Anticipated shared parking space agreement with adjacent property owner.

108 Total spaces provided

Since Wulfsohn Road has already been completed and a finite number of parking spaces exists and have been allocated to Lot 7, the Lofts at Red Mountain is required by Code to provide the required additional parking. We have utilized the allocated street parking, provided on-site underground parking and plan to secure the use of nearby excess parking.

In order to comply fully with the Code, Lofts at Red Mountain would be required to build multi-level underground parking or drastically reduce the number of dwelling units. Neither of these alternatives is financially feasible.

The overall intent of the project is to develop quality rental apartments that are needed in the Glenwood Springs community. In our experience we are providing more than adequate parking for the proposed development. The development is located immediately adjacent to a RFTA transit bus stop that will reduce apartment renter's dependency on vehicles.

The public good is best served by a variance as requested and the granting of the variance will help address the community goal of creating more housing. The developer has a history of providing quality multifamily housing and understands the space and parking needs associated with the development. The proposed development is in close proximity to public transportation as well as retail and business development, which supports the City's vision of a walkable community and reduces vehicle dependency. It is also important to note that multifamily residential parking and parking for commercial uses are inversely related. The majority of apartment residents park over night while commercial businesses use parking during business hours. Lofts at Red Mountain requests your approval of this parking variance.

Variance #2: Parking number of spaces required - 070.030.020 Use Specific Standards Table 30.1

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Date: 11/20/2019 **Author:** BRIGID IRISH **Project:** PHASE 3

Comments:

RVC CONSTRUCTION
PAKING AND SIDEWALK CLOSURE
WULFSOHN RD.
GLENWOOD SPRINGS
MUTCD TA-1 TA-28

Manifest

6 x W20-1 road work ahead

4 x W20-7a flagger

3 x W20-7b be prepared to stop

1 x R9-11(L) Sidewalk Closed Ahead, Cross Here R9-11(L)

1 x R9-11(R) Sidewalk Closed Ahead, Cross Here R9-11(R)

November 20, 2019

Mr. Bob Moore
Realty Capital Management
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039

Re: Trip Generation Comparison of Retail V. Residential Use on Lot 7 of the Original Phase 1 of the Glenwood Meadows Development

Dear Mr. Moore,

At your request I have completed a trip generation comparison of potential retail v. residential land use on Lot 7 of Phase 1 of the original Glenwood Meadows project. Lot 7 is located on the north side of Wolfsohn Road along the edge of the existing shopping center and is illustrated below. It is my understanding that Lot 7 of Phase 1 of the Glenwood Meadows project was originally anticipated to be developed as retail shops in a shopping center environment. This is consistent with the information in the Traffic Analysis for the Phase 1 Retail Portion of the Glenwood Meadows Project, dated May 6, 2004, prepared by the Fox Higgins Transportation Group. At that time, the Phase 1 development (north of Wolfsohn Road) did not include any residential land uses.

It is now my understanding that the Realty Capital Management company intends to develop this Lot 7 as a residential project containing 90 single bedroom apartment units. On this basis I have completed a comparison of potential trip making on Lot 7 between the original retail use and the currently proposed residential use. To allow this comparison, I have estimated that Lot 7 could have included approximately 17,500 square feet of single-story retail development, consistent with the existing strip type retail development in this portion of Glenwood Meadows. In making this trip generation comparison I have utilized current trip generation rates from the 10th Edition of the Institute of Transportation Engineers Trip Generation Manual. The results of this comparison is detailed in the attached Table 1.

It can be seen in Table 1 that:

- On a daily basis, the retail use on Lot 7 would generate approximately 170 more trips than the proposed 90-unit residential use.

- During the PM peak hour, when traffic is typically heaviest, the retail use would generate 27 more trips than the residential use.

- During the AM peak hour, when retail traffic is typically not high, the residential use would generate 16 more trips than the retail use.

On this basis, it is my professional opinion that the roadway network designed to accommodate retail use on Lot 7 of Glenwood Meadows Phase 1 will be able to comfortably accommodate a switch to 90 single family residential apartments as currently proposed.

I hope this information is helpful. Please let me know if you have any questions or need additional information.

Sincerely,
FOX TUTTLE HERNANDEZ TRANSPORTATION GROUP, LLC

William C. Fox, P.E.
Principal

Attachments: Table 1 Trip Generation Comparison

FOX TUTTLE HERNANDEZ TRANSPORTATION GROUP

Table 1. Residential V. Commercial Trip Generation Comparison for Lot 7 of Phase 1 of the Orignal Glenwood Meadows Development[1]

Parcel	ITE Code	Land Use	Size	Unit	Reduction Factors		Average Daily Trips				A.M. Peak Hour Trips				P.M. Peak Hour Trips			
					Multi-modal	Internal	Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Lot 7 Phase 1 Retail Use Assumption																		
	820	Shopping Center	17.5	1,000 SF	0.00	0.00	37.75	661	331	330	0.94	16	10	6	3.81	67	32	35
Lot 7 - Current Proposal for Residential (Single Bedroom Apartments)																		
	221	Multi-Family Housing - Mid-Rise	90	Dwelling Units	0.00	0.00	5.44	490	245	245	0.36	32	8	24	0.44	40	24	16
Trip Comparison for Lot 7 - Residential v. Retail								**-171**	**-86**	**-85**		**16**	**-2**	**18**		**-27**	**-8**	**-19**

1. Using current ITE trip rates for each land use category

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

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www.kumarusa.com

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GEOTECHNICAL ENGINEERING STUDY
PROPOSED LOFTS AT RED MOUNTAIN
PHASE 3 BUILDING
LOT 7, GLENWOOD MEADOWS
WULFSOHN ROAD NEAR MARKET STREET
GLENWOOD SPRINGS, COLORADO

PROJECT NO. 19-7-521

OCTOBER 10, 2019

PREPARED FOR:

STONELEIGH COMPANIES, LLC
ATTN: JOSH WOHLREICH, VP - DEVELOPMENT
760 WEST MAIN STREET, SUITE 140
BARRINGTON, ILLINOIS 60010
jwohlreich@stoneleighcos.com

TABLE OF CONTENTS

PURPOSE AND SCOPE OF STUDY ..... - 1 -

PROPOSED CONSTRUCTION ..... - 1 -

SITE CONDITIONS ..... - 2 -

SITE GEOLOGY ..... - 2 -

FIELD EXPLORATION ..... - 3 -

SUBSURFACE PROFILE CONDITIONS ..... - 3 -

ENGINEERING ANALYSIS ..... - 4 -

DESIGN RECOMMENDATIONS ..... - 4 -
- FOUNDATION ..... - 4 -
- GRADING AND DRAINAGE CONCEPTS ..... - 5 -
- RETAINING WALLS ..... - 6 -
- UNDERDRAIN SYSTEM ..... - 7 -
- SITE GRADING ..... - 8 -
- PAVEMENT DESIGN RECOMMENDATIONS ..... - 8 -
- SIGNIFICANT ASSUMPTIONS ..... - 9 -

LIMITATIONS ..... - 10 -

FIGURE 1 - LOCATION OF EXPLORATORY BORINGS

FIGURE 2 - LOGS OF EXPLORATORY BORINGS

FIGURE 3 - LEGEND AND NOTES

FIGURES 4 TO 6 - SWELL-CONSOLIDATION TEST RESULTS

FIGURES 7 TO 9 - GRADATION TEST RESULTS

TABLE 1- SUMMARY OF LABORATORY TEST RESULTS

PURPOSE AND SCOPE OF STUDY

This report presents the results of a geotechnical engineering study for the proposed Lofts at Red Mountain, Phase 3 Building located on Lot 7, Glenwood Meadows, Wulfsohn Road near Market Street, Glenwood Springs, Colorado. The project site is shown on Figure 1. The purpose of the study was primarily to develop recommendations for the foundation design of the building. The study was conducted in accordance with our proposal for geotechnical engineering services to Stoneleigh Companies, LLC dated July 17, 2019.

A field exploration program consisting of exploratory borings was conducted to obtain information on the subsurface conditions and ground settlement risks. Samples of the subsoils obtained during the field exploration were tested in the laboratory to determine their classification, compressibility or swell and other engineering characteristics. The results of the field exploration, laboratory testing and site characteristics were analyzed to develop recommendations for possible ground treatment methods to help mitigate settlement potential, foundation types and allowable pressures for the proposed building foundation design. This report summarizes the data obtained during this study and presents our conclusions, design recommendations and other geotechnical engineering considerations based on the proposed construction and the subsurface conditions encountered.

PROPOSED CONSTRUCTION

The Phase 3 Building (footprint shown on Figure 1) consists of a 4-story apartment structure with parking at the lower level daylighting on the downhill, north side. The building will occupy essentially the entire building envelope of the lot. The elevation difference from the uphill, street side to the downhill parking lot side is about 15 feet. The site elevation is generally just below 5800 feet which indicates the property probably lies below the highest historic field irrigation of Wulfsohn Ranch based on the old ditch line at about elevation 5805 feet. The building is proposed to have a uniform lower floor level with the uphill wall and end walls of the building retaining earth backfill. Foundation loading will be relatively heavy, around 14.5 kips per foot for exterior walls and up to 600 kips for columns. We understand that the developer, Stoneleigh Companies, and the design and construction team are familiar with the potential for ground shifting at the project site, and that a certain level of future movement and building distress likely requiring remediation is expected and accepted.

If the building location, grading or other development plans change significantly from those described above, we should be notified to re-evaluate the recommendations contained in this report.

SITE CONDITIONS

The project site lies within the upper, mid area of the Glenwood Meadows development along the downhill side of Wulfsohn Road as shown on Figure 1, and east of Market Street. The ground surface across the lot is irregular, apparently from past cut and fill grading, and typically steeply sloping down to the north from Wulfsohn Road to the gently sloping grade of the asphalt paved parking lot. Vegetation consists mainly of grass and weeds on the steep slope.

SITE GEOLOGY

The Glenwood Meadows development is mainly located on a large alluvial fan complex that has formed below several coalescing drainage basins. The debris fan complex in this area is known to be relatively deep and prone to collapse when wetted and can result in settlement related distress to facilities constructed on the fan. Ground cracks can also result from differential settlement between wetted and naturally dry soils areas, and possibly between fine to coarse grained fan deposit areas. Our experience with previous development in the project area identified ground cracks near the top of the old irrigated fields located roughly at elevation 5810 feet.

The project site appears to be located in the lower part of the area impacted by the July 24, 1977 debris flow (Lincoln-DeVore, 1978). The debris flow impact risk to the Glenwood Meadows development has been mitigated by constructing consecutive drainage collection basins located several hundred feet uphill of the project site. The effectiveness of these basins to mitigate debris flow impacts to the project site has not been evaluated by us and is beyond the scope of our study. It is our assumption that the debris flow basins effectively contain storm event runoff and the site is considered to not be potentially impacted by debris flows.

The Eagle Valley Evaporite mapped as underlying the Glenwood Meadows development is believed to be associated with sinkhole development. The exploratory borings drilled for the current study and those drilled by us for Phase 1 and 2 development did not encounter subsurface voids associated with caving or piping of soil into subsurface cavities in the underlying formation rock. To our knowledge, the project site is not impacted by existing sinkholes and the

risk of future sinkhole development is considered low throughout the service life of the project but the owner should be aware of the risk.

FIELD EXPLORATION

The field exploration for the project was conducted on September 13 and 16, 2019. Five exploratory borings were drilled at the locations shown on Figure 1 to evaluate the subsurface conditions. The borings were advanced with 4-inch diameter continuous flight augers powered by a truck-mounted CME-45B drill rig and were logged by a representative of Kumar & Associates.

Samples of the subsoils were taken with 1⅜ and 2-inch I.D. spoon samplers. The samplers were driven into the subsoils at various depths with blows from a 140 pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density or consistency of the subsoils. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Figure 2. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE PROFILE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Figure 2. The borings were drilled to a typical depth of 30 feet in the alluvial fan soils and 3 borings were deepened to determine the depth to dense river gravel alluvium. The borings were sampled for laboratory testing to evaluate the collapse potential typical of alluvial fan deposits. The three deep borings showed the alluvial fan deposit to extend to depths of 63½ to 77 feet in Borings 1, 2 and 4 locations. The alluvial fan deposits were slightly moist to moist, typically 4 to 8% moisture content with some soils of 9 to 11% moisture content with depth. No free water was encountered in the borings. The slightly moist soils (roughly 25 to 40% saturation level) possess a collapse potential when wetted and the somewhat higher moisture content soils (roughly 45 to 70% saturation level) should be less compressible when wetted. Drilling in the coarse granular river gravel alluvium with auger equipment was difficult due to the cobbles and possible boulders. The subsurface profiles were generally the same as encountered in exploratory borings drilled for the Phase 1 and 2 Buildings.

Laboratory testing performed on samples obtained from the borings included natural moisture content and density and gradation analyses. Results of swell-consolidation testing performed on

relatively undisturbed drive samples of the more fine-grained soils, presented on Figures 4 through 6, indicate low compressibility under existing low moisture condition and low to moderate collapse potential (settlement under constant load) when wetted. The samples were moderately compressible under additional loading after wetting. Results of gradation analyses performed on small diameter drive samples (minus 1½-inch fraction) of the more granular soils are shown on Figures 7 through 9. The laboratory testing is summarized in Table 1.

ENGINEERING ANALYSIS

The project site has inherent risks associated with geotechnical conditions which have been extensively studied for the existing developments at Glenwood Meadows and should be considered by the design and construction team for the current development. Consequently, the need for special foundation systems, such as structural post-tensioned slab foundations or deep foundation and structural slab, and the need for additional ground modification is recommended with the intent to achieve an acceptable risk of future settlement and building distress. Building at the site with special foundation types, even with ground modification, will be a calculated risk and the lowest cost option should not be the deciding factor in selecting the ground modification methods and structural foundation designs. Based on the proposed development plan and prior discussion with the design and construction team, the preferred foundation type consists of piles or piers with bearing down in the underlying dense, river gravel alluvium. If other ground mitigation methods and foundation types are desired, we should be contacted to provide additional analysis and recommendations.

DESIGN RECOMMENDATIONS

FOUNDATION

Piles that extend down into the underlying dense river gravel alluvium encountered at depths of about 63½ to 77 feet in the exploratory borings are a feasible foundation with low settlement potential. Deep foundations can consist of "screw piles" or driven piles. A screw pile foundation is a heavy-duty helical pile (typically 5 to 6-inch diameter, high strength steel pipe with single or double 8 to 12-inch helixes) that has been used in Colorado to provide relatively high load capacity and low foundation settlement risk. Driven piles typically used in this area consist of H-piles and concrete filled, closed-end pipe piles. The building ground level floor slab should also be supported on the pile foundation. We expect the piles will penetrate the dense river gravel on the order of 5 feet to achieve the desired load capacity, but the pile installation contractor should be contacted for specific loading and design information. We expect

downward allowable pile load capacity to be around 100 to 150 kips and will be achieved mainly by end bearing. Uplift capacity will depend on the pile section, helix size and embedment depth. Settlements or uplift under sustained loading are expected to be minor, ½ inch or less. Lateral capacity of screw piles is normally provided by battered piles. Pipe piles and H-piles can be analyzed for lateral load capacity based on horizontal subgrade modulus or L-Pile analysis. Piles should be spaced at least 3 feet from center to center to avoid reduction from group action. At least one pile should be load tested to confirm the assigned load capacity in both compression and tension (if used). The pile load testing should be performed under the supervision of a registered professional engineer and a summary report provided of their adequacy to support the design loading. A representative of the geotechnical engineer should observe the test pile and production pile installations. Grade beams and pile caps should have a minimum depth of 3 feet for frost cover and void form below them is not needed. When the pile or pier type has been selected, we can provide additional analysis and recommendations for the final design.

GRADING AND DRAINAGE CONCEPTS

Extraordinary grading and drainage provisions are recommended regardless of the settlement mitigation methods selected. These should include a minimum 10% slope away from the building for at least 10 feet. Plantings and irrigation should be minimized and not include lawn. Swales needed to collect surface runoff should have a minimum invert slope of 2% and preferably 3%. Frequent drop inlets or yard drains with solid watertight piping could be needed to achieve the desired surface drainage. Roof runoff should be 100% contained by gutters and downspouts that discharge to solid watertight restrained-joint subsurface piping. Perimeter underdrains should not be provided for the slab-at-grade foundation areas. Site retaining walls for grade change should be protected with an underdrain. The underdrain should be lined with an impervious membrane such as 30 mil PVC to contain possible drain water flow and discharge to solid pipe. All pressure and sewer pipes should have mechanical restrained joints to prevent leakage in the event of some ground movement. Proper backfill compaction will be critical to maintain site grades since ground settlement will tend to reduce the effectiveness of the site grading provisions. Typically, backfill should be compacted to at least 95% of standard Proctor density at near optimum moisture content. Even with close attention to proper grading and drainage construction, regular maintenance will be needed to correct even the smallest changes or to provide additional improvements. A rigorous maintenance program and budget will be required throughout the project life to ensure proper grading and drainage are maintained.

RETAINING WALLS

Retaining structures which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 50 pcf for backfill consisting of the on-site soils. Cantilevered retaining structures which are separate from the buildings and can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 40 pcf for flat backslope and 45 pcf for sloping backslope of 3 horizontal to 1 vertical and backfill consisting of the on-site soils. A maximum allowable bearing pressure of 2,000 psf can be assumed for site retaining wall that can tolerate considerable differential settlement.

All retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent footings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions behind the walls. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to prevent hydrostatic pressure buildup behind walls.

Backfill should be placed in uniform lifts and compacted to at least 90% of the maximum standard Proctor density at a moisture content near optimum. Backfill placed in pavement and walkway areas should be compacted to at least 95% of the maximum standard Proctor density. Care should be taken not to overcompact the backfill or use large equipment near the wall, since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected, even if the material is placed correctly, and could result in distress to facilities constructed on the backfill.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.40. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 350 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be a predominantly granular material

compacted to at least 95% of the maximum standard Proctor density at a moisture content near optimum.

SLABS-ON-GRADE

We understand the ground floor of the building will be a structural slab constructed on-grade and supported by the building foundation. The natural on-site soils can be used to support lightly loaded slab-on-grade construction exterior to the building with a risk of settlement and distress if he bearing soils are wetted. To reduce the effects of some differential movement, non-structural slabs should be separated from all foundations and walls with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. A minimum 4-inch layer of relatively well graded sand and gravel such as road base should be placed beneath exterior slabs for subgrade support. A minimum 4-inch layer of relatively free draining gravel should be provided below the interior floor slab to facilitate drainage. This material should consist of minus 2-inch aggregate with at least 50% retained on the No. 4 sieve and less than 2% passing the No. 200 sieve.

All fill materials for support of slabs should be compacted to at least 95% of maximum standard Proctor density at a moisture content near optimum. Required fill can consist of the on-site granular soils devoid of vegetation, topsoil and rock larger than about 4 inches.

UNDERDRAIN SYSTEM

Although free water was not encountered during our exploration, it has been our experience in this area that local perched groundwater can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can also create a perched condition. We recommend below-grade construction, such as retaining walls and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain system. If shallow crawlspace is used, we do not recommend a perimeter underdrain system because its use can result in wetting of the bearing soils.

The drains should consist of rigid perforated drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining granular material. The drain should be placed at each level of excavation and at least 1 foot below lowest adjacent finish grade and

sloped at a minimum ½% to a suitable gravity outlet with solid pipe. Free-draining granular material used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 2 inches. The drain gravel backfill should be at least 1½ feet deep. An impervious membrane such as 30 mil PVC should be placed beneath the drain gravel in a trough shape and attached to the foundation wall with mastic to prevent wetting of the bearing soils.

SITE GRADING

We assume cut and fill depths for the project will be up to about 15 feet. Embankment fills should consist of the onsite soils processed down to about minus 4-inch material and compacted to at least 95% of the maximum standard Proctor density near optimum moisture content. Prior to fill placement, the subgrade should be carefully prepared by removing all vegetation and topsoil and compacting to at least 95% of the maximum standard Proctor density. The fill should be benched into slopes that exceed 20% grade. Permanent unretained cut and fill slopes should be graded at 2 horizontal to 1 vertical or flatter and protected against erosion by revegetation or other means. This office should review site grading plans for the project prior to construction.

PAVEMENT DESIGN RECOMMENDATIONS

A pavement section is designed to distribute concentrated traffic loads to the subgrade. Pavement design procedures are based on strength properties of the subgrade and pavement materials assuming stable, uniform subgrade conditions. Certain soils such as the upper, silty matrix soils encountered on this site, are frost susceptible and could impact pavement performance. Frost susceptible soils are problematic when there is a free water source. If those soils are wetted, the resulting frost heave movements can be large and erratic. Therefore, pavement design procedures assume dry subgrade conditions by providing proper surface and subsurface drainage.

Subgrade Materials: The fine-grained matrix soils encountered at the site are mainly low plasticity which are considered a poor support for pavement materials. The soil classification tests indicate an AASHTO Soil Classification of A-4 and an 'R' value in the range of 10. For design purposes, the soil support value of the subgrade was selected based on an Hveem 'R' value of 10 for flexible (asphalt) pavements and a modulus of subgrade reaction of 100 tcf was selected for rigid (portland cement) pavements. The soils are considered moderately to highly susceptible to frost action.

Pavement Section: Since anticipated traffic loading information was not available at the time of report preparation, an 18 kip equivalent daily load application (EDLA) of 5 was assumed for exterior automobile parking areas and an EDLA of 10 was assumed for combined automobile and truck traffic areas. These loadings should be checked by the project civil engineer. A Regional Factor of 2 was assumed for this area of Garfield County based on the site terrain, surface drainage and climatic conditions.

Based on the assumed parameters, the pavement section in driveway areas subjected to combined automobile and truck traffic should consist of 8 inches of high quality base course and 4 inches of asphalt surface and in parking areas should consist of 8 inches of high quality base course and 3 inches of asphalt.

As an alternative to asphalt pavement and in areas where truck turning movements are concentrated, the pavement section can consist of 6 inches of portland cement concrete above 4 inches of base course.

The section thicknesses assume structural coefficients of 0.14 for aggregate base course, 0.44 for asphalt surface and design strength of 4,500 psi for portland cement concrete. The material properties and compaction should be in accordance with the project specifications.

Subgrade Preparation: Design subgrade level should be established by placing and compacting at least 3 feet of the onsite soils processed to minus 4-inch material. The processed and replaced material should be to at least 10 feet deep in driveway areas containing water or sewer lines. Prior to fill placement, the entire subgrade area should be scarified to a depth of 8 inches, adjusted to a moisture content near optimum and compacted to at least 95% of the maximum standard Proctor density. The pavement subgrade should be proof-rolled with a heavily loaded pneumatic-tired vehicle. Pavement design procedures assume a stable subgrade. Areas which deform excessively under heavy wheel loads are not stable and should be removed and replaced to achieve a stable subgrade prior to placing structural fill or pavement materials.

Drainage: The collection and diversion of surface drainage away from paved areas is extremely important to the satisfactory performance of pavement. Drainage design should provide for the removal of water from paved areas and prevent wetting of the subgrade soils.

SIGNIFICANT ASSUMPTIONS

1) Stoneleigh Companies and the other design and construction team members for the project are aware of the potential for ground shifting due to the collapse potential of the

extreme debris flow deposit depth that could result in future movements and distress of the constructed facilities requiring remedial repairs.

2) Our study has been conducted according to the standard of care ordinarily followed in this area for geotechnical engineering. By accepting our findings, recommendations and conditions, it is accepted that our study meets the standard of care and no other higher standard will be imposed after completion of the project.

3) Kumar & Associates will be retained for additional evaluations as needed, and construction observation and testing services through substantial completion of the project. If another consultant is selected to complete the project, Kumar & Associates will not be the geotechnical engineer of record on the project.

4) Stoneleigh Companies is assumed to keep the project as apartments at least 8 years after substantial completion. If the property changes ownership prior to that time in the future, Kumar & Associates will be contacted for possible limitations on their services provided.

5) The potential debris flow impacts to the project site have been mitigated by the uphill, nearby debris basins.

LIMITATIONS

The findings and recommendations submitted in this letter are intended for selection of settlement risk mitigation methods and for preliminary foundation, grading and drainage designs based on the subsurface exploration findings and our experience with collapsible soils in this area. The risk of foundation movement may be greater than indicated in this report because of possible variations in the subsurface conditions. We encourage peer review of our findings and recommendations by a practicing professional engineer who has been geotechnical engineer of record for multi-family housing projects built on collapsible soils requiring foundation settlement mitigation. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings drilled at the locations indicated on Figure 1, the proposed type of construction and our experience in the area. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory borings and variations in the subsurface conditions may not become evident until excavation is performed. If conditions encountered during construction appear different from those described in this report, we should be notified so that re-evaluation of the recommendations may be made.

This report has been prepared for the exclusive use by our client for design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analysis or modifications to the recommendations presented herein. We recommend on-site observation of excavations and foundation bearing strata and testing of structural fill by a representative of the geotechnical engineer.

Respectfully Submitted,

H-P KUMAR

Steven L. Pawlak, P.E.

Reviewed by:

Daniel E. Hardin, P.E.

SLP/kac

cc: Realty Capital Management – Richard Myers (myers@realtycapital.com)
Realty Capital Management – Bob Moore (bobmoore@realtycapital.com0
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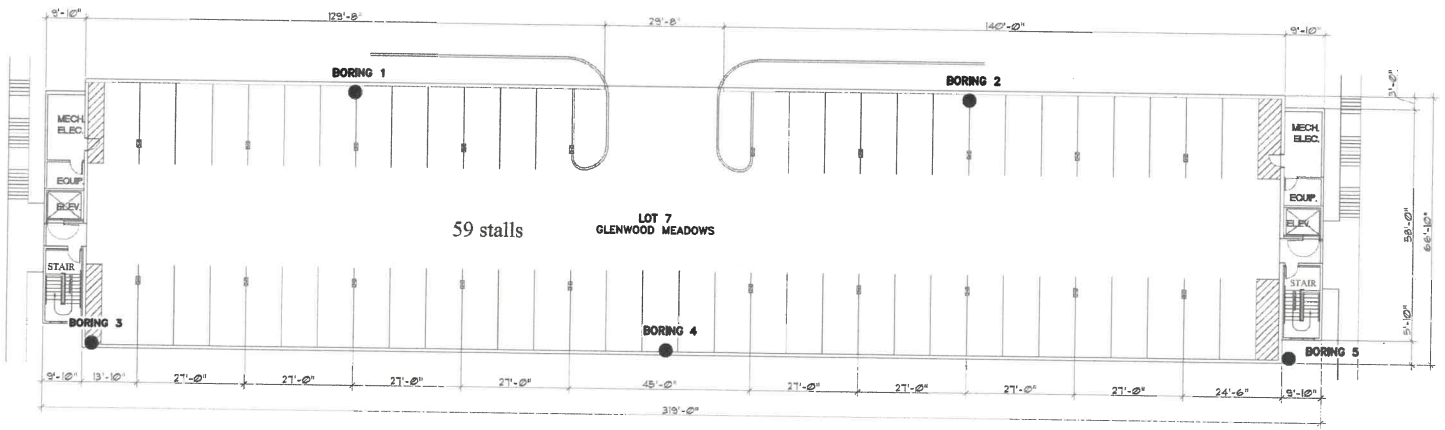
Dan Soelberg (dsoelberg@rvconst.com)

REFERENCES

Lincoln-DeVore, 1978, *Geologic Hazards of the Glenwood Springs Metropolitan Area, Garfield County, Colorado,* Colorado Geologic Survey Open File Report 78-10

EXISTING PARKING LOT



EXISTING COMMERCIAL

VACANT LOT

WULFSOHN DRIVE

APPROXIMATE SCALE–FEET

VICINITY MAP
NOT TO SCALE

19–7–521	Kumar & Associates	LOFTS AT RED MOUNTAIN, PHASE 3	LOCATION OF EXPLORATORY BORINGS	Fig. 1

October 02, 2019 – 10:57am
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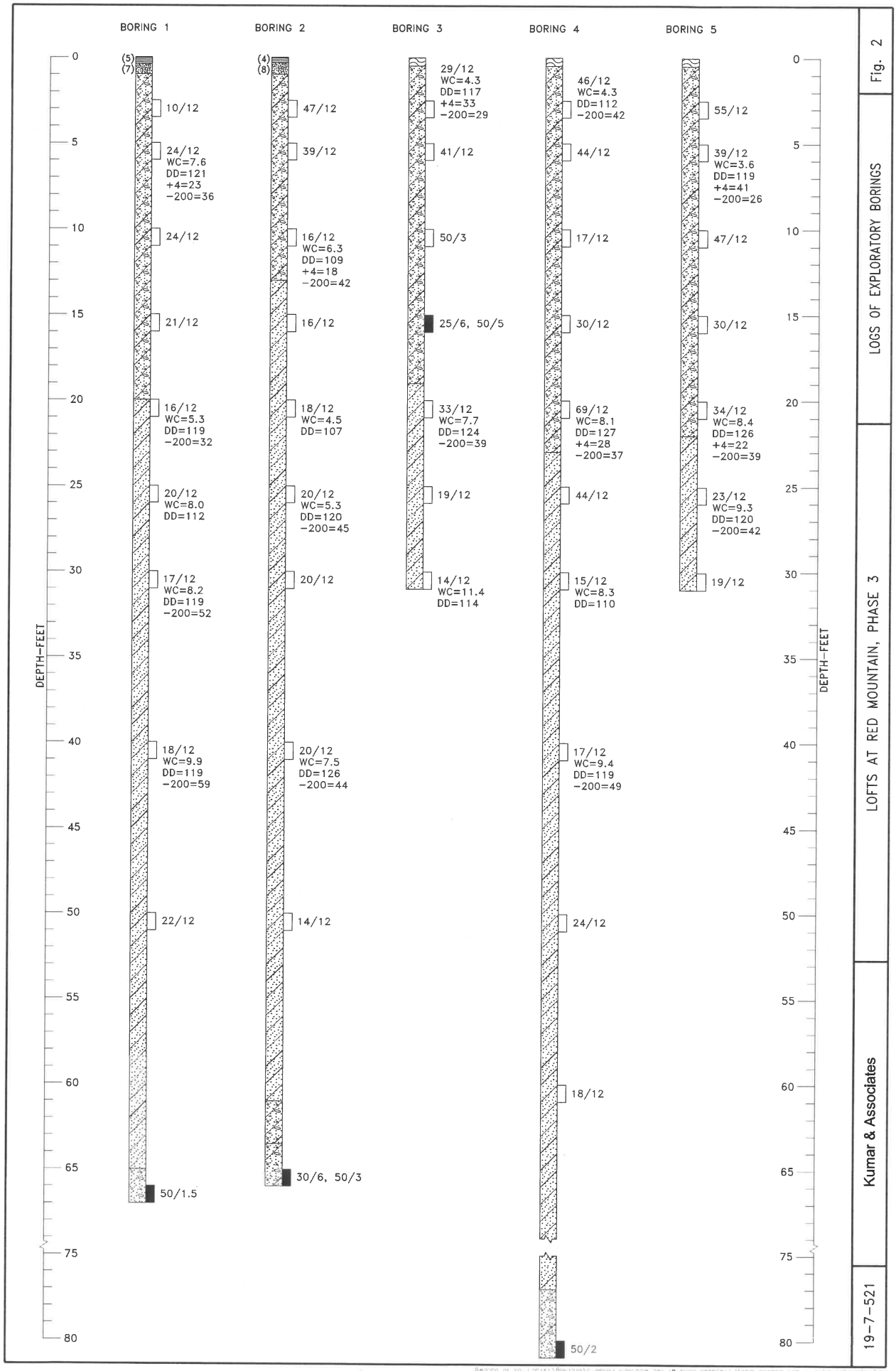

Fig. 2

LOGS OF EXPLORATORY BORINGS

LOFTS AT RED MOUNTAIN, PHASE 3

Kumar & Associates

19-7-521

LEGEND

TOPSOIL; ORGANIC SILTY SAND WITH GRAVEL, FIRM, BROWN.

(5)
ASPHALT, THICKNESS IN INCHES SHOWN IN PARENTHESES TO LEFT OF THE LOG.

(7)
BASE COURSE, THICKNESS IN INCHES SHOWN IN PARENTHESES TO LEFT OF THE LOG.

SAND AND GRAVEL (SM–GM); SILTY, SLIGHTLY CLAYEY, COBBLES, MEDIUM DENSE, SLIGHTLY MOIST TO MOIST, RED, SUBANGULAR ROCK.

SAND (SM); SILTY TO VERY SILTY WITH VERY SANDY SILT LAYERS, SCATTERED GRAVEL TO GRAVELLY, SCATTERED COBBLES, MEDIUM DENSE, SLIGHTLY MOIST TO MOIST, RED–BROWN.

GRAVEL AND COBBLES (GM–GP); SLIGHTLY SILTY, SANDY, PROBABLE BOULDERS, DENSE, SLIGHTLY MOIST, BROWN. ROUNDED ROCK.

DRIVE SAMPLE, 2–INCH I.D. CALIFORNIA LINER SAMPLE.

DRIVE SAMPLE, 1 3/8–INCH I.D. SPLIT SPOON STANDARD PENETRATION TEST.

10/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 10 BLOWS OF A 140–POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.

NOTES

1. THE EXPLORATORY BORINGS WERE DRILLED ON SEPTEMBER 13 AND 16, 2019 WITH A 4–INCH–DIAMETER CONTINUOUS–FLIGHT POWER AUGER.
2. THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.
3. THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE NOT MEASURED AND THE LOGS OF THE EXPLORATORY BORINGS ARE PLOTTED TO DEPTH.
4. THE EXPLORATORY BORING LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
5. THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY BORING LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
6. GROUNDWATER WAS NOT ENCOUNTERED IN THE BORINGS AT THE TIME OF DRILLING OR WHEN BORING 1 AND 2 WERE CHECKED 3 DAYS LATER.
7. LABORATORY TEST RESULTS:
   WC = WATER CONTENT (%) (ASTM D2216);
   DD = DRY DENSITY (pcf) (ASTM D2216);
   +4 = PERCENTAGE RETAINED ON NO. 4 SIEVE (ASTM D6913);
   −200= PERCENTAGE PASSING NO. 200 SIEVE (ASTM D1140).

19–7–521	Kumar & Associates	LEGEND AND NOTES	Fig. 3

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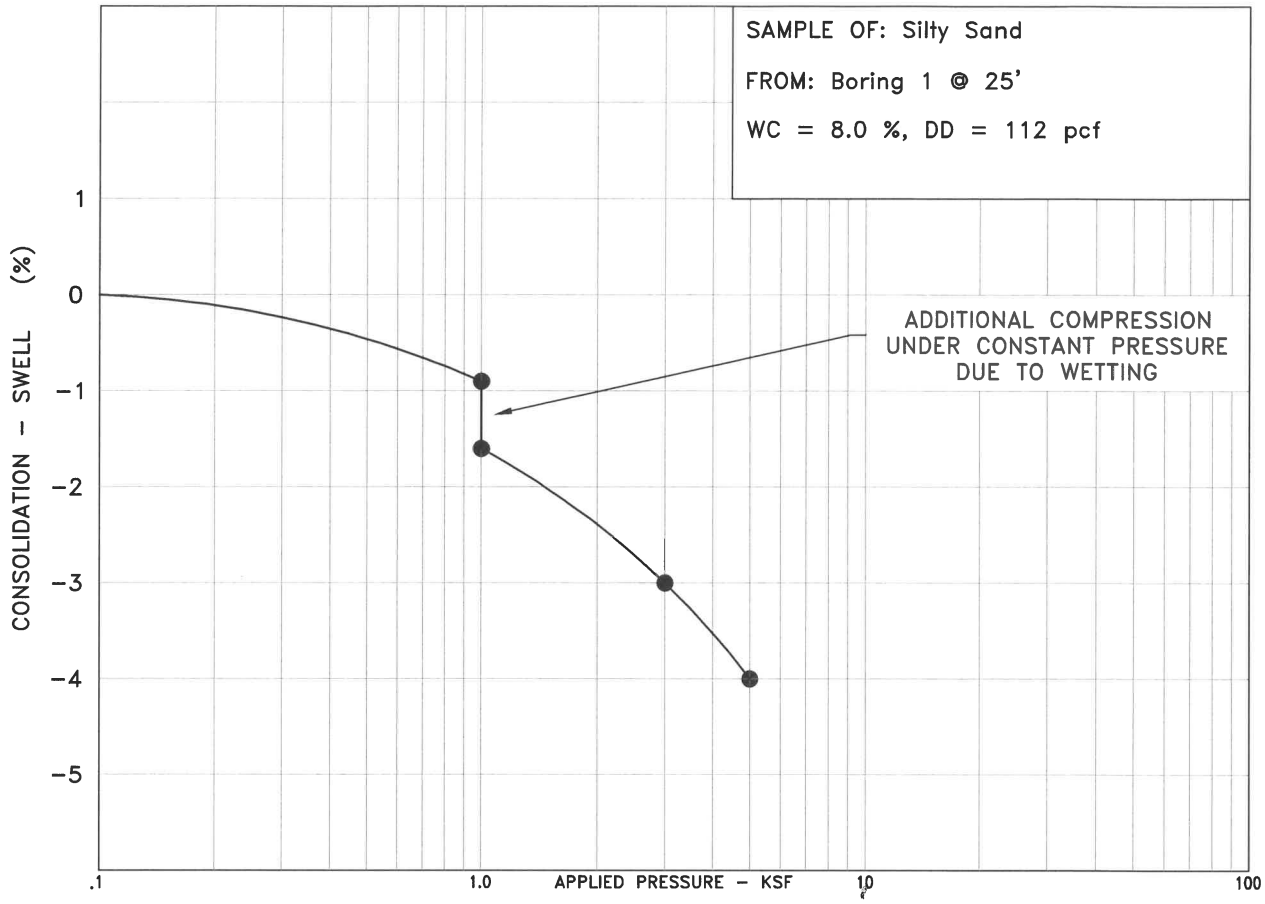

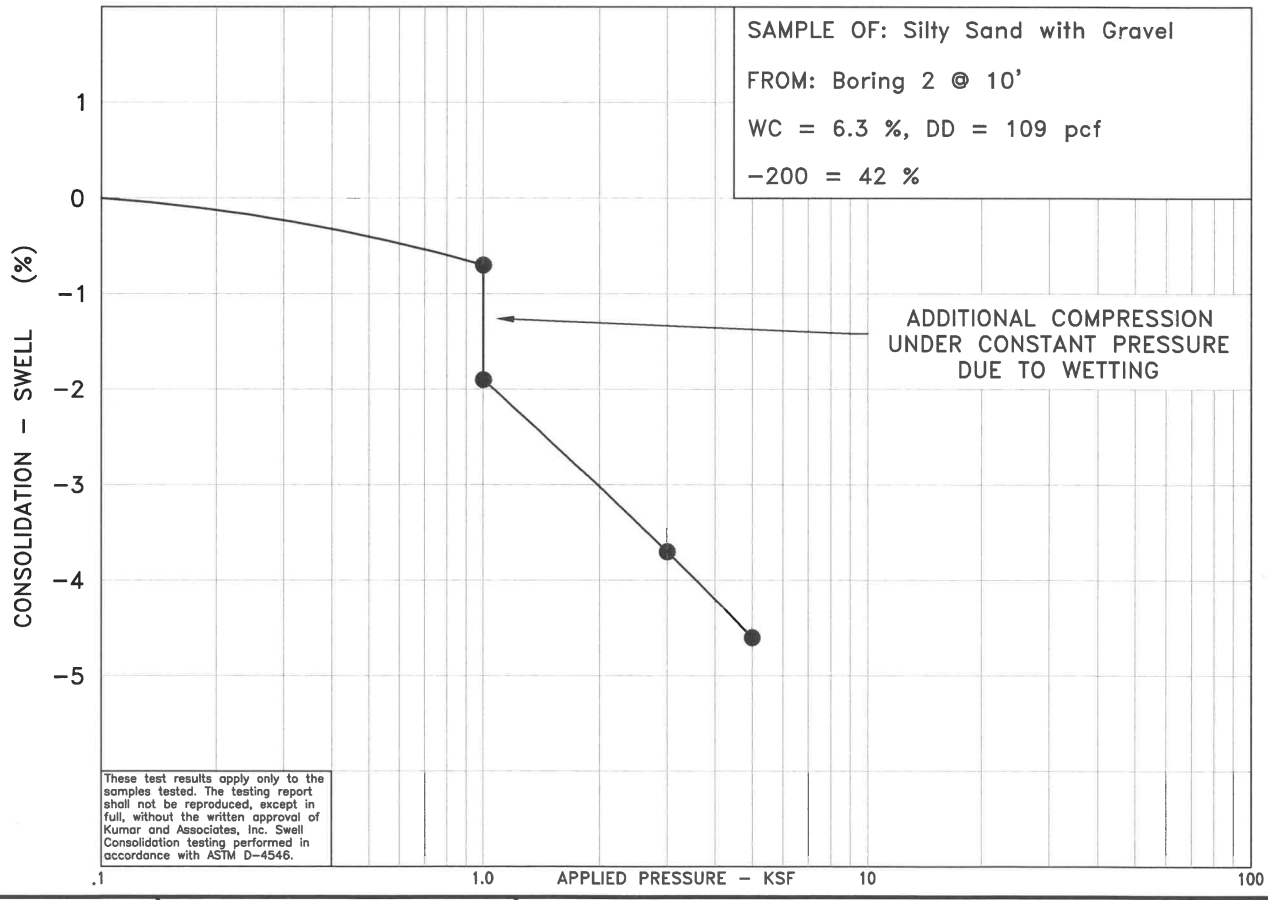

These test results apply only to the samples tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar and Associates, Inc. Swell Consolidation testing performed in accordance with ASTM D-4546.

19-7-521	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 4

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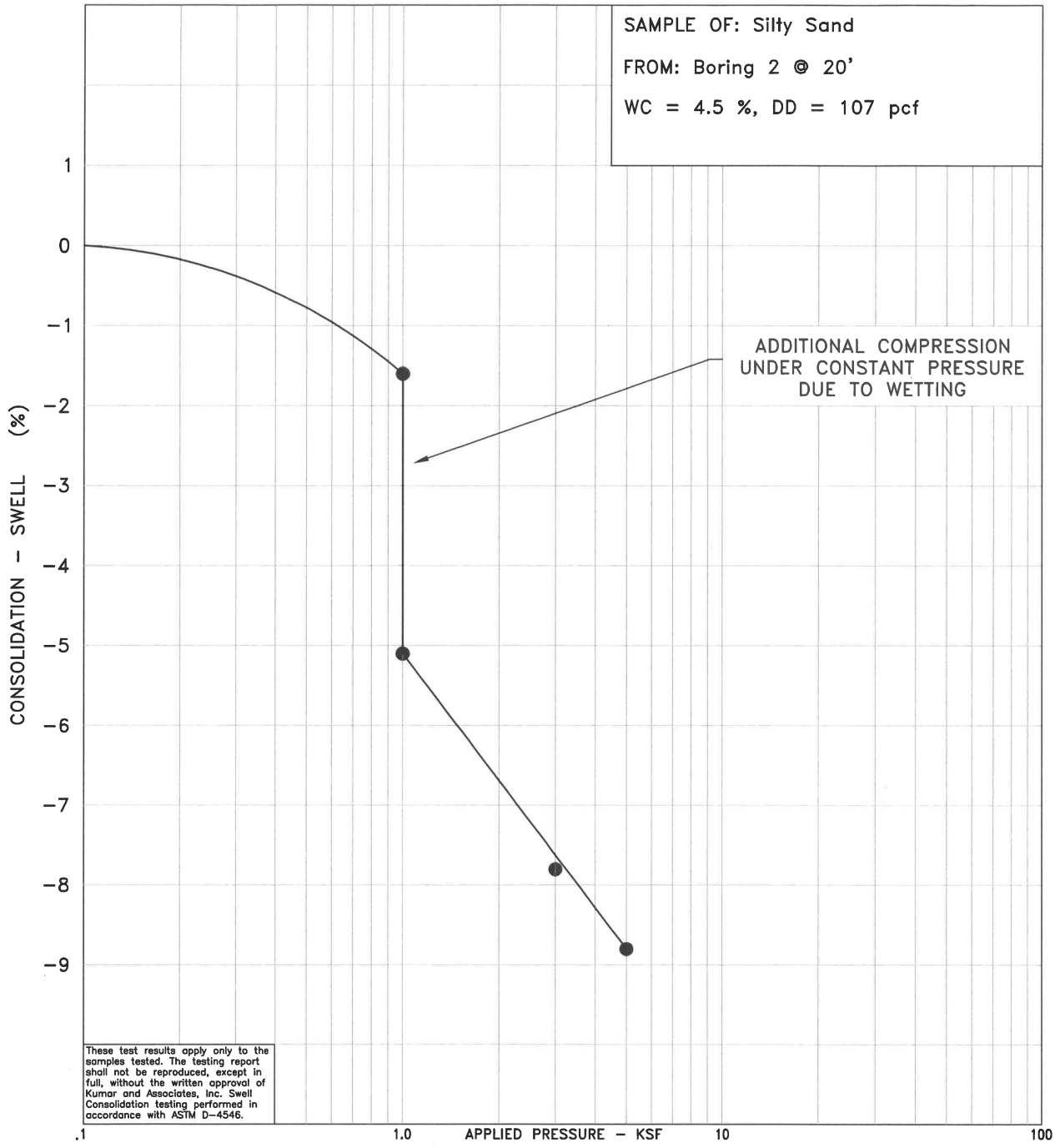

19-7-521	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 5

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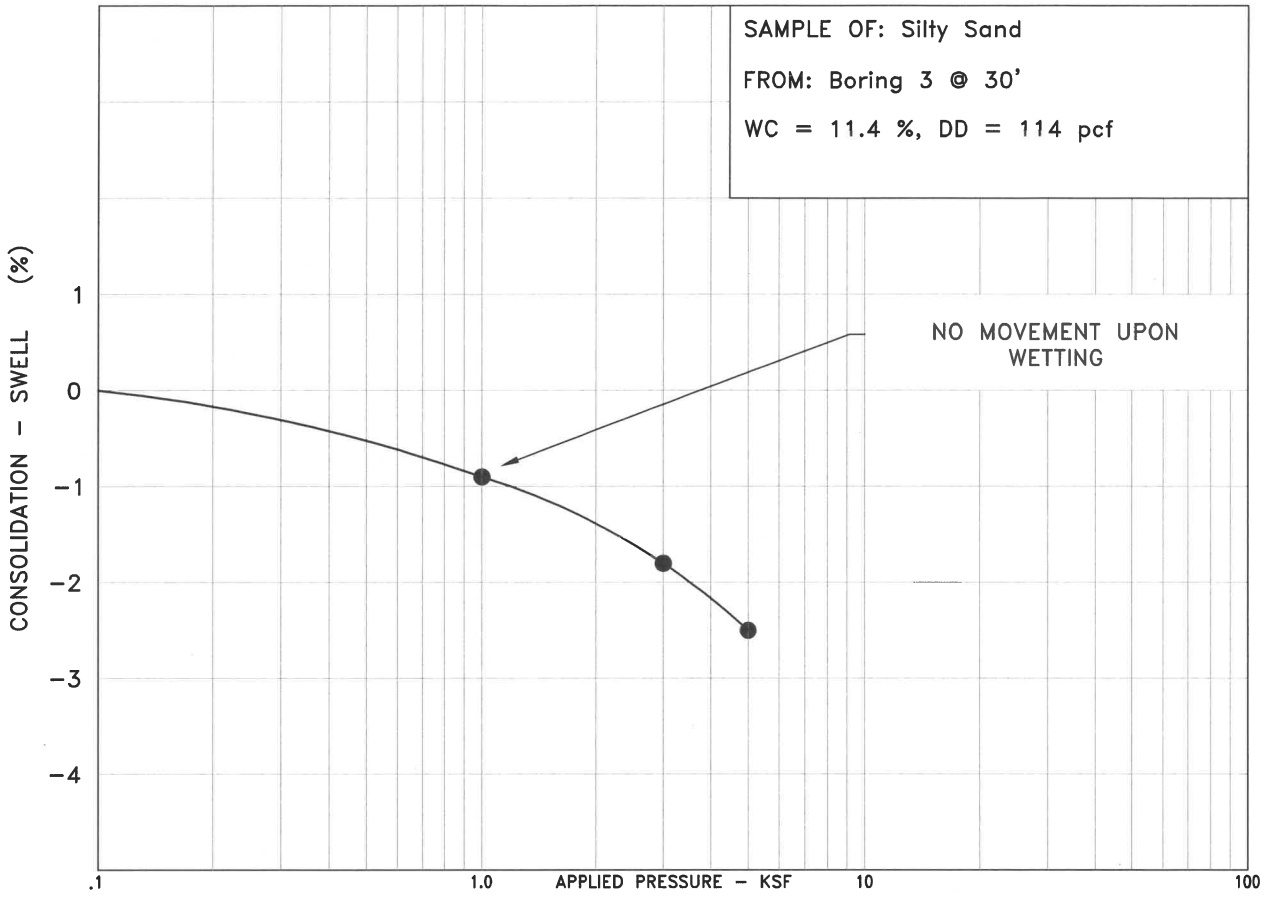

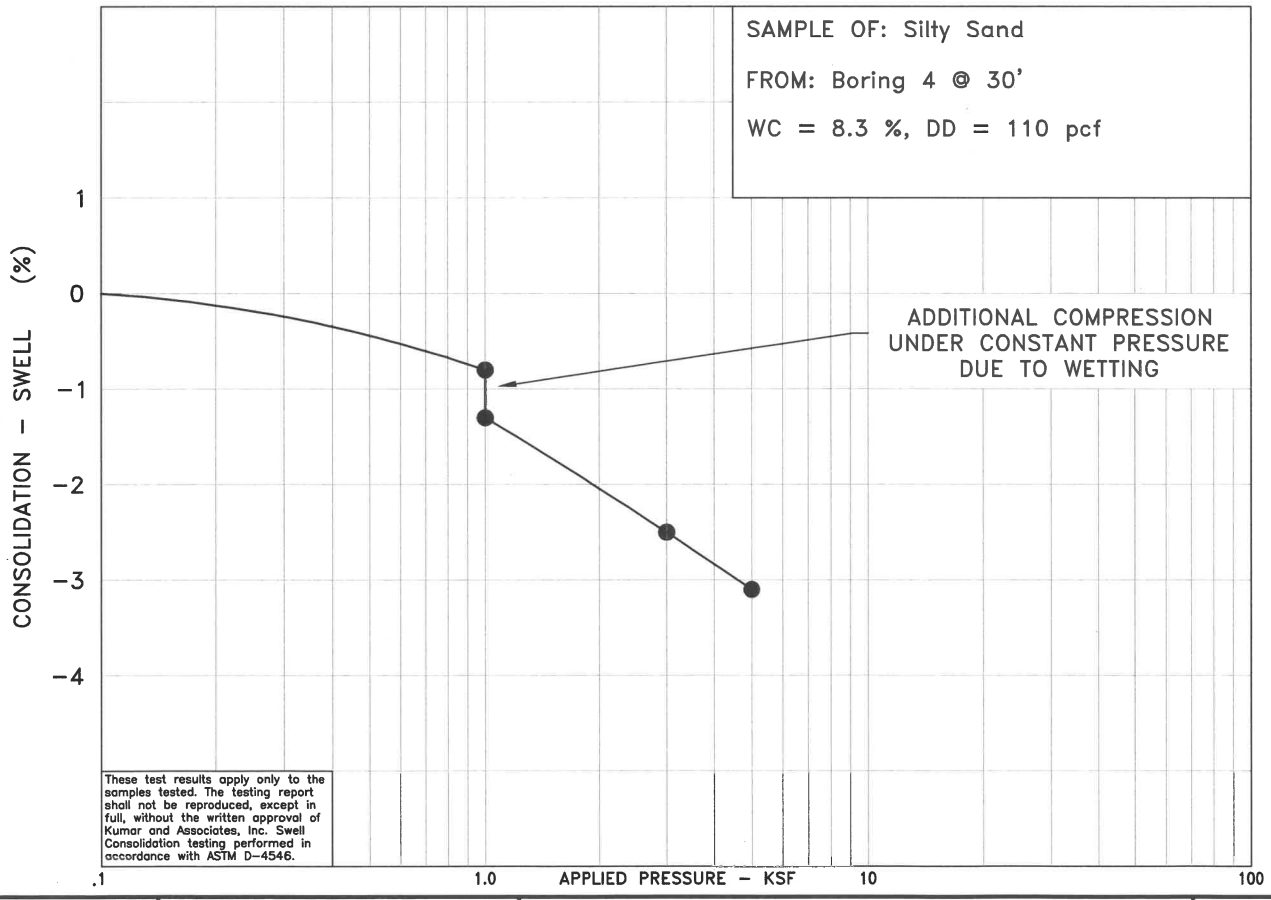

These test results apply only to the samples tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar and Associates, Inc. Swell Consolidation testing performed in accordance with ASTM D-4546.

19-7-521	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 6

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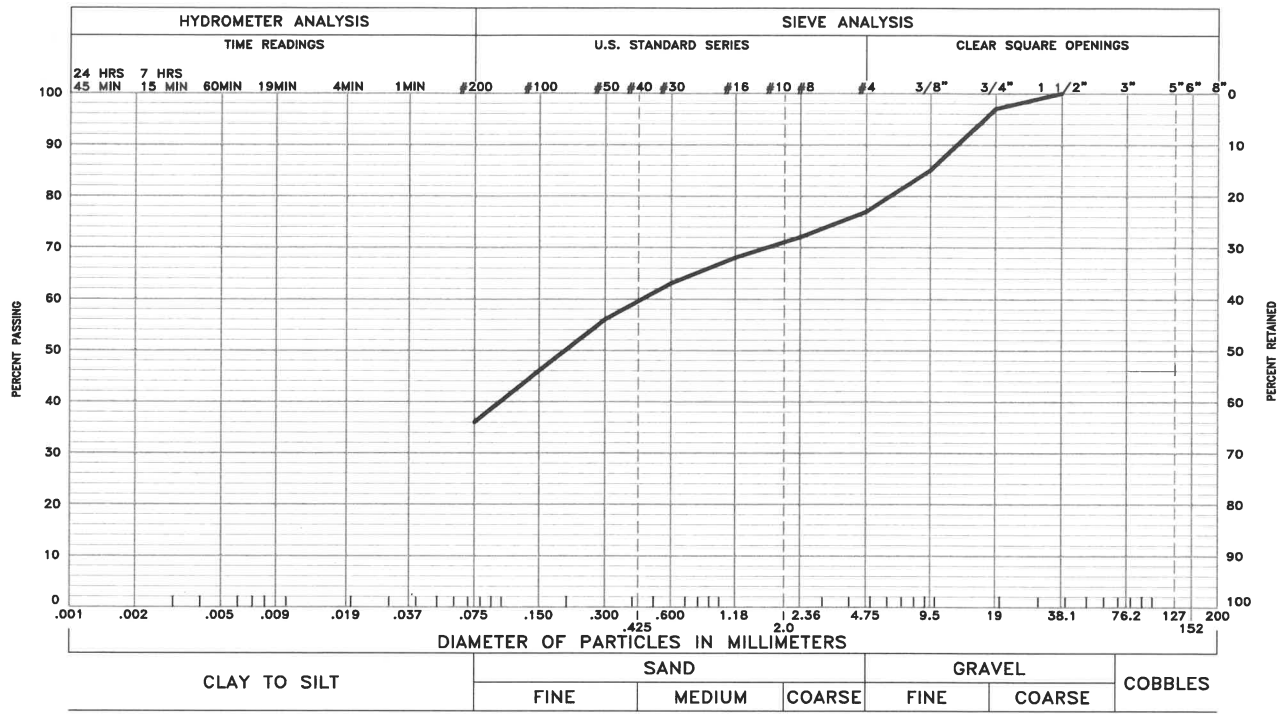
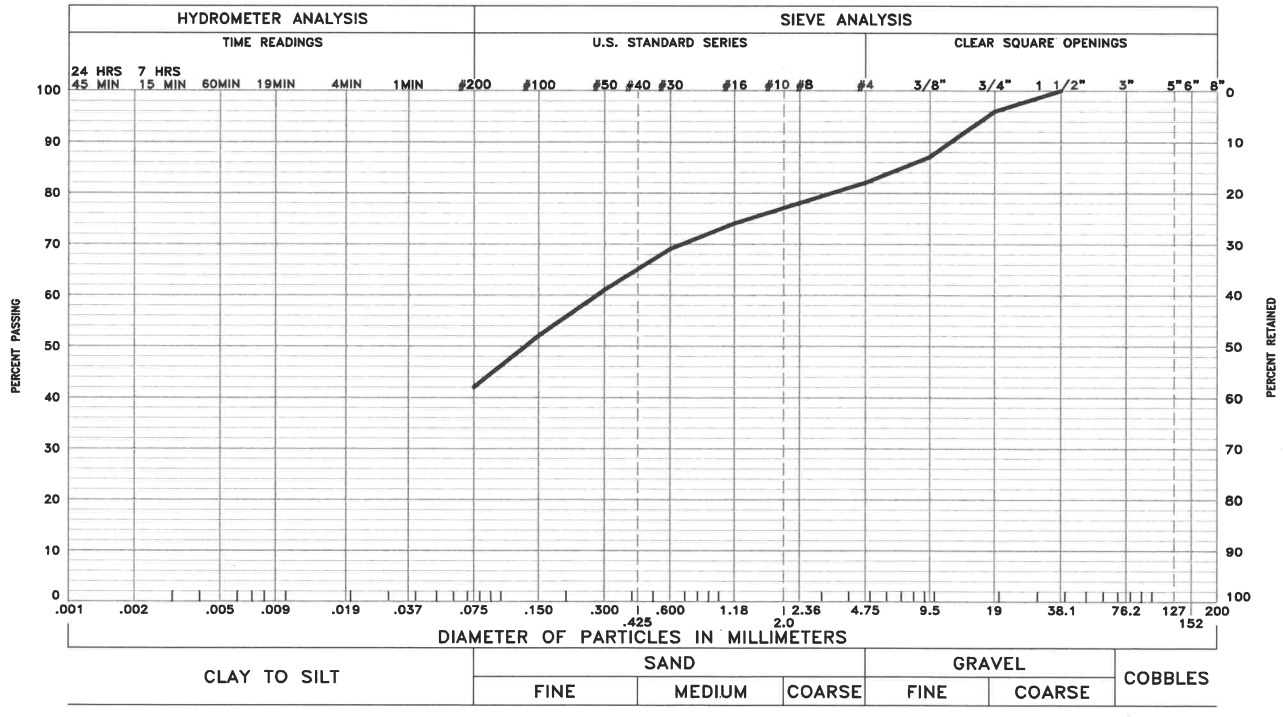


GRAVEL 23 % SAND 41 % SILT AND CLAY 36 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sand and Gravel FROM: Boring 1 @ 5'



GRAVEL 18 % SAND 40 % SILT AND CLAY 42 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sand with Gravel FROM: Boring 2 @ 10'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

19-7-521	Kumar & Associates	GRADATION TEST RESULTS	Fig. 7

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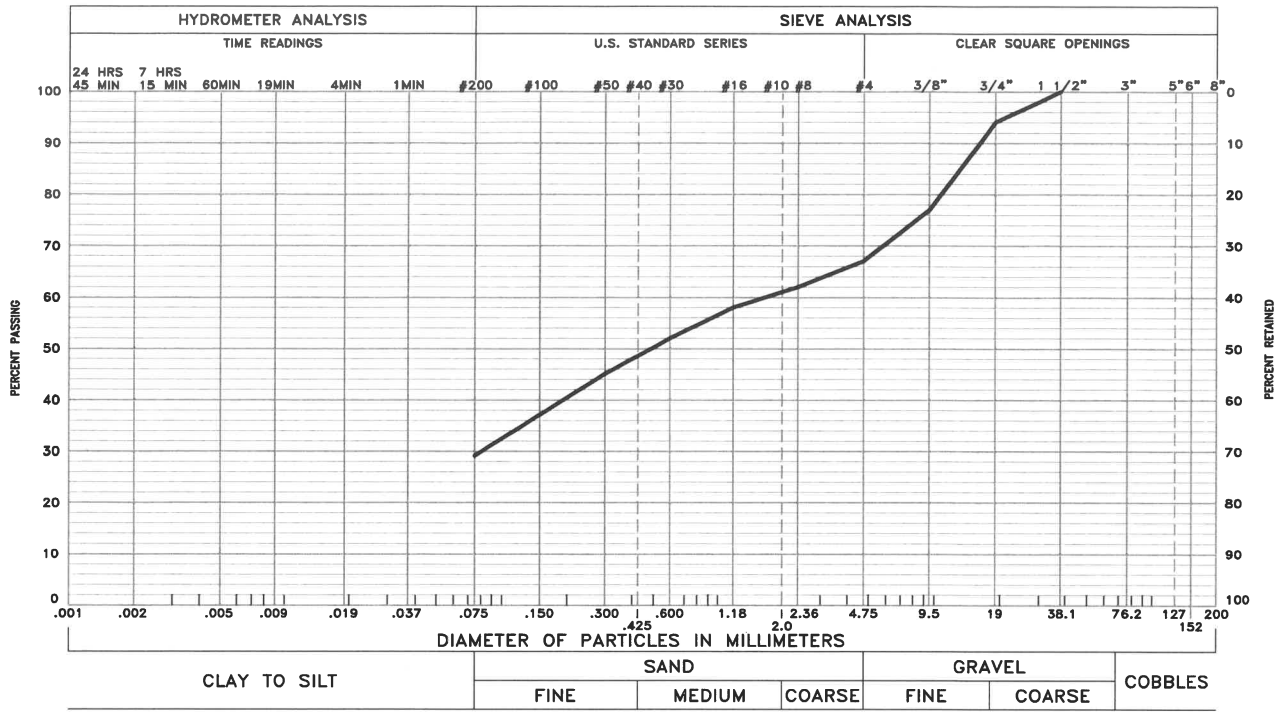
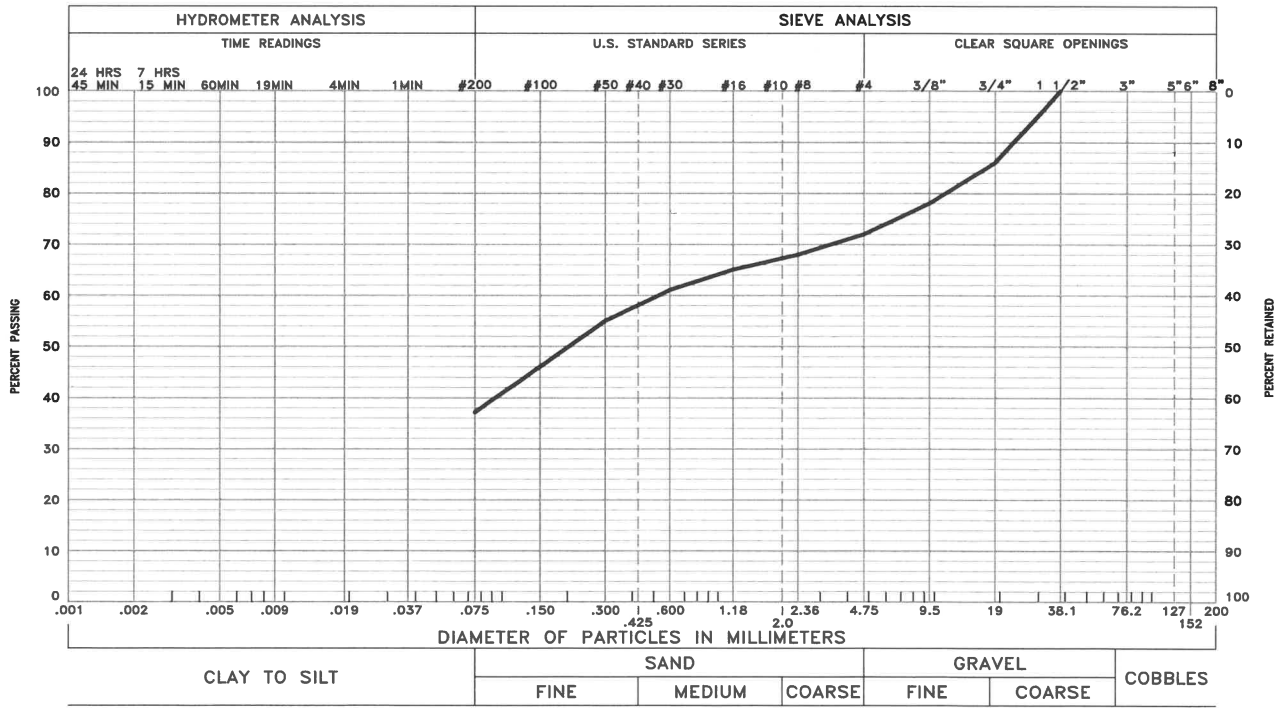


GRAVEL 33 % SAND 38 % SILT AND CLAY 29 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sand and Gravel FROM: Boring 3 @ 2.5'



GRAVEL 28 % SAND 35 % SILT AND CLAY 37 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sand with Gravel FROM: Boring 4 @ 20'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

19-7-521	Kumar & Associates	GRADATION TEST RESULTS	Fig. 8

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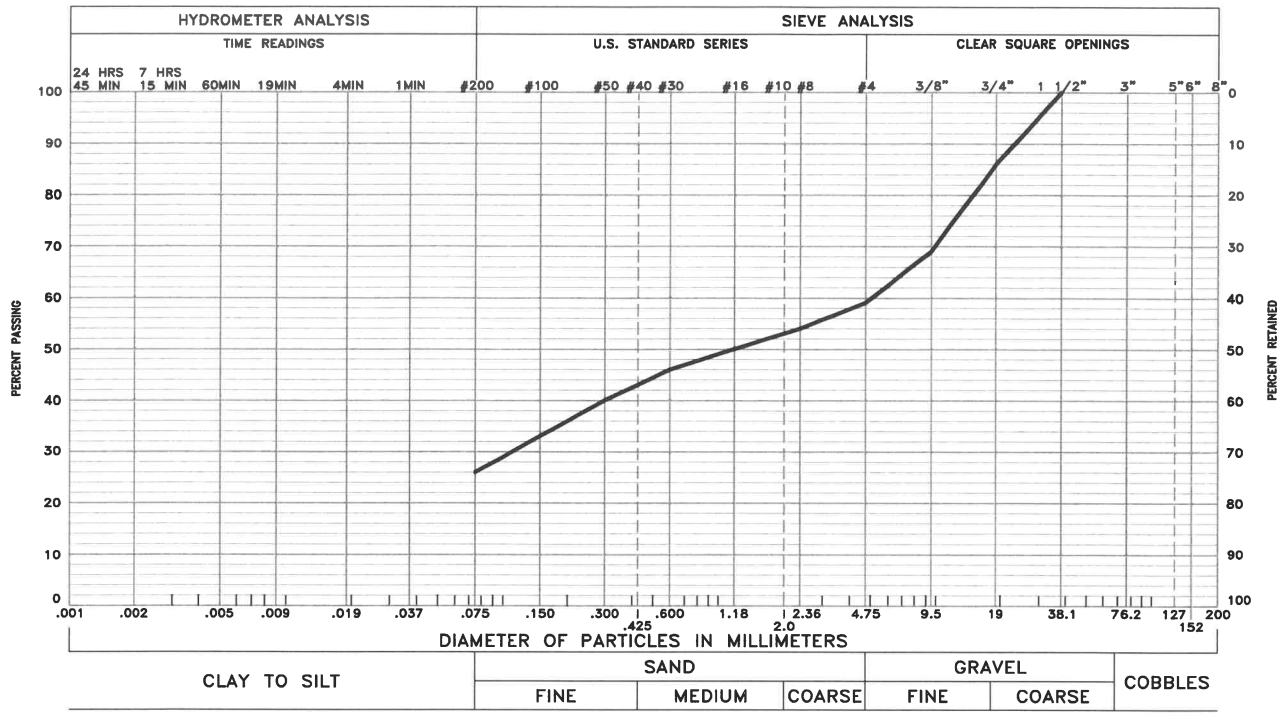
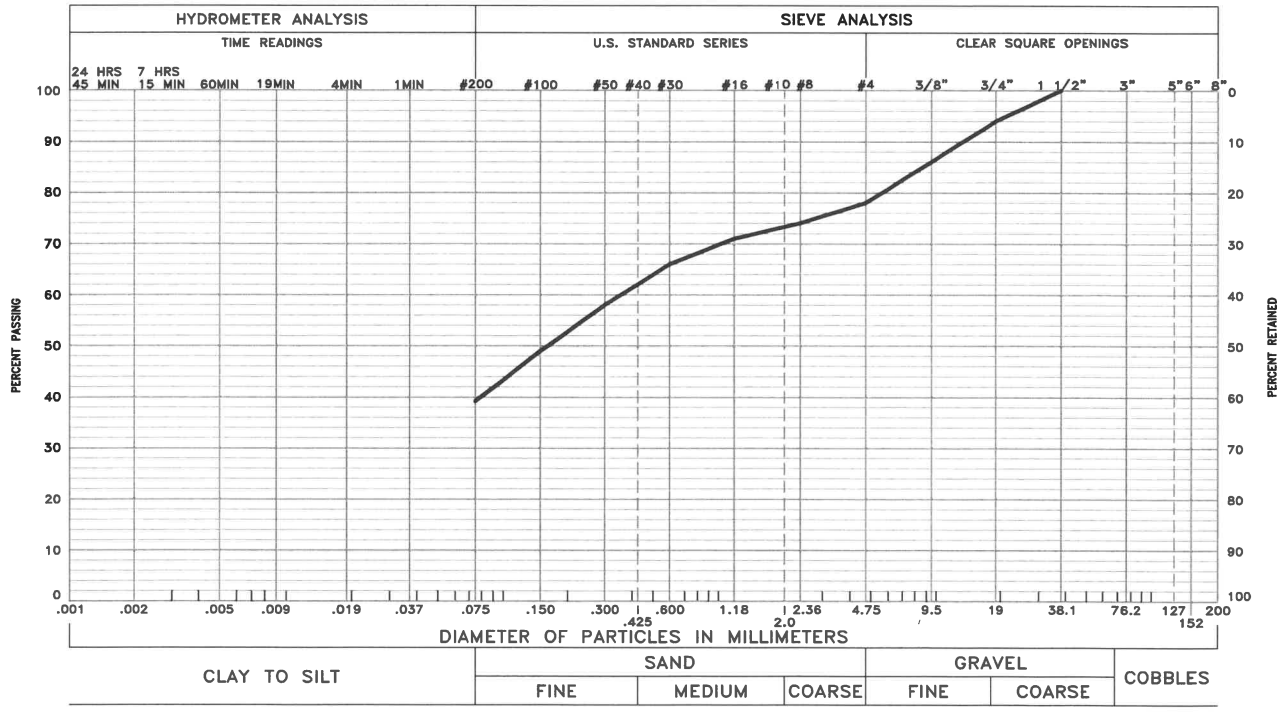


GRAVEL 41 % SAND 33 % SILT AND CLAY 26 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sand and Gravel FROM: Boring 5 @ 5'



GRAVEL 22 % SAND 39 % SILT AND CLAY 39 %

LIQUID LIMIT PLASTICITY INDEX

SAMPLE OF: Silty Sand with Gravel FROM: Boring 5 @ 20'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

19-7-521	Kumar & Associates	GRADATION TEST RESULTS	Fig. 9

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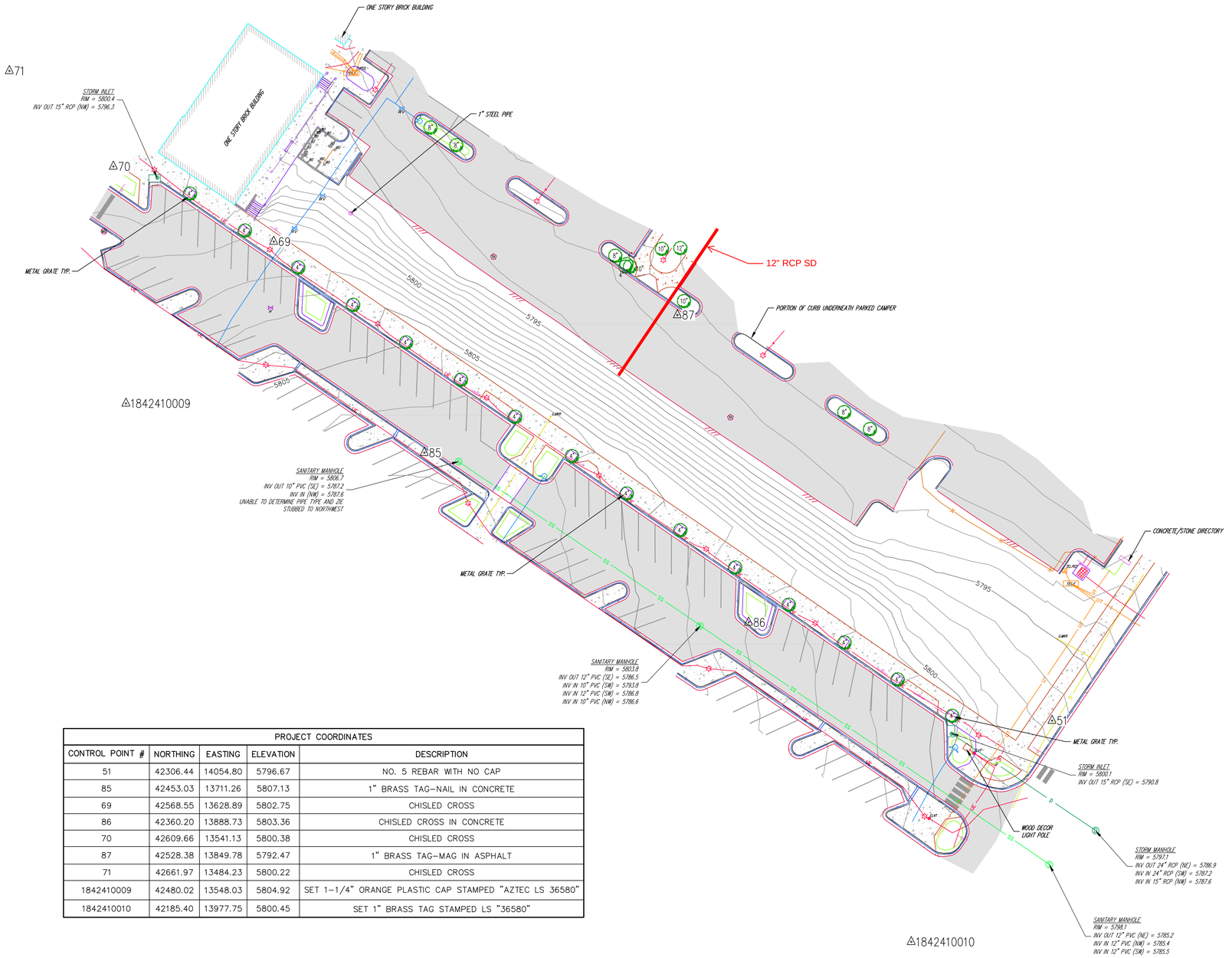
Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH		SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)		
1	5	7.6	121	23	41	36					Silty Sand and Gravel
	20	5.3	119			32					Silty Sand with Gravel
	25	8.0	112								Silty Sand
	30	8.2	119			52					Very Sandy Silt
	40	9.9	119			59					Very Sandy Silt
2	10	6.3	109	18	40	42					Silty Sand with Gravel
	20	4.5	107								Silty Sand
	25	5.3	120			45					Very Silty Sand
	40	7.5	126			44					Very Silty Sand
3	2½	4.3	117	33	38	29					Silty Sand and Gravel
	20	7.7	124			39					Silty Sand with Gravel
	30	11.4	114								Silty Sand

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH		SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)		
4	2½	4.3	112			42					Silty Sand with Gravel
	20	8.1	127	28	35	37					Silty Sand with Gravel
	30	8.3	110								Silty Sand
	40	9.4	119			49					Very Silty Sand
5	5	3.6	119	41	33	26					Silty Sand and Gravel
	20	8.4	126	22	39	39					Silty Sand with Gravel
	25	9.3	120			42					Very Silty Sand



PROJECT COORDINATES				
CONTROL POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
51	42306.44	14054.80	5796.67	NO. 5 REBAR WITH NO CAP
85	42453.03	13711.26	5807.13	1" BRASS TAG–NAIL IN CONCRETE
69	42568.55	13628.89	5802.75	CHISLED CROSS
86	42360.20	13888.73	5803.36	CHISLED CROSS IN CONCRETE
70	42609.66	13541.13	5800.38	CHISLED CROSS
87	42528.38	13849.78	5792.47	1" BRASS TAG–MAG IN ASPHALT
71	42661.97	13484.23	5800.22	CHISLED CROSS
1842410009	42480.02	13548.03	5804.92	SET 1–1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 36580"
1842410010	42185.40	13977.75	5800.45	SET 1" BRASS TAG STAMPED LS "36580"

LEGEND

- SANITARY MANHOLE
- SANITARY UNDERGROUND
- STORM LINE UNDERGROUND
- STORM INLET
- STORM MANHOLE
- WATER FIRE HYDRANT
- WATER LINE UNDERGROUND
- WATER VALVE
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUND
- LIGHT POLE
- ELECTRIC VAULT
- TELEPHONE CABINET
- TELEPHONE LINE UNDERGROUND
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CABLE TV UNDERGROUND
- GAS LINE UNDERGROUND
- GAS MKR POST
- TEST HOLE
- EX CONT–MJR
- EX CONT–MNR
- LANDSCAPE EDGE
- TREE DECIDUOUS
- FENCE
- GATE
- HANDICAP RAMP
- SIDEWALK
- MAILBOX
- EDGE ASPHALT
- EDGE CONCRETE
- CURB LIP OF GUTTER
- CURB TOP BACK
- FLOWLINE
- CHASE
- PAN FLOWLINE
- LINEMARKING WHITE STRIPE SOLID
- BOLLARD
- SIGN
- BUILDING
- STEPS
- COLUMN
- HANDRAIL
- WALL
- WALL FINISH GRADE
- IRRIGATION VALVE
- CONTROL
- CONCRETE
- ASPHALT PAVEMENT
- STEPS
- WALL
- PARKING SPACE / HANDICAP PARKING

TYPICAL
TOP BACK OF CURB
FLOWLINE
LIP OF GUTTER
SIDEWALK
HANDICAP RAMP

GENERAL NOTES

1. BENCHMARK:
   GLENWOOD SPRINGS BENCHMARK # 199 BEING A CHISELED SQUARE ON A HEADWALL.
   ELEVATION = 5761.63 (NAVD 88)
2. ALL LINEAL UNITS SHOWN ARE U.S. SURVEY FEET.
3. DATE OF SURVEY: THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON SEPTEMBER 12, 2019.
4. THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY AZTEC CONSULTANTS INC. UTILITY LOCATES DEPARTMENT ON SEPTEMBER 9, 2019.
5. THIS TOPOGRAPHY MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT SITE IMPROVEMENTS AND GROUND FEATURES AS THEY EXISTED ON THE DATE SURVEYED.
6. PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

   PROJECT NORTHING = (STATE PLANE NORTHING * 1.0000000000) – 1,000,000.00
   PROJECT EASTING = (STATE PLANE EASTING * 1.0000000000) – 3,000,000.00

SURVEYOR'S STATEMENT

I, BRADY J. MOOREHEAD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE TOPOGRAPHIC EXHIBIT SHOWN HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.

BRADY J. MOOREHEAD, PLS NO. 38668
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

FOR REVIEW

STATUTE OF LIMITATIONS

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.

SCALE 1" = 30'
CKD JT
DWG RBA
DATE 2019-09-17

N
SCALE: 1" = 30'
0 15 30 60

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

TOPOGRAPHIC EXHIBIT
LOFTS AT RED MOUNTAIN II
GLENWOOD SPRINGS, COLORADO

PREPARED FOR
REDLAND

1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET ONE
OF 1 SHEETS

JOB NO. 54819-37

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

November 20, 2019

Ms. Terri Partch
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

Re: Drainage Compliance Letter for the Glenwood Meadows Lot 7 – The Lofts at Red Mountain Phase 3

Dear Ms. Patch:

This letter has been prepared to address drainage compliance for the proposed Glenwood Meadows Lot 7 - Lofts at Red Mountain Phase 3 project (Site). The Site is located in Lot 7 of Glenwood Meadows No. 2, in Section 8, Township 6 South, Range 89 West of the 6th Principal Meridian, City of Glenwood Springs, Garfield County, Colorado. The Site is located on the southwest corner of the Glenwood Meadows retail center (northeast of Wulfsohn Road and northwest of East Meadows Drive). This compliance letter addresses the development of Lot 7 and the conformance of the drainage design to the Final Drainage Report for Glenwood Meadows Lots 1-10 and Tracts A, B, and C, by V3 Consultants, July 30, 2004 (Final Drainage Report).

The existing site consists of undeveloped land and existing parking lot adjacent to Wulfsohn Road that was anticipated to be developed in the Final Drainage Report. A 12" storm sewer was extended to the Site with the construction of the Glenwood Meadows retail center and this sewer will be utilized as a part of the drainage design for the Site. Phase 3 of the Lofts at Red Mountain consists of one 89-unit apartment building with garage parking and building coverage of 21,537 square-feet. Pedestrian access will be achieved from the Wulfsohn Road right of way at the center and ends of the building and vehicle access to the parking garage will be through Lots 5, 6 and 8 of Glenwood Meadows No. 2.

Proposed Site Drainage

Runoff from the Site was determined by using the rational method, with the minor storm being the 2-year event and the major storm being the 25-year event, in accordance with the Final Drainage Report for Glenwood Meadows and the City of Glenwood Springs Drainage Criteria. Developed runoff from the Site was accounted for in existing Water Quality Ponds B and C along Midland Avenue in the Final Drainage Report.

Four drainage basins have been modified from the Final Drainage Report. These basins are Basins B16, C3, C7, and C8 and one additional drainage basin has been added, Basin C3a.

Basin B16 contains 0.48 acres and consists of existing drive aisles, parking lot, and landscaping. Runoff from this basin sheet flows to the north towards an existing single Type 13 sump inlet. The 25-year developed runoff from Basin B16 is 1.54 cfs. The Final Drainage Report assumed Basin B16 would be 0.71 acres with a 25-year developed runoff of 2.8 cfs. The runoff is less in the proposed condition; therefore, the proposed change will not have a negative impact on the downstream system.

Basin C3 contains 0.17 acres and consists of existing drive aisle, parking lot, and landscaping. Runoff from this basin sheet flows to the north where it is intercepted by an existing 5' Type R inlet. The 25-year developed runoff from Basin C3 is 0.45 cfs. The Final Drainage Report assumed Basin C3 would be 0.26 acres with a 25-year developed runoff of 0.9 cfs. The runoff is less in the proposed condition; therefore, the proposed change will not have a negative impact on the downstream system.

Basin C7 contains 1.54 acres and consists of existing drive aisles, parking lot, and landscaping. Runoff from this basin combines with runoff from Basin C8 and sheet flows to the north towards an existing single Type 13 sump inlet. The 25-year runoff from Basin C7 is 4.72 cfs.

Basin C8 contains 0.74 acres and consists of existing drive aisles, parking lot, and landscaping. Runoff from this basin combines with runoff from Basin C7 and sheet flows to the north towards an existing single Type 13 sump inlet. The 25-year runoff from Basin C8 is 2.40 cfs. The combined 25-year runoff from Basins C7 and C8 is 7.12 cfs. The Final Drainage Report assumed the combined Basin C7 and C8 would be 2.43 acres with a 25-year developed runoff of 9.2 cfs. The runoff is less in the proposed condition; therefore, the proposed change will not have a negative impact on the downstream system.

Basin C3a contains 0.49 acres and consists of the proposed building's roof. Runoff from this basin is discharged into an existing 12" RCP storm sewer stub located on the Site. The 25-year runoff from Basin C3a is 1.50 cfs. The Final Drainage Report did not account for any runoff entering the existing 12" RCP storm sewer stub. We assume this was done to ensure the inlets would have capacity to handle the surface runoff in the interim condition before development occurred on Lot 7. The existing 12" storm sewer was analyzed using StormCAD and the additional runoff into sewer will not have a negative impact on the downstream storm sewer system.

The proposed Lofts at Red Mountain Phase 3 drainage design is in conformance with the approved Final Drainage Report for Glenwood Meadows and the City of Glenwood Springs drainage criteria. Calculations and excerpts from previously approved reports are included with the attachments of this letter.

Sincerely,

Mark D. Cevaal, P.E.
Sr. Project Manager

Attachments

- Soils Map
- SF1, SF2, and SF3 Forms
- StormCAD Analysis
- Excerpts from related reports
- Drainage Map

107° 20' 35" W
107° 20' 30" W
39° 33' 13" N
39° 33' 11" N
298670
298680
298690
298700
298710
298720
298730
298740
298750
298760
298770
298780
298790
298800
4380860
4380850
4380840
4380830
4380820
4380810
4380800
4380790
4380780
11
Soil Map may not be valid at this scale.
Map Scale: 1:596 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 5 10 20 30
Feet
0 25 50 100 150
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rifle Area, Colorado, Parts of Garfield and Mesa Counties
Survey Area Data: Version 12, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 24, 2015—Nov 2, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11	Begay sandy loam, 6 to 12 percent slopes	A	0.4	100.0%
Totals for Area of Interest			**0.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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SF-1
RUNOFF COEFFICIENTS - DEVELOPED

PROJECT NAME:	Proposed - Lofts at Red Mountain Phase 3	DATE:	10/29/2019
PROJECT NUMBER:	12013.11		
CALCULATED BY:	DTW		
CHECKED BY:	MDC		

LAND USE:	Drives & Walks Area	Lawn Area	Roof Area
IMPERVIOUS %	100%	5%	90%

Calculations assume Type A soils per NRCS

OVERALL SITE STUDY AREA

DESIGN BASIN	DESIGN POINT	(AC)	(AC)	(AC)	TOTAL AREA (AC)	Cd(2)	Cd(5)	Cd(25)	Cd(100)	Impervious %
B16	B16	0.45	0.03		**0.48**	0.78	0.80	0.79	0.85	94.9%
C3	C3	0.13	0.04		**0.17**	0.62	0.64	0.65	0.73	79.4%
C3a	C3a			0.49	**0.49**	0.73	0.75	0.75	0.81	90.0%
C7	C7	1.39	0.14		**1.54**	0.74	0.76	0.76	0.82	91.2%
C8	C8	0.70	0.03		**0.74**	0.79	0.81	0.80	0.86	95.5%
OVERALL STUDY AREA		**2.68**	**0.24**	**0.49**	**3.42**	0.75	0.77	0.76	0.83	**91.9%**
		78.5%	**7.0%**	**14.4%**	**100.0%**					

Table 6-4. Runoff coefficient equations based on NRCS soil group and storm return period

NRCS Soil Group	Storm Return Period						
	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year	500-Year
A	$C_A = 0.84i^{1.302}$	$C_A = 0.86i^{1.276}$	$C_A = 0.87i^{1.232}$	$C_A = 0.84i^{1.124}$	$C_A = 0.85i + 0.025$	$C_A = 0.78i + 0.110$	$C_A = 0.65i + 0.254$
B	$C_B = 0.84i^{1.169}$	$C_B = 0.86i^{1.088}$	$C_B = 0.81i + 0.057$	$C_B = 0.63i + 0.249$	$C_B = 0.56i + 0.328$	$C_B = 0.47i + 0.426$	$C_B = 0.37i + 0.536$
C/D	$C_{C/D} = 0.83i^{1.122}$	$C_{C/D} = 0.82i + 0.035$	$C_{C/D} = 0.74i + 0.132$	$C_{C/D} = 0.56i + 0.319$	$C_{C/D} = 0.49i + 0.393$	$C_{C/D} = 0.41i + 0.484$	$C_{C/D} = 0.32i + 0.588$

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STANDARD FORM SF-2 - DEVELOPED
Time of Concentration

PROJECT NAME: Proposed - Lofts at Red Mountain Phase 3
PROJECT NUMBER: 12013.11
CALCULATED BY: DTW
CHECKED BY: MDC
DATE: 10/29/2019

SUB-BASIN DATA			INITIAL TIME (T_i)			TRAVEL TIME (T_t)						tc CHECK (URBANIZED BASINS)			FINAL tc		
DESIGN BASIN (1)	AREA Ac (2)	C_5 (3)	LENGTH Ft* (4)	SLOPE % (5)	T_i Min. (6)	LENGTH Ft. (7)	SLOPE % (8)	C_v (9)	Land Surface (10)	VEL fps (11)	T_t Min. (12)	COMP. tc (13)	TOTAL LENGTH (14)	$T_C=(26-17i)+\frac{L_t}{60(14i+9)S_0^{1/2}}$ (15)	Min.	C5	C100
B16	0.48	0.80	55	3.0%	2.8	190	4.0%	20.0	Paved Areas	4.0	0.8	3.6	245	10.0	5.0	0.80	0.85
C3	0.17	0.64	55	3.0%	4.3	145	4.0%	20.0	Paved Areas	4.0	0.6	4.9	200	10.6	5.0	0.64	0.73
C3a	0.49	0.75	167	5.0%	4.8	0	0.0%	20.0	Paved Areas	0.0	0.0	4.8	167	9.8	5.0	0.75	0.81
C7	1.54	0.76	55	3.0%	3.2	460	4.0%	20.0	Paved Areas	4.0	1.9	5.1	55	10.7	5.1	0.76	0.82
C8	0.74	0.81	15	3.0%	1.4	515	4.0%	20.0	Paved Areas	4.0	2.1	3.6	15	26.3	5.0	0.81	0.86

* L = 500' max for non-urban land uses and 300' max for urban land uses

$$T_i = \frac{0.395(1.1-C)L^{1/2}}{S^{1/3}} \qquad T_t = \frac{L}{60V} \qquad t_c = \frac{L}{180} + 10 \qquad V = C_v S_w^{0.5}$$

Table RO-2—Conveyance Coefficient, C_v

Type of Land Surface	Conveyance Coefficient, C_v
Heavy meadow	2.5
Tillage/field	5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

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STANDARD FORM SF-3 - DEVELOPED
STORM DRAINAGE DESIGN - RATIONAL METHOD 2 YEAR EVENT

PROJECT NAME: Proposed - Lofts at Red Mountain Phase 3 DATE: 10/29/2019
PROJECT NUMBER: #######
CALCULATED BY: DTW
CHECKED BY: MDC

P_1 (1-Hour Rainfall) = 0.55

		DIRECT RUNOFF							TOTAL RUNOFF				STREET		PIPE			TRAVEL TIME			REMARKS
STORM LINE	DESIGN POINT	DESIGN BASIN	AREA (AC)	RUNOFF COEFF C2	t_c (min)	C*A(ac)	I (in/hr)	Q (cfs)	t_c(min)	S(C*A) (ac)	I (in/hr)	Q (cfs)	SLOPE (%)	STREET FLOW(cfs)	DESIGN FLOW(cfs)	SLOPE (%)	PIPE SIZE (in)	LENGTH (ft)	VELOCITY (fps)	tt (min)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
	B16	B16	0.48	0.78	5.00	0.37	1.87	0.70													
	C3	C3	0.17	0.62	5.00	0.11	1.87	0.20													
	C3a	C3a	0.49	0.73	5.00	0.36	1.87	0.67													
	C7	C7	1.54	0.74	5.08	1.14	1.86	2.13													
	C8	C8	0.74	0.79	5.00	0.58	1.87	1.09													

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STANDARD FORM SF-3 - DEVELOPED
STORM DRAINAGE DESIGN - RATIONAL METHOD 25 YEAR EVENT

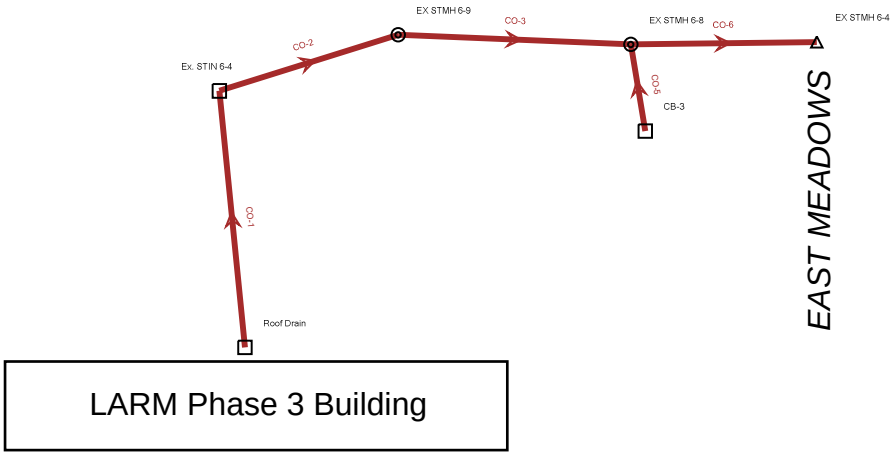
PROJECT NAME: Proposed - Lofts at Red Mountain Phase 3
PROJECT NUMBER: 12013.11
CALCULATED BY: DTW
CHECKED BY: MDC

DATE: 10/29/2019

P_1 (1-Hour Rainfall) = 1.2

		DIRECT RUNOFF							TOTAL RUNOFF				STREET		PIPE			TRAVEL TIME			REMARKS
STORM LINE	DESIGN POINT	DESIGN BASIN	AREA (AC)	RUNOFF COEFF C_{25}	tc (min)	C*A(ac)	I (in/hr)	Q (cfs)	tc(min)	S(C*A) (ac)	I (in/hr)	Q (cfs)	SLOPE (%)	STREET FLOW(cfs)	DESIGN FLOW(cfs)	SLOPE (%)	PIPE SIZE (in)	LENGTH (ft)	VELOCITY (fps)	tt (min)	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)
	B16	B16	0.48	0.79	5.00	0.38	4.07	1.54													
	C3	C3	0.17	0.65	5.00	0.11	4.07	0.45													
	C3a	C3a	0.49	0.75	5.00	0.37	4.07	1.50													
	C7	C7	1.54	0.76	5.08	1.16	4.05	4.72													
	C8	C8	0.74	0.80	5.00	0.59	4.07	2.40													

Scenario: Base

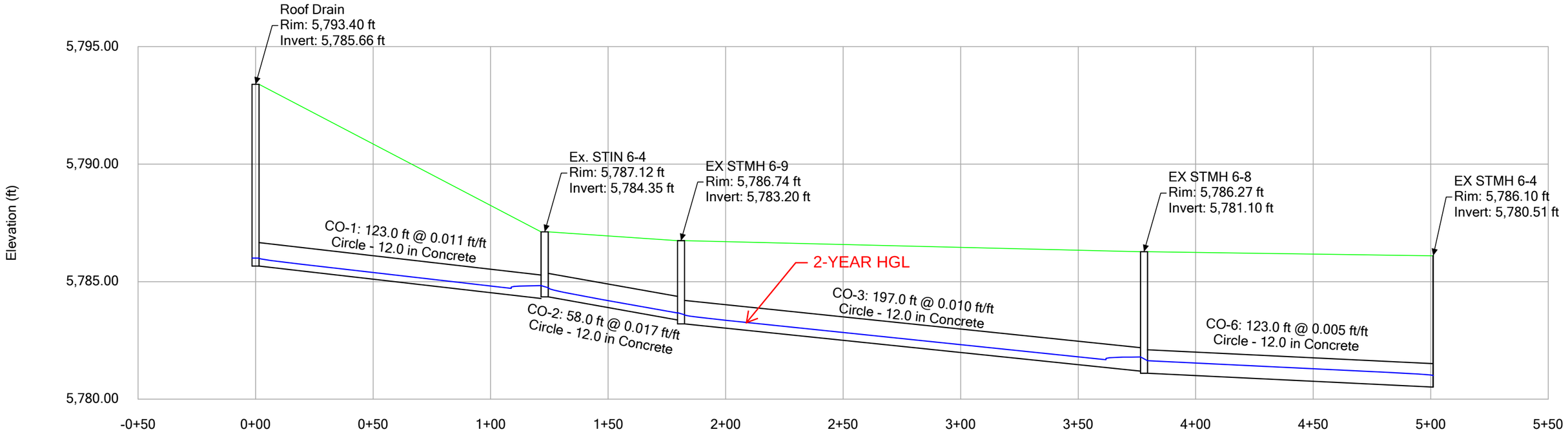


FlexTable: Conduit Table

Label	Start Node	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Length (User Defined) (ft)	Slope (Calculated) (ft/ft)	Diameter (in)	Manning's n	Flow (cfs)	Capacity (Full Flow) (cfs)	Velocity (ft/s)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (Out) (ft)	Hydraulic Grade Line (In) (ft)
CO-1	Roof Drain	5,785.66	Ex. STIN 6-4	5,784.28	123.0	0.011	12.0	0.013	0.67	3.77	3.63	5,793.40	5,787.12	5,784.83	5,786.00
CO-2	Ex. STIN 6-4	5,784.35	EX STMH 6-9	5,783.37	58.0	0.017	12.0	0.013	0.87	4.63	4.52	5,787.12	5,786.74	5,783.66	5,784.74
CO-3	EX STMH 6-9	5,783.20	EX STMH 6-8	5,781.19	197.0	0.010	12.0	0.013	0.87	3.60	3.77	5,786.74	5,786.27	5,781.79	5,783.59
CO-5	CB-3	5,783.61	EX STMH 6-8	5,781.32	26.0	0.088	12.0	0.013	0.50	10.57	6.90	5,787.39	5,786.27	5,781.79	5,783.90
CO-6	EX STMH 6-8	5,781.10	EX STMH 6-4	5,780.51	123.0	0.005	12.0	0.013	1.37	2.47	3.22	5,786.27	5,786.10	5,781.00	5,781.63

Profile Report

Engineering Profile - Profile - 1 (12013.11 Phase 3 - 2-year.stsw)

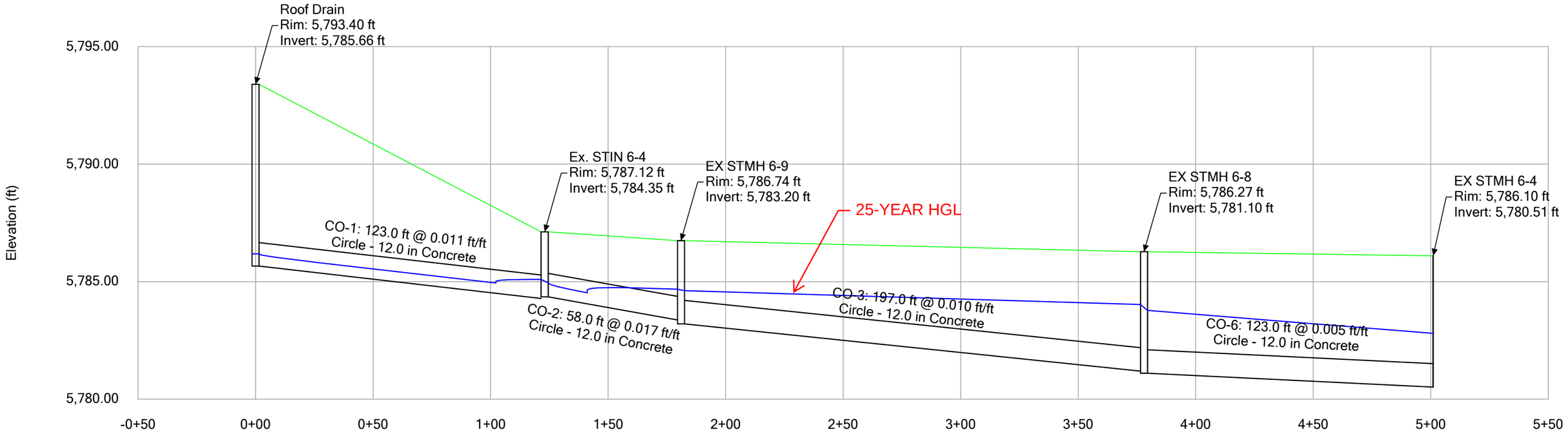


FlexTable: Conduit Table

Label	Start Node	Invert (Start) (ft)	Stop Node	Invert (Stop) (ft)	Length (User Defined) (ft)	Slope (Calculated) (ft/ft)	Diameter (in)	Manning's n	Flow (cfs)	Capacity (Full Flow) (cfs)	Velocity (ft/s)	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (Out) (ft)	Hydraulic Grade Line (In) (ft)
CO-1	Roof Drain	5,785.66	Ex. STIN 6-4	5,784.28	123.0	0.011	12.0	0.013	1.50	3.77	4.53	5,793.40	5,787.12	5,785.09	5,786.18
CO-2	Ex. STIN 6-4	5,784.35	EX STMH 6-9	5,783.37	58.0	0.017	12.0	0.013	1.95	4.63	5.65	5,787.12	5,786.74	5,784.67	5,784.95
CO-3	EX STMH 6-9	5,783.20	EX STMH 6-8	5,781.19	197.0	0.010	12.0	0.013	1.95	3.60	2.48	5,786.74	5,786.27	5,784.03	5,784.62
CO-5	CB-3	5,783.61	EX STMH 6-8	5,781.32	26.0	0.088	12.0	0.013	1.22	10.57	8.97	5,787.39	5,786.27	5,784.03	5,784.08
CO-6	EX STMH 6-8	5,781.10	EX STMH 6-4	5,780.51	123.0	0.005	12.0	0.013	3.17	2.47	4.04	5,786.27	5,786.10	5,782.80	5,783.77

Profile Report

Engineering Profile - Profile - 1 (12013.11 Phase 3 - 25-year.stsw)



GLENWOOD MEADOWS
PERCENT IMPERVIOUS CALCULATIONS

TYPE OF AREA	PERCENT IMP.
PAVEMENT	100
ROOF	90
LANDSCAPE	5

MAJOR BASIN A

SUBBASIN NAME	TOTAL AREA acres	PAVEMENT AREA sq-ft	PAVEMENT AREA acres	ROOF AREA sq-ft	ROOF AREA acres	LANDSCAPE AREA sq-ft	LANDSCAPE AREA acres	PERCENT IMP. %
A1	0.95	11958	0.275	0	0.000	29424	0.675	32.5
A2	0.33	11755	0.270	0	0.000	2620	0.060	82.7
A3	0.38	9540	0.219	0	0.000	7081	0.163	59.5
A4	2.15	14013	0.322	0	0.000	79641	1.828	19.2
A5	0.27	0	0.000	11806	0.271	0	0.000	90.0
A6	0.27	0	0.000	11806	0.271	0	0.000	90.0
A7	0.27	0	0.000	11806	0.271	0	0.000	90.0
A8	0.27	0	0.000	11806	0.271	0	0.000	90.0
A9	0.27	0	0.000	11806	0.271	0	0.000	90.0
A10	0.27	0	0.000	11806	0.271	0	0.000	90.0
A11	0.27	0	0.000	11806	0.271	0	0.000	90.0
A12	0.27	0	0.000	11806	0.271	0	0.000	90.0
A13	0.27	0	0.000	11806	0.271	0	0.000	90.0
A14	0.27	0	0.000	11806	0.271	0	0.000	90.0
A15	0.32	12384	0.284	0	0.000	1673	0.038	88.7
A16	0.40	5035	0.116	0	0.000	12389	0.284	32.5
A17	0.44	11171	0.256	0	0.000	7995	0.184	60.4
A18	0.46	18038	0.414	0	0.000	2000	0.046	90.5
A19	1.15	36963	0.849	0	0.000	13131	0.301	75.1
A20	0.49	15771	0.362	0	0.000	5573	0.128	75.2
A21	2.71	104252	2.393	0	0.000	13796	0.317	88.9
A22	0.67	24864	0.571	0	0.000	4321	0.099	85.9
A23	0.27	0	0.000	11761	0.270	0	0.000	90.0
A24	0.75	28722	0.659	0	0.000	3948	0.091	88.5
A25	0.92	15442	0.355	0	0.000	24633	0.565	41.6
A26	0.50	17642	0.405	0	0.000	6362	0.095	82.0
A27	0.40	16858	0.387	0	0.000	566	0.013	96.9
A28	0.77	2609	0.060	0	0.000	30932	0.710	12.4
A29	0.16	6044	0.139	0	0.000	926	0.021	87.4
A30	0.24	10233	0.235	0	0.000	221	0.005	98.0
A31	0.44	15525	0.356	0	0.000	3642	0.084	82.0
A32	0.35	11743	0.270	0	0.000	3503	0.080	78.2
A33	0.95	31150	0.715	0	0.000	10232	0.235	76.5
A34	0.32	11989	0.275	0	0.000	1950	0.045	86.7

SUBBASIN NAME	TOTAL AREA acres	PAVEMENT AREA sq-ft	PAVEMENT AREA acres	ROOF AREA sq-ft	ROOF AREA acres	LANDSCAPE AREA sq-ft	LANDSCAPE AREA acres	PERCENT IMP. %
A35	1.81	70722	1.624	0	0.000	8122	0.186	90.2
A36	0.87	36205	0.831	0	0.000	1692	0.039	95.8
A37	0.66	22095	0.507	0	0.000	6655	0.153	78.0
A38	0.83	5215	0.089	0	0.000	32278	0.741	15.2
A39	0.16	0	0.000	6970	0.160	0	0.000	90.0
A40	0.23	0	0.000	10019	0.230	0	0.000	90.0
A41	0.25	8821	0.203	0	0.000	2069	0.048	82.0
A42	0.31	10938	0.251	0	0.000	2566	0.059	82.0
A43	0.65	25258	0.580	0	0.000	3000	0.069	89.7
A44	0.14	5954	0.137	0	0.000	0	0.000	100.0
A45	0.39	0	0.000	0	0.000	16988	0.390	5.0
A46	0.17	0	0.000	0	0.000	7405	0.170	5.0
A	25.70		14.41		3.37		7.92	69.4

MAJOR BASIN B

SUBBASIN NAME	TOTAL AREA acres	PAVEMENT AREA sq-ft	PAVEMENT AREA acres	ROOF AREA sq-ft	ROOF AREA acres	LANDSCAPE AREA sq-ft	LANDSCAPE AREA acres	PERCENT IMP. %
B1	1.25	52879	1.214	0	0.000	1571	0.036	97.3
B2	0.47	19473	0.447	0	0.000	1000	0.023	95.4
B3	0.32	13755	0.316	0	0.000	184	0.004	98.7
B4	0.38	15851	0.364	0	0.000	702	0.016	96.0
B5	2.34	10779	0.247	0	0.000	91151	2.093	15.0
B6	0.30	0	0.000	0	0.000	13068	0.300	5.0
B7	0.59	20651	0.474	0	0.000	5049	0.116	81.3
B8	0.49	16217	0.372	0	0.000	5127	0.118	77.2
B9	0.39	13604	0.312	0	0.000	3384	0.078	81.1
B10	0.10	0	0.000	4356	0.100	0	0.000	90.0
B11	0.11	0	0.000	4792	0.110	0	0.000	90.0
B12	0.40	17085	0.392	0	0.000	339	0.008	98.2
B13	0.35	14909	0.342	0	0.000	337	0.008	97.9
B14	0.10	0	0.000	4356	0.100	0	0.000	90.0
B15	0.12	0	0.000	5227	0.120	0	0.000	90.0
B16	0.71	29804	0.684	0	0.000	1124	0.026	96.5
B17	1.70	67431	1.548	0	0.000	6621	0.152	91.5
B18	1.16	47710	1.095	0	0.000	2820	0.065	94.7
B19	0.77	29380	0.674	0	0.000	4161	0.096	88.2
B20	0.12	0	0.000	5227	0.120	0	0.000	90.0
B21	0.12	0	0.000	5227	0.120	0	0.000	90.0
B22	0.70	28819	0.662	0	0.000	1673	0.038	94.8
B23	0.63	25770	0.592	0	0.000	1673	0.038	94.2
B24	0.12	0	0.000	5227	0.120	0	0.000	90.0
B25	0.12	0	0.000	5227	0.120	0	0.000	90.0
B26	0.08	3329	0.076	0	0.000	156	0.004	95.7
B27	2.12	83894	1.926	0	0.000	8453	0.194	91.3

EXCERPT FROM FINAL DRAINAGE REPORT

SUBBASIN NAME	TOTAL AREA acres	PAVEMENT AREA sq-ft	PAVEMENT AREA acres	ROOF AREA sq-ft	ROOF AREA acres	LANDSCAPE AREA sq-ft	LANDSCAPE AREA acres	PERCENT IMP. %
B28	0.03	0	0.000	1307	0.030	0	0.000	90.0
B29	0.58	0	0.000	25265	0.580	0	0.000	90.0
B30	0.58	0	0.000	25265	0.580	0	0.000	90.0
B31	1.15	0	0.000	50094	1.150	0	0.000	90.0
B32	0.02	0	0.000	871	0.020	0	0.000	90.0
B33	0.58	0	0.000	25265	0.580	0	0.000	90.0
B34	0.05	1285	0.029	0	0.000	1081	0.025	56.6
B35	1.07	28493	0.654	0	0.000	18116	0.416	63.1
B36	0.21	0	0.000	9148	0.210	0	0.000	90.0
B37	0.72	0	0.000	31363	0.720	0	0.000	90.0
B38	0.53	13549	0.311	0	0.000	9538	0.219	60.8
B39	0.06	1453	0.033	0	0.000	1025	0.024	60.7
B40	0.94	0	0.000	0	0.000	1025	0.940	5.0
B41	1.22	0	0.000	0	0.000	1025	1.220	5.0
B	23.80		12.77		4.78		6.25	73.0

MAJOR BASIN C

SUBBASIN NAME	TOTAL AREA acres	PAVEMENT AREA sq-ft	PAVEMENT AREA acres	ROOF AREA sq-ft	ROOF AREA acres	LANDSCAPE AREA sq-ft	LANDSCAPE AREA acres	PERCENT IMP. %
C1	1.39	59634	1.369	0	0.000	914	0.021	98.6
C2	0.47	0	0.000	20473	0.470	0	0.000	90.0
C3	0.26	9698	0.223	0	0.000	1628	0.037	86.3
C4	0.37	12153	0.279	0	0.000	3964	0.091	76.6
C5	0.18	6365	0.146	0	0.000	1476	0.034	82.1
C6	0.15	5422	0.124	0	0.000	1112	0.026	83.8
C7	1.66	66094	1.517	0	0.000	6216	0.143	91.8
C8	0.77	32023	0.735	0	0.000	1518	0.035	95.7
C9	0.42	12888	0.296	0	0.000	5407	0.124	71.9
C10	0.51	14715	0.338	0	0.000	7501	0.172	67.9
C11	0.39	15516	0.356	0	0.000	1472	0.034	91.8
C12	0.55	0	0.000	23958	0.550	0	0.000	90.0
C13	0.09	2960	0.068	0	0.000	960	0.022	76.7
C14	0.15	5374	0.123	0	0.000	1160	0.027	83.1
C15	0.68	22764	0.523	0	0.000	6857	0.157	78.0
C16	1.17	46697	1.072	0	0.000	4268	0.098	92.0
C17	0.48	20652	0.474	0	0.000	257	0.006	98.8
C18	0.28	11060	0.254	0	0.000	1137	0.026	91.1
C19	6.24	246985	5.670	0	0.000	24829	0.570	91.3
C20	0.21	0	0.000	9148	0.210	0	0.000	90.0
C21	0.15	0	0.000	6534	0.150	0	0.000	90.0
C	16.57		13.57		1.38		1.62	89.9

MAJOR BASIN D

SUBBASIN NAME	TOTAL AREA acres	PAVEMENT AREA sq-ft	PAVEMENT AREA acres	ROOF AREA sq-ft	ROOF AREA acres	LANDSCAPE AREA sq-ft	LANDSCAPE AREA acres	PERCENT IMP. %
SUBBASIN NAME	TOTAL AREA acres	PAVEMENT AREA sq-ft	PAVEMENT AREA acres	ROOF AREA sq-ft	ROOF AREA acres	LANDSCAPE AREA sq-ft	LANDSCAPE AREA acres	PERCENT IMP. %
D1	0.51	7318	0.168	0	0.000	14898	0.342	36.3
D	0.51		0.17		0.00		0.34	

MAJOR BASIN E

SUBBASIN NAME	TOTAL AREA acres	PAVEMENT AREA sq-ft	PAVEMENT AREA acres	ROOF AREA sq-ft	ROOF AREA acres	LANDSCAPE AREA sq-ft	LANDSCAPE AREA acres	PERCENT IMP. %
E1	0.65	4577	0.105	0	0.000	23737	0.545	20.4
E	0.65		0.11		0.00		0.54	

MAJOR BASIN F

SUBBASIN NAME	TOTAL AREA acres	PAVEMENT AREA sq-ft	PAVEMENT AREA acres	ROOF AREA sq-ft	ROOF AREA acres	LANDSCAPE AREA sq-ft	LANDSCAPE AREA acres	PERCENT IMP. %
F1	1.07	27318	0.627	0	0.000	19291	0.443	60.7
F	1.07		0.63		0.00		0.44	

MAJOR BASIN G

SUBBASIN NAME	TOTAL AREA acres	PAVEMENT AREA sq-ft	PAVEMENT AREA acres	ROOF AREA sq-ft	ROOF AREA acres	LANDSCAPE AREA sq-ft	LANDSCAPE AREA acres	PERCENT IMP. %
G1	6.55	259182	5.950	0	0.000	26136	0.600	91.3
G	6.55		5.95		0.00		0.60	

OFF-SITE BASINS*

SUBBASIN NAME	TOTAL AREA acres	PAVEMENT AREA sq-ft	PAVEMENT AREA acres	ROOF AREA sq-ft	ROOF AREA acres	LANDSCAPE AREA sq-ft	LANDSCAPE AREA acres	PERCENT IMP. %
OS1	3.77							5.0
OS2	8.18							65.0
OS3	3.00							65.0
OS4	5.23							65.0
OS5	1.58							85.0
OS6	10.02							65.0
OS7	1.31							85.0
OS8	8.78							65.0

*NOTE: Percent Impervious for Off-Site Basins OS1-OS8 is estimated for future developed open space, commercial and residential areas.
5.0% = Open Space
65.0% = Residential
85.0% = Commercial

APPENDIX M
INLET SIZING

Glenwood Meadows
Inlet Sizing, 25-yr Storm Event
CALCULATED BY: TJH

INLET NAME	DESIGN POINT	DIRECT RUNOFF							INLET CHARACTERISTICS				NOTES
		DRAINAGE BASINS	TOTAL AREA (ac)	RUNOFF COEFF. (C_{25})	t_c (min)	C x A (ac)	INTENSITY I (in/hr)	TOTAL FLOW Q_{25} (cfs)	MAX. DEPTH (ft)	STREET SLOPE (%)	MAX. INLET CAPACITY (cfs)	INLET LENGTH TYPE	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
STIN 1-1		A15	0.32	0.86	5.0	0.28	4.25	**1.2**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 1-2		A44	0.14	0.94	5.0	0.13	4.25	**0.5**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 1-3		A3	0.38	0.66	5.0	0.25	4.25	**1.1**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 1-4		A2	0.33	0.82	5.0	0.27	4.25	**1.1**	1.00	SUMP	**49.0**	**Trench Drain**	Neenah 10"x26' R-4990-CX w/Type-A Grate
STIN 1-5		A1	0.95	0.47	7.0	0.45	4.25	**1.9**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 2-1		A37	0.66	0.79	5.0	0.52	4.25	**2.2**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 2-2		A45	0.39	0.28	5.0	0.11	4.25	**0.5**	0.75	SUMP	**8.0**	**Area Drain**	Neenah R-4340-B Beehive Area Drain
STIN 3-1		A36	0.87	0.91	5.0	0.79	4.25	**3.4**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 3-2		A24	0.75	0.86	6.6	0.65	3.85	**2.5**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 3-3		A22	0.67	0.84	5.0	0.56	4.25	**2.4**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 3-4		A35	1.81	0.87	5.0	1.58	4.25	**6.7**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 3-5		A33	0.95	0.78	5.0	0.74	4.25	**3.1**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 3-6		A31	0.44	0.81	5.0	0.36	4.25	**1.5**	0.50	5.00	**4.0**	**5' TYPE R**	
STIN 3-7		A26	0.50	0.81	5.0	0.41	4.25	**1.7**	0.50	5.00	**4.0**	**5' TYPE R**	
STIN 3-8		A21	2.71	0.86	6.1	2.34	4.00	**9.4**	0.75	SUMP	**18.0**	**10' TYPE R**	
STIN 3-9		A32	0.35	0.79	5.0	0.28	4.25	**1.2**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 3-10		A20	0.49	0.77	5.4	0.38	4.10	**1.5**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 3-11		A42	0.31	0.81	5.0	0.25	4.25	**1.1**	0.50	5.00	**4.0**	**5' TYPE R**	
STIN 3-12		A41	0.25	0.81	5.0	0.20	4.25	**0.9**	0.50	5.00	**4.0**	**5' TYPE R**	
STIN 3-13		A16	0.40	0.47	5.0	0.19	4.25	**0.8**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 3-14		A17	0.44	0.66	5.0	0.29	4.25	**1.2**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 3-15		A30	0.24	0.93	5.0	0.22	4.25	**0.9**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 3-16		A29	0.16	0.85	5.0	0.14	4.25	**0.6**	0.50	3.13	**4.0**	**5' TYPE R**	
STIN 3-17		A18	0.46	0.87	5.0	0.40	4.25	**1.7**	0.50	3.70	**4.0**	**5' TYPE R**	
STIN 3-18		A43	0.65	0.87	5.0	0.56	4.25	**2.4**	0.50	3.70	**4.0**	**5' TYPE R**	
STIN 3-19		OS1	3.77	0.28	14.2	1.06	2.80	**3.0**	1.00	SUMP	**5.3**	**Area Drain**	Neenah R-4340-B Beehive Area Drain
STIN 3-20		OS2	8.18	0.54	9.1	4.42	3.35	**14.8**	1.00	SUMP	**34.0**	**CDOT Type-C**	
STIN 3-21		A19	1.15	0.77	5.1	0.88	4.25	**3.7**	1.00	SUMP	**13.0**	**3' TYPE-13**	
STIN 4-1		B38	0.53	0.67	5.0	0.35	4.25	**1.5**	0.75	SUMP	**8.0**	**5' TYPE R**	

EXCERPT FROM FINAL DRAINAGE REPORT

INLET NAME	DESIGN POINT	DIRECT RUNOFF							INLET CHARACTERISTICS				
		DRAINAGE BASINS	TOTAL AREA (ac)	RUNOFF COEFF. (C_{25})	t_c (min)	C x A (ac)	INTENSITY I (in/hr)	TOTAL FLOW Q_{25} (cfs)	MAX. DEPTH (ft)	STREET SLOPE (%)	MAX. INLET CAPACITY (cfs)	INLET LENGTH TYPE	NOTES
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
STIN 4-2		B39	0.06	0.67	5.0	0.04	4.25	**0.2**	0.50	SUMP	**5.3**	**Area Drain**	Neenah R-4340-B Beehive Area Drain
STIN 4-2A		B34	0.05	0.64	5.0	0.03	4.25	**0.1**	0.50	SUMP	**5.3**	**Area Drain**	Neenah R-4340-B Beehive Area Drain
STIN 4-3		B19	0.77	0.86	5.0	0.66	4.25	**2.8**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 4-4		B18	1.16	0.90	5.0	1.05	4.25	**4.5**	1.00	SUMP	**13.0**	**3' TYPE-13**	
STIN 4-5		B17	1.70	0.88	5.0	1.50	4.25	**6.4**	1.00	SUMP	**13.0**	**3' TYPE-13**	
STIN 4-6		B27	2.12	0.88	5.0	1.86	4.25	**7.9**	1.00	SUMP	**13.0**	**3' TYPE-13**	
STIN 4-7		B26	0.08	0.91	5.0	0.07	4.25	**0.3**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 4-8		B23	0.63	0.90	5.0	0.57	4.25	**2.4**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 4-9		B22	0.70	0.90	5.0	0.63	4.25	**2.7**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 4-10		B16	0.71	0.92	5.0	0.65	4.25	**2.8**	0.50	SUMP	**13.0**	**3' TYPE-13**	
STIN 4-11		B9	0.39	0.81	5.0	0.32	4.25	**1.3**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 4-12		B8	0.49	0.78	5.0	0.38	4.25	**1.6**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 4-13		B7	0.59	0.81	5.0	0.48	4.25	**2.0**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 4-14		B1	1.25	0.92	5.0	1.15	4.25	**4.9**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 4-15		B6	0.30	0.81	5.0	0.24	4.25	**1.0**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 4-16		OS3	3.00	0.54	5.2	1.62	4.25	**6.9**	1.00	SUMP	**34.0**	**CDOT Type-C**	
STIN 4-17		OS4	5.23	0.54	9.1	2.82	3.35	**9.5**	1.00	SUMP	**34.0**	**CDOT Type-C**	
STIN 4-18		B35	1.07	0.68	6.6	0.73	4.25	**3.1**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 4-19		--	--	--	--	--	--	**--**	--	--	**--**	**--**	REMOVED FROM PLANS
STIN 4-20		B13	0.35	0.93	5.0	0.32	4.25	**1.4**	0.50	2.80	**3.9**	**5' TYPE R**	
STIN 4-21		B12	0.40	0.93	5.0	0.37	4.25	**1.6**	0.50	2.80	**3.9**	**5' TYPE R**	
STIN 4-22		B4	0.38	0.91	5.0	0.35	4.25	**1.5**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 4-23		B3	0.32	0.93	5.0	0.30	4.25	**1.3**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 4-24		B2	0.47	0.91	5.0	0.43	4.25	**1.8**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 5-1		C14	0.15	0.82	5.0	0.12	4.25	**0.5**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 5-2		C13	0.09	0.78	5.0	0.07	4.25	**0.3**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 5-3		C9	0.42	0.74	5.0	0.31	4.25	**1.3**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 5-4		C8	2.43	0.89	5.0	2.16	4.25	**9.2**	0.75	SUMP	**13.0**	**3' TYPE-13**	
STIN 6-1		C10	0.51	0.72	5.0	0.37	4.25	**1.6**	0.50	4.25	**4.1**	**5' TYPE R**	
STIN 6-2		C11	0.39	0.88	5.0	0.34	4.25	**1.5**	0.50	4.25	**4.1**	**5' TYPE R**	
STIN 6-3		C4	0.37	0.78	5.0	0.29	4.25	**1.2**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 6-4		C3	0.26	0.85	5.0	0.22	4.25	**0.9**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 6-5		C5	0.18	0.82	5.0	0.15	4.25	**0.6**	0.50	4.25	**4.1**	**5' TYPE R**	
STIN 6-6		C6	0.15	0.83	5.0	0.12	4.25	**0.5**	0.50	4.25	**4.1**	**5' TYPE R**	
STIN 6-7		C1	1.39	0.93	5.0	1.29	4.25	**5.5**	0.75	SUMP	**8.0**	**5' TYPE R**	
		OS7	2.19	0.72	5.2	1.58	4.25	**6.7**		SUMP			
		OS8	8.78	0.54	9.3	4.74	3.30	**15.6**		SUMP			
STIN 6-8		OS7/OS8	10.97	0.58	9.3	6.32	3.3	**20.8**	1.00	SUMP	**34.0**	**CDOT Type-C**	
STIN 7-1		A27	0.40	0.92	5.0	0.37	4.25	**1.6**	0.50	5.00	**4.1**	**5' TYPE R**	

EXCERPT FROM FINAL DRAINAGE REPORT

INLET NAME	DESIGN POINT	DIRECT RUNOFF							INLET CHARACTERISTICS				
		DRAINAGE BASINS	TOTAL AREA (ac)	RUNOFF COEFF. (C_{25})	t_c (min)	C x A (ac)	INTENSITY I (in/hr)	TOTAL FLOW Q_{25} (cfs)	MAX. DEPTH (ft)	STREET SLOPE (%)	MAX. INLET CAPACITY (cfs)	INLET LENGTH TYPE	NOTES
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
STIN 7-2		A34	0.32	0.85	5.0	0.27	4.25	**1.2**	0.50	5.00	**4.1**	**5' TYPE R**	
STIN 8-1		C15	0.68	0.79	5.0	0.54	4.25	**2.3**	0.75	SUMP	**8.0**	**5' TYPE R**	
STIN 9-1		C18	0.28	0.88	5.0	0.25	4.00	**1.0**	0.50	4.25	**4.1**	**5' TYPE R**	
STIN 9-2		C17	0.48	0.93	5.0	0.45	4.00	**1.8**	0.50	4.25	**4.1**	**5' TYPE R**	
STIN 10-1		C19	1.50	0.88	6.9	1.32	4.00	**5.3**	0.75	SUMP	**8.0**	**Area Drain**	1.5 acres of C19 Neenah R-4340-B Beehive Area Drain
STIN 12-1		A25	0.92	0.53	5.5	0.49	4.25	**2.1**	0.50	SUMP	**5.3**	**Area Drain**	Neenah R-4340-B Beehive Area Drain
STIN 13-1		C16	1.17	0.88	5.0	1.04	4.25	**4.4**	0.50	SUMP	**5.3**	**Area Drain**	Neenah R-4340-B Beehive Area Drain
STIN 14-1		B40	0.94	0.28	5.0	0.26	4.25	**1.1**	0.50	SUMP	**5.3**	**Area Drain**	Neenah R-4340-B Beehive Area Drain
STIN 15-1		A46	0.17	0.28	5.0	0.05	4.25	**0.2**	0.50	SUMP	**5.3**	**Area Drain**	Neenah R-4340-B Beehive Area Drain

(1) Inlet Designation
(2) Design Point Location
(3) Basins Draining to Specified Inlet
(4) Total Drainage Area
(5) 25-year Runoff Coeffecient, Weighted for Contributing Basins
(6) Time of Concentration from tc = ti + tt
(7) Total C x A for All Contributing Basins
(8) Rainfall Intensity from I-D-F Curve for Glenwood Meadows
(9) Total Runoff from Contributing Basins
(10) Depth of Ponding/Gutter Flow
(11) Street Slope
(12) Maximum Inlet Capacity
(13) Required Inlet Type/Size
(14) Notes

EXCERPT FROM FINAL DRAINAGE REPORT

THE LOFTS AT RED MOUNTAIN - PHASE 3

MAJOR SITE/ARCHITECTURAL PLAN

LOT 7, GLENWOOD MEADOWS NO. 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO.

Know what's below. Call before you dig.

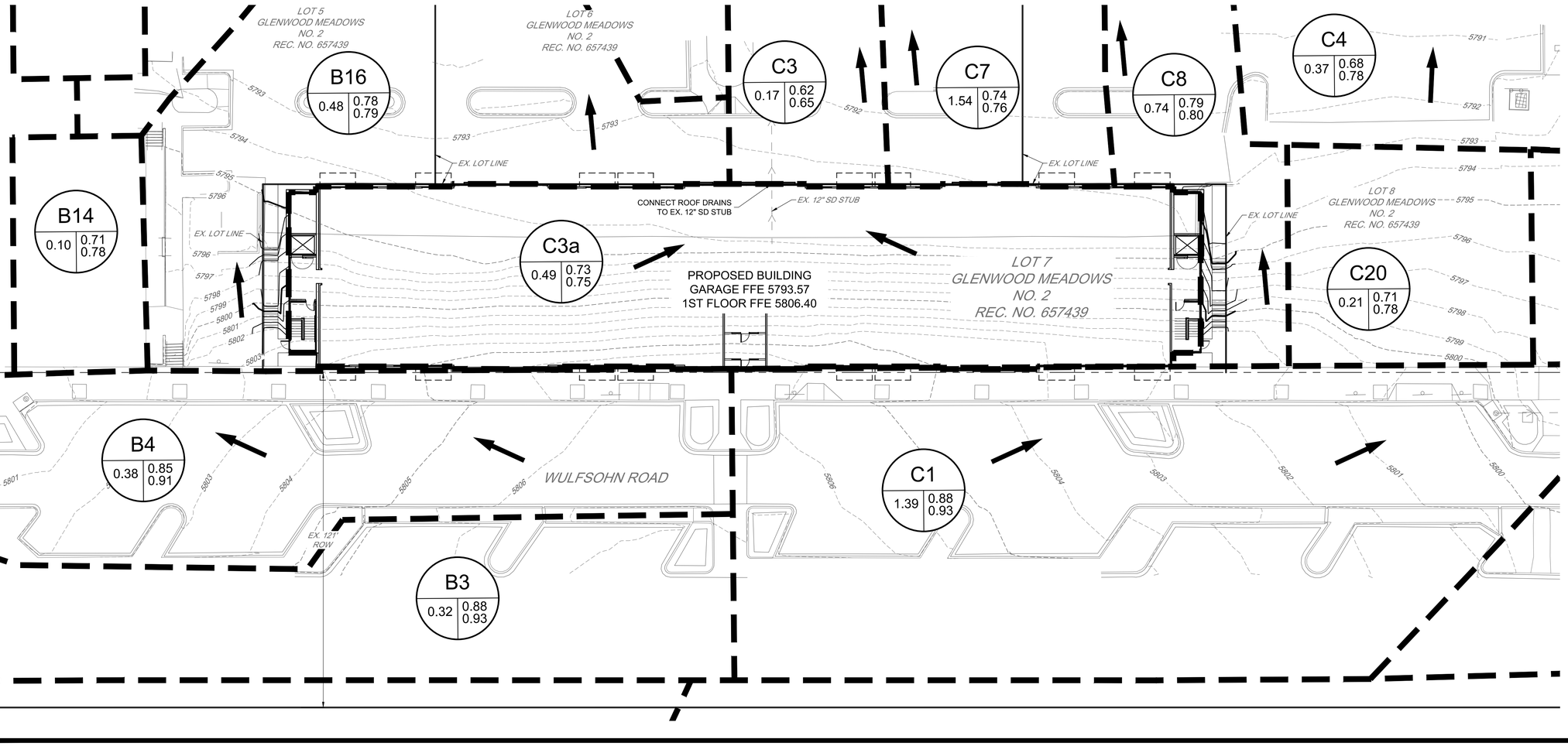
SCALE: 1" = 30'

Basin Summary Table - Developed

Basin	Area (AC)	Runoff Coefficients C2	Runoff Coefficients C25	I (%)	Peak Flows (cfs) Q2	Peak Flows (cfs) Q25
B16	0.48	0.78	0.79	94.9%	0.70	1.54
C3	0.17	0.62	0.65	79.4%	0.20	0.45
C3a	0.49	0.73	0.75	90.0%	0.67	1.50
C7	1.54	0.74	0.76	91.2%	2.13	4.72
C8	0.74	0.79	0.80	95.5%	1.09	2.40

DRAINAGE LEGEND

- 5281 — EXISTING MINOR CONTOUR
- 5280 — EXISTING MAJOR CONTOUR
- 5281 — PROPOSED MINOR CONTOUR
- 5280 — PROPOSED MAJOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED MANHOLE
- PROPOSED BOX BASE MANHOLE
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED BASIN BOUNDARY
- A1 / 0.000 / 0.00 / 0.00 — BASIN ID; 2 YEAR RUNOFF COEFFICIENT; 25 YEAR RUNOFF COEFFICIENT; BASIN AREA (ACRES)
- 00 — PROPOSED DESIGN POINT
- FLOW ARROW



Know what's below. Call before you dig.

SCALE: 1" = 20'

Redland WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

COLORADO LICENSED PROFESSIONAL ENGINEER — JARROD L. DENNIS — 33723 — 11/21/19

DRAWN	ML
CHECKED	DTW
APPROVED	MDC
PROJECT NO.	12013.11
HORZ. SCALE	
VERT. SCALE	

DATE	NO.	NOTES
11/19/19	1	1ST DEVELOPMENT PLAN SUBMITTAL

THE LOFTS AT RED MOUNTAIN
PHASE 3

DRAINAGE PLAN

SHEET

DR01

I:\2012\12013 - Glenwood Meadows\CADD\Sheet Sets\12013.11 - LARM Phase 3\Drainage Map\12013.11 - Drainage Plan.dwg tab: DRAINAGE PLAN Nov 20, 2019 - 3:05pm mcevasl

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Lot 7 – 0.54-acre Vacant Parcel
Northwest of Intersection of Wulfsohn Road and East Meadows Drive
Glenwood Springs, Colorado 81601

AEC Project No. 19-081C
October 17, 2019

Prepared for:

Stoneleigh Companies LLC
760 West Main Street Suite 140
Barrington, Illinois 60010

Prepared by:

Advantage Environmental Consultants, LLC
6395 Gunpark Drive, Unit W
Boulder, Colorado 80301
Phone (720) 459-7251

October 17, 2019

Mr. Alex Eppel
Stoneleigh Companies LLC
760 West Main Street Suite 140
Barrington, Illinois 60010

Subject: **Phase I Environmental Site Assessment**
Lot 7 – 0.54-acre Vacant Parcel
Northwest of Intersection of Wulfsohn Road and East Meadows Drive,
Glenwood Springs, Colorado 81601
AEC Project No. 19-081C

Dear Mr. Eppel:

Advantage Environmental Consultants, LLC (AEC) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of American Society for Testing and Materials Practice E 1527-13 and 40 Code of Federal Regulations Part 312, of the above-referenced property (hereinafter referred to as "the Site"). This ESA included public environmental agency and historical record reviews, interviews, site observations, and report preparation. This report includes AEC's findings, conclusions, recommendations, and supporting documentation.

We appreciate the opportunity to be of service to you on this project. If you should have any questions regarding this report, or if we can be of further assistance, please contact David Svrjcek at (720) 459-7251.

Sincerely,

ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC

David F. Svrjcek
Branch Manager
ASTM Environmental Professional

TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 PURPOSE 1
1.2 DETAILED SCOPE OF SERVICES 2
1.3 SIGNIFICANT ASSUMPTIONS 3
1.4 LIMITATIONS AND EXCEPTIONS 3
1.5 SPECIAL TERMS AND CONDITIONS 4
1.6 USER RELIANCE 4

2.0 SITE DESCRIPTION 5

2.1 LOCATION AND LEGAL DESCRIPTION 5
2.2 SITE AND VICINITY GENERAL CHARACTERISTICS 5
2.3 CURRENT USE OF THE SITE 5
2.4 DESCRIPTION OF STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE 5
2.5 CURRENT USES OF THE ADJOINING PROPERTIES 5

3.0 USER PROVIDED INFORMATION 7

3.1 TITLE RECORDS 7
3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND LAND USE LIMITATIONS 7
3.3 SPECIALIZED KNOWLEDGE 7
3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION 7
3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES 7
3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION 7
3.7 REASON FOR PERFORMING PHASE I ESA 7

4.0 RECORDS REVIEW 7

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES 8
4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES 9
4.3 PHYSICAL SETTING SOURCES 9
4.3.1 TOPOGRAPHY AND HYDROLOGY 10
4.3.2 GEOLOGY 10
4.3.3 HYDROGEOLOGY 10
4.4 HISTORICAL USE INFORMATION ON THE SUBJECT SITE AND ADJOINING PROPERTIES 10
4.4.1 TOPOGRAPHIC MAPS 11
4.4.2 AERIAL PHOTOGRAPHS 11
4.4.3 CITY DIRECTORIES 12
4.4.4 FIRE INSURANCE MAPS 12
4.4.5 PRIOR ENVIRONMENTAL REPORTS 12
4.4.6 HISTORICAL USE SUMMARY 12
4.4.7 HISTORICAL DATA FAILURE 12

5.0 SITE RECONNAISSANCE 13

5.1 METHODOLOGY AND LIMITING CONDITIONS 13
5.2 GENERAL PROPERTY SETTING 13
5.3 SITE OBSERVATIONS 13

6.0 INTERVIEW INFORMATION 15

6.1. INTERVIEW WITH OWNER 15
6.2 INTERVIEW WITH PROPERTY MANAGER 15

6.3 Interviews with Occupants 15
6.4 Interview with Local Government Official 15
6.5 Interview with Others 15

7.0 ADDITIONAL SERVICES 16

8.0 FINDINGS, OPINIONS, CONCLUSIONS AND RECOMMENDATIONS 17

9.0 DEVIATIONS AND DATA GAPS 18

10.0 REFERENCES 19

11.0 SIGNATURES AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS 20

12.0 APPENDICES

12.1 Vicinity Map
12.2 Site Plan
12.3 Site Photographs
12.4 Regulatory Database Report
12.5 Historical Research Documentation
12.5.1 Topographic Maps
12.5.2 Fire Insurance Maps (Not Used)
12.5.3 Aerial Photographs
12.5.4 City Directories (Not Used)
12.6 Interview Questionaire, FOIA Responses
12.7 Prior Environmental Reports/Documentation
12.8 Qualifications of the Environmental Professional

1.0 Introduction

1.1 Purpose

The purpose of this Phase I ESA is to provide a professional opinion on the presence of recognized environmental conditions and other suspect environmental conditions in connection with the Site as they existed on the date of the site inspection, and to recommend whether further investigation is required. ASTM Standard Practice E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, specifies minimum requirements for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants pertinent to the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as well as petroleum products. As such, this ESA is intended to satisfy one of the threshold criteria for satisfying the landowner liability protections to CERCLA liability assuming compliance with other elements of the defense. In other words, this ESA represents one of the practices that constitute “all appropriate inquiry” into the previous ownership and uses of the property consistent with good commercial or customary practice, as defined in 42 USC Section 9601(35)(B) and 40 CFR Part 312.

The goal of the process is to identify recognized environmental conditions, which are defined by the Practice as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. The term recognized environmental condition includes hazardous substances or petroleum products even under conditions in compliance with laws. In addition, the term also included historical recognized environmental conditions and controlled recognized environmental conditions. A historical recognized environmental condition is defined by the Practice as “a past release of hazardous substances or petroleum products that has occurred in connection with a property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).” A controlled recognized environmental condition is defined by the Practice as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk- based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).” The term recognized environmental condition is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The term "environment" is defined in CERCLA 42 USC 9601(8) as "(A) the navigable waters, the water of the contiguous zone, and the ocean waters of which the natural resources are under the exclusive management authority of the United States under the Magnuson-Stevens Fishery conservation and Management Act, and (B) any other surface water, ground water, drinking water supply, land surface or subsurface strata, or ambient air within the United States or under the jurisdiction of the United States.

The term “release” means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers, and other closed receptacles containing any hazardous substance or pollutant or contaminant), but excludes (A) any release which results in exposure to persons solely within a workplace, with respect to a claim which such persons may assert against the employer of such persons, (B) emissions from the engine exhaust of a motor vehicle, rolling stock, aircraft, vessel, or pipeline pumping station engine, (C) release of source, byproduct, or special nuclear material from a nuclear incident, as those terms are defined in the Atomic Energy Act of 1954 [42 U.S.C. 2011 et seq.], if such release is subject to requirements with respect to financial protection established by the Nuclear Regulatory Commission under section 170 of such Act [42 U.S.C. 2210], or, for the purposes of 42 USC 9604 or any other response action, any release of source byproduct, or special nuclear material from any processing site designated under section 7912(a)(1) or 7942(a) of this title, and (D) the normal application of fertilizer.

1.2 Detailed Scope of Services

The Phase I ESA was conducted in accordance with generally accepted Phase I industry standards using ASTM Standard Practice E 1527-13 and 40 CFR Part 312. The following services were provided for this assessment:

- A search for environmental liens in connection with the Site.
- An evaluation of standard environmental record sources contained within Federal, State and local environmental databases within specific search distances.
- A qualitative evaluation of the physical characteristics of the Site through a review of published topographic, geologic, and hydrogeologic maps; published groundwater data; and area observations to characterize surface water flow in the Site area.
- An evaluation of past Site and adjacent/nearby property uses through a review of historical resources including historical aerial photographs and topographic maps.
- A physical inspection of the Site (interior and exterior) conducted to search for conditions indicative of potential environmental concerns including underground storage tanks (USTs), above ground storage tanks (ASTs), and associated tank piping; stained soil or pavement; equipment that may contain or have historically contained polychlorinated biphenyls (PCBs); and other potential environmental concerns as defined in the ASTM E 1527-13 standard.
- A physical assessment of indications of past uses and visual observations of adjacent and surrounding properties (from curbside or public spaces) to assess potential impacts to the Site.
- Interviews completed with a representative of the current owner of the Site and local regulatory officials.
- The preparation of this Phase I ESA report, which includes the findings of the study and our opinion regarding their level of significance. Conclusions have been drawn based on the significance levels of the findings with subsequent recommendations provided.

1.3 Significant Assumptions

This Phase I ESA was conducted in accordance with ASTM guidelines and 40 CFR Part 312, for the performance of such assessment. No other warranties either express or implied, are made by AEC. AEC's evaluations, analyses, and opinions should not be taken as representations regarding subsurface conditions or the actual value of the Site. Subsurface conditions may differ from the conditions implied by the surficial observations, and can only be reliably evaluated through intrusive techniques.

Documentation and data provided by the client, designated representatives, other interested third parties, or from the public domain, and referred to in the preparation of this assessment, are assumed to be complete and correct and have been used and referenced with the understanding that AEC assumes no responsibility or liability for their accuracy. AEC's conclusions are based upon such information and documentation and on our observations of site conditions, as they existed on the date of the site inspection. Because Site conditions may change significantly over a short period of time and additional data may become available, data reported and conclusions drawn in this report are limited to current conditions and may not be relied upon on a significantly later date.

1.4 Limitations and Exceptions

Reasonable efforts have been made during this assessment to uncover evidence of USTs, ASTs, ancillary equipment associated with such tanks, and other subsurface structures. "Reasonable efforts" are limited to information gained from visual observation of unobstructed areas, recorded database information held in public record, and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to paving, construction or debris pile storage, or incorrect information from sources.

This investigation was not an environmental compliance audit. While some observations and discussion in this report may address conditions and/or operations that may be regulated, the regulatory compliance of those conditions and/or operations is outside the scope of this investigation. Nothing in this report constitutes a legal opinion or legal advice. For information regarding specific individual or organizational liability, AEC recommends consultation with independent legal counsel.

According to 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry: Final Rule, CERCLA liability rests with the owner or operator of a property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property. This report meets the requirements set forth in 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries; Final Rule. However, in order to qualify for certain landowner liability protections under CERCLA. Bona Fide Prospective Purchasers, Contiguous Property Owners, and/or Innocent Landowners must meet additional requirements of CERCLA (42 U.S.C. 9601 (35)(B)).

This ESA does not address non-scope ASTM considerations including asbestos containing materials, radon, lead-based paint, lead in drinking water, wetlands, protected environments and habitat, industrial hygiene concerns, indoor air quality (unrelated to releases of hazardous substances or petroleum products into the environment) and high voltage power lines.

1.5 Special Terms and Conditions

No special terms and conditions between AEC and the client pertinent to the findings of this ESA or methodology used to complete this assessment are noted. In addition, AEC does not have a financial interest in the Site.

1.6 User Reliance

This report was prepared for use solely and exclusively by Stoneleigh Companies LLC and is not for the use or benefit of, nor may it be relied upon by, any other person or entity for any purpose without the advance written consent of AEC. AEC makes no representation to any third party except that it has used the degree of care and skill ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. No other use or disclosure is intended or authorized by AEC, and no other warranties are made to any third party, either express or implied.

2.0 Site Description

2.1 Location and Legal Description

The Site is approximately 0.54 acres (23,653 square feet) and is identified as Lot 7 Glenwood Meadows. The Site is further identified by Garfield County Parcel No. 218508138007. The Site is located just northwest of the intersection of Wulfsohn Road and East Meadows Drive, in Garfield County, Glenwood Springs, Colorado. The Site consists of primarily vacant land with a small portion of an asphalt-paved parking lot. The Site Owner is Glenwood Meadows, LLC. A Vicinity Map depicting the general location of the Site is included in Section 12.1.

2.2 Site and Vicinity General Characteristics

The Site and its adjacent/nearby properties are situated within the City of Glenwood Springs, Garfield County, Colorado in an area comprised of vacant land, and light commercial and residential properties. Additional details pertaining to the Site and its adjoining properties are provided in the sections below.

2.3 Current Use of the Site

The Site is vacant of structures and includes a portion of an asphalt-paved parking lot along the northern border of the Site.

2.4 Description of Structures, Roads, Other Improvements on the Site

Other than public utilities and some parking areas, no improvements are located on the Site.

Potable water and sanitary sewer services in the area are provided by the City of Glenwood Springs. Electric and natural gas services in the area are provided by the City of Glenwood. A Site Plan is included in Appendix 12.2. Photographs taken of the Site during the visit are included in Appendix 12.3.

2.5 Current Uses of the Adjoining Properties

AEC performed a visual inspection of adjoining properties from the Site property boundaries, adjacent sidewalks and public right-of-ways. The following table identifies the adjacent property uses:

Direction	Adjoining Property Use
North	Parking lot followed by Glenwood Meadows Retail Center (105-135 East Meadows Drive).
South	Wulfsohn Road followed by residential developments (current and under construction) and vacant land.
East	Vacant parcel, followed by East Meadows Drive and a hotel (125 Wulfsohn Drive).
West	Commercial retail and restaurant buildings (10-45 Market Street).

No adjoining properties were observed to be an environmental concern to the Site based on AEC's visual inspection from public right-of-ways and none were identified on any of the provided regulatory databases.

3.0 User Provided Information

3.1 Title Records

No title information was provided to AEC. No environmentally related liens, deed restrictions, activity and use limitations or institutional/engineering controls related to environmental concerns are known for the Site.

3.2 Environmental Liens or Activity and Land Use Limitations

No knowledge of any environmental related liens, deed restrictions or activity and land use limitations that are related to potential environmental issues at the Site are known for the property.

3.3 Specialized Knowledge

The owner representative provided no specialized knowledge pertinent to potential recognized environmental conditions at the Site.

3.4 Commonly Known or Reasonably Ascertainable Information

The owner representative provided no knowledge of commonly known or reasonably ascertainable information pertinent to potential recognized environmental conditions at the Site.

3.5 Valuation Reduction for Environmental Issues

AEC was not made aware of information pertaining to the relationship of the purchase price to the estimated fair market value of the Site that might indicate that significant contamination exists.

3.6 Owner, Property Manager, and Occupant Information

As the Site has no occupants, no interviews were conducted during the Site visit. AEC was unescorted during the Site inspection.

3.7 Reason for Performing Phase I ESA

AEC has been retained to conduct this Phase I ESA to identify environmental issues that may be present and to comply with 40 CFR Part 312.

4.0 Records Review

4.1 Standard Environmental Record Sources

AEC reviewed Federal and State environmental databases provided by ERIS of Toronto, Canada for information pertaining to documented and/or suspected releases of regulated hazardous substances and/or petroleum products within specified search distances. A copy of the ERIS Report is included in Section 12.4.

AEC also reviewed unmappable sites listed in the environmental database report by cross-referencing addresses and site names. Unmappable sites are sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be mapped because of inaccurate or missing location information in the record provided by the regulatory agency. Any unmappable sites that AEC identifies within the specified search radii were evaluated as part of the preparation of this report.

The following Federal databases related to potential on-site and off-site sources of contamination were reviewed and interpreted by AEC:

Federal Databases	Search Distance From Site
National Priorities List (NPL)	One mile
Delisted NPL	One mile
Superfund Enterprise Management System (SEMS)	One-half mile
SEMS No Further Remedial Action Planned (NFRAP)	One-half mile
Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Facilities	One mile
RCRA non-CORRACTS Hazardous Waste Treatment, Storage and Disposal Facilities (TSDF)	One-half mile
RCRA Hazardous Waste Generators (RCRA GEN)	One-eighth mile
Emergency Response Notification System (ERNS)	One-eighth mile
Institutional Controls/Engineering Control (IC/EC) Registries	One-half mile

The following State/local databases related to potential on-site and off-site sources of contamination were also searched and reviewed:

State/Local Databases	Search Distance From Site
State-equivalent NPL and SEMS	One mile
State and Tribal Voluntary Cleanup Sites (Indian VCP)	One-half mile
State and Tribal Landfill and/or Solid Waste Disposal Sites (SWF/LF)	One-half mile
State and Tribal Leaking Storage Tank (LST, LAST, Indian LUST)	One-half mile
State and Tribal Registered Storage Tank (UST, AST, Indian UST and FEMA UST)	One-eighth mile

Descriptions/sources of each of the above referenced regulatory databases and the dates these databases were last updated by the applicable regulatory agencies are included in the ERIS report

Subject Site

The Site was not identified on any of the reviewed regulatory databases.

Adjoining and Nearby Properties

Petco #1446 (105 East Meadows Drive) was listed on the Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small Quantity Generator (CESQG) database and is located approximately 550 feet northeast and topographically downgradient from the Site. This facility is a documented generator of hazardous products such as benzene, lead, mercury, and corrosive wastes. No violations were identified for this facility. Based on distance, topography, and reported regulatory status, this listing is not considered likely to have adversely impacted the Site.

Target Store T2029 (110 West Meadows Drive) was listed on RCRA Large-Quantity Generator (LQG) and FINDS/FRS database and is located approximately 625 feet north/northwest and topographically downgradient of the Site. This facility is a documented generator of hazardous products such as lead, benzene, formaldehyde, and corrosive waste. One violation was reported for this facility regarding waste management in mid-2017. No other violations were identified for this facility. Based on distance, topography and reported regulatory status, this listing is not considered likely to have adversely impacted the Site.

Five additional properties between one-eighth and one-mile of the Site were listed on regulatory databases. These additional properties are not considered environmental concerns to the Site. This opinion is based on several factors including distance of the off-Site listed properties from the Site, orientation of the listed properties relative to the Site, interpreted direction of groundwater flow, current operation of the Site, and/or regulatory case status information (i.e. “closed case”) for the various properties as described in the database report.

4.2 Additional Environmental Record Sources

State Health Departments

AEC searched the Colorado Division of Oil & Public Safety (OPS) online facility database system (COSTIS) for information pertaining to the Site. However, no records were identified for the Site location after searching the COSTIS database.

4.3 Physical Setting Sources

The following physical setting sources were reviewed to provide information about the topographic, hydrologic, geologic and/or hydrogeologic characteristics of the Site.

4.3.1 Topography and Hydrology

USGS Topographic Quadrangle

Based on the review of United States Geological Survey (USGS) 7.5-minute topographic map of the Glenwood Springs, CO Quadrangle (2016), regional topography is depicted with a northwestern/northeastern slope toward Atkinson Canal. The Site is situated on the map at an elevation ranging from approximately 5,800 feet above mean sea level. No structures are depicted on the Site. Public roadways bordering and in the general vicinity of the Site are depicted in their current configurations on the map.

Hydrology/Storm Water Management

Surface runoff at the Site and along adjacent roads moves north/northeast and occurs as sheet flow and infiltrates into nearby storm drains or into undeveloped and/or landscaped areas.

4.3.2 Geology

According to the United States Geological Survey (USGS) geologic map of Colorado, the Site is primarily underlain by the Eagle Valley Formation consisting of siltstone, shale, and evaporite, primarily of the Phanerozoic age.

4.3.3 Hydrogeology

Regional groundwater flow at the Site appears to flow northwest/northeast in the direction of the Colorado River. The depth to groundwater at the Site is anticipated to be approximately 30 to 50 feet below ground surface.

4.4 Historical Use Information on the Subject Site and Adjoining Properties

Historical sources (as described in the following sections) were reviewed during this assessment to develop a history of the previous uses of the Site and adjoining properties, and to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Site.

4.4.1 Topographic Maps

AEC reviewed topographic maps provided by the USGS dated 1927, 1930, 1961, 1981, 2011, 2013, and 2016. The results of the topographic map review are summarized in the following table:

Topographic Map Review	
Year	**Observations**
1927 **1930**	**Site:** The Site is illustrated with no structures. **Adjacent Properties:** Areas surrounding the Site are relatively undeveloped. A railroad track is depicted to the north of the Site.

1961 **1981**	**Site:** The Site is illustrated with no structures. **Adjacent Properties:** No structures are depicted. Atkinson Canal is depicted to the north of the Site.
2011	**Site:** The Site is illustrated with no structures. **Adjacent Properties:** No structures are depicted. Wulfsohn Road is depicted to the south of the Site.
2013 **2016**	**Site:** The Site is illustrated with no structures. **Adjacent Properties:** No structures are depicted. Roadways are depicted in their current configurations.

No on-Site or off-Site environmental concerns for adjacent facilities were noted on the topographic maps. A copy of representative maps is included in Section 12.5.1.

4.4.2 Aerial Photographs

AEC reviewed historical aerial photographs dated 1945, 1955, 1960, 1979, 1983, 1989, 1993, 2002, 2006, 2011, 2015, and 2017 provided by ERIS and Google Earth. The results of the aerial photograph review are summarized in the following table:

Aerial Photograph Review	
Year	**Observations**
1945-2002	**Site:** The Site appears as agricultural fields. **Adjacent Properties:** Areas surrounding the Site appears as undeveloped land and/or agricultural fields.
2006-2011	**Site:** The Site appears to be undeveloped with an asphalt-paved parking lot along the northern border of the Site boundary. **Adjacent Properties:** Areas surrounding the Site are developed to the northwest, northeast and southeast of the Site.
2015-2017	**Site:** The Site appears to be undeveloped with an asphalt-paved parking lot along the northern border of the Site boundary. **Adjacent Properties:** Areas surrounding the Site are developed to the northwest, northeast, southeast and south of the Site.

No on-Site or off-Site environmental concerns for adjacent facilities were noted on the aerial photographs. A copy of representative maps is included in Section 12.5.3.

4.4.3 City Directories

As the Site has been historically undeveloped, city directories were not researched.

4.4.4 Fire Insurance Maps

As the Site has been historically undeveloped, fire insurance maps were not researched as they are not expected to be available.

4.4.5 Prior Environmental Reports

AEC was provided with a Phase I ESA of a 436-acre tract of land that included the Site parcel referenced as the Wulfsohn Ranch Property, prepared by Western Technologies, Inc. and dated June 5, 1996. No RECs were identified for the parcel. A copy of the report is included in Section 12.7.

AEC was not provided with any additional environmental reports (i.e., Phase I ESAs or Phase II Subsurface Investigations) for the Site from the client.

4.4.6 Historical Use Summary

The past uses of the Site, as determined by a review of reasonably ascertainable historical information, are summarized in the following table:

Historical Use of the Site	
Years	**Site Use**
1945 to 2002	Vacant and/or agricultural land.
2006 to Present	Vacant brush-covered land with an asphalt-paved parking lot along the northern border of the Site boundary.

4.4.7 Historical Data Failure

AEC encountered no historical data failures as defined by ASTM E 1527-13 and 40 CFR Part 312.

5.0 Site Reconnaissance

The objective of the Site reconnaissance was to obtain information indicating the likelihood of recognized environmental conditions in connection with the Site. The reconnaissance was conducted on October 11, 2019 by Ms. Morgan Torstenson of AEC's Colorado office. Ms. Torstenson was unescorted during the survey.

5.1 Methodology and Limiting Conditions

The reconnaissance consisted of walking accessible portions of the Site, and walking accessible roadways and pedestrian walkways surrounding the Site. Full access to the Site was provided except for areas where construction was ongoing. As stated previously, a Site Plan is included in Section 12.2. Photographs of the Site were taken to document existing Site conditions, and are included and described in Section 12.3.

5.2 General Property Setting

The Site is vacant of structures with an asphalt-paved parking lot along the northern boundary of the Site. The Site and its adjacent/nearby properties are situated within Glenwood Springs, Colorado in an area comprised of undeveloped land, light commercial and residential properties. The current uses of nearby properties are not ones that are indicative of the use, treatment, storage, disposal or generation of hazardous substances.

5.3 Site Observations

AEC examined the Site for evidence of the following potential environmental concerns:

Conditions	Not Observed or Noted	Observed or Noted	Significant Concern?
Hazardous Substances/Petroleum Products	X		
Waste Generation/Storage/Disposal	X		
Aboveground Storage Tanks (ASTs)	X		
Underground Storage Tanks (USTs)	X		
PCB Containing Equipment	X		
Chemical/Petroleum Odors	X		
Pools of Liquid	X		
Floor Drains/Sumps/Wells	X		
Drums	X		
Stains or Corrosion	X		
Unidentified Substance Containers	X		
Stained Soil or Pavement	X		
Stressed Vegetation	X		
Pits, Ponds or Lagoons	X		
Wastewater Discharges/Disposal Systems	X		
Septic Systems/Cesspools	X		
Non-Hazardous Waste Disposal Areas	X		
Drinking Water Systems/Water Wells/Other Wells		X	No
Other Features	X		

Polychlorinated Biphenyls (PCBs)

No on-site equipment containing fluids potentially contaminated with PCBs, including capacitors, transformers, hydraulically operated elevators, trash compactors, box balers, or dock levelers were noted.

Natural Gas Pipeline

AEC observed a natural gas pipeline marker on the southwestern end of the Side, along Wulfsohn Road. No concerns related to releases from pipelines in the Site vicinity were noted on the database.

Water Wells/Other Wells

AEC observed a metal wall cap associated with the public water system, along with a few patched boring locations labeled “Kumar Borings” on the Site. The borings were part of a preliminary geotechnical study by Kumar and Associates. No concerns related to the referenced materials were noted.

6.0 Interview Information

6.1. Interview with Owner

AEC submitted an environmental questionnaire to a property owner representative. AEC received a response from Glenwood Meadows's Chief Operating Office, Mr. Michael Maple. Mr. Maple was unaware of any environmental concerns related to the Site. Mr. Maple reported there was some removal of dirt on the Site in 2004/2005 to lower the Site. This questionnaire response is provided in Appendix 12.6

6.2 Interview with Property Manager

The Site owner is also considered to be the Site manager. No structures are located on the Site.

6.3 Interviews with Occupants

No occupants are located on the Site, therefore, no interviews with Site occupants were conducted.

6.4 Interview with Local Government Official

No interviews with local government officials were conducted.

6.5 Interview with Others

No other interviews with others were conducted

7.0 Additional Services

7.1. Radon

The Site is located within EPA Radon Zone 1, indoor average level that typically exceeds 4 picoCuries per liter (pCi/L). Given the undeveloped nature of the Site, AEC does not consider radon to be an environmental concern at this time, but may be a concern if developed in the future.

7.2 Mold/Fungi/Microbial Growth

As the Site is vacant, a mold inspection was not completed.

7.3 Vapor Intrusion and Encroachment

In conjunction with this Phase I ESA, AEC has evaluated the potential for vapor intrusion to occur at the Site by way of a Tier 1 vapor encroachment screening (VES) consistent with ASTM International Standard E2600-10 (Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions). As stated in the ASTM E 2600-10 standard, a VES screening makes use of information similar to information generally collected as part of an ASTM-compliant Phase I ESA. As such, it is AEC's opinion that the information gathered during this Phase I ESA, including regulatory and historical research, the Site reconnaissance, physical setting characteristics, and interviews is sufficient to conclude that a vapor intrusion concern at the Site can be ruled out because such a condition is not likely to exist at the Site.

7.4 Asbestos Containing Building Materials

As the Site is vacant, no suspect asbestos containing building materials are present. In addition, no areas of dumping were noted that may contain suspect materials.

7.5 Lead-Based Pain (LBP)

As the Site is vacant, no suspect lead-based paint surfaces are present.

8.0 Findings, Opinions, Conclusions and Recommendations

Advantage Environmental Consultants, LLC has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice E1527-13 at Lot 7 Glenwood Meadows, Garfield County, Glenwood Springs, Colorado. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report.

Based on the results of this assessment, no evidence of recognized environmental conditions (RECs) were identified in connection with the Site and no further investigation (i.e., Phase II Subsurface Investigation) is recommended.

9.0 Deviations and Data Gaps

AEC encountered no historical data failures as defined by ASTM E 1527-13 and 40 CFR Part 312.

10.0 References

"All Appropriate Inquiry" as necessary to satisfy the defenses available under 42 U.S.C. §§ 9607(b) (3), 9607(r) (1), and 9607(q), relying on definitions provided at 42 U.S.C. §§ 9601(35) (B); and as further explained in 40 CFR §§ 312.1 – 312.31.

ASTM International, "Standard Practice for Environmental Site Assessments: Faze Me Environmental Site Assessment Process," ASTM Designation E 1527-13, Published November 2013;

Environmental Risk Information Services (ERIS), Inc., May,17 2018, Report, Inquiry #20191009107 at Lot 7 Glenwood Springs, Colorado";

ERIS, Inc., July 20, 2017, "Aerial Photographs, Inquiry #20170719160 at Glenwood Springs, Colorado" dated 1945, 1955, 1960, 1979, 1983, 1989, 1993, 2005, 2006, 2011, 2013, and 2015;

Google Aerials, dated 2002 and 2017;

Phase I Environmental Site Assessment of Wulfsohn Ranch Property, dated June 5, 1996, prepared by Western Technologies Inc;

US Geologic Map of Colorado;

United States Geological Survey (USGS), 1927, 1930, 1961, 1981, 2011, 2013, and 2016 "Glenwood Springs, CO, Quadrangle 7.5 Minute Topographic Maps".

11.0 Signatures and Qualifications of Environmental Professionals

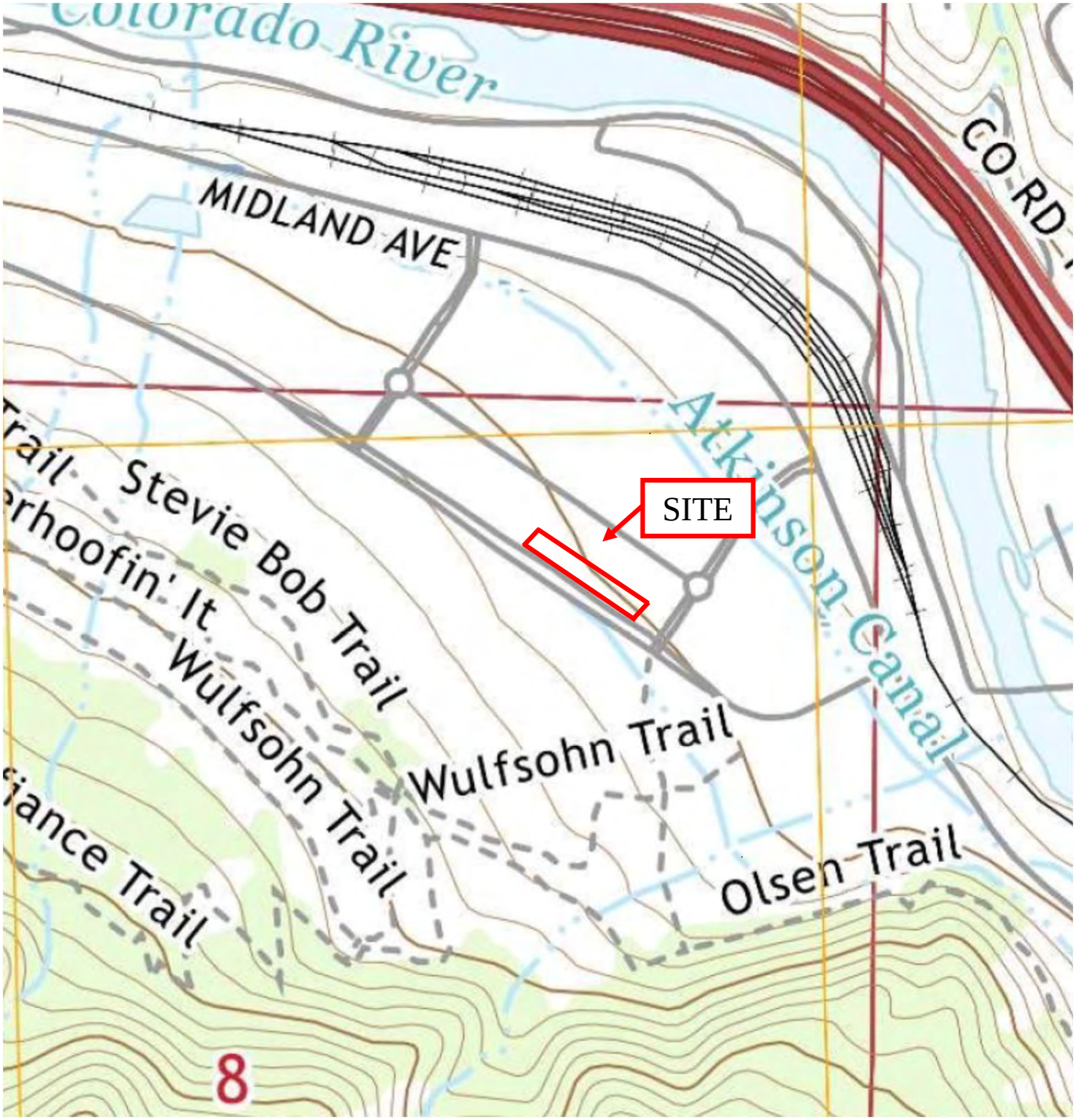
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject Site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

David F. Svrjcek
Branch Manager
AEC Colorado Regional Manager

Qualifications for the environmental professionals involved in the performance of the Phase I ESA are included in section 12.

12.0 Appendices

12.1 Vicinity Map



Source: United States Geological Survey Glenwood Springs, Colorado 7.5 Minute Quadrangle

Advantage Environmental Consultants, LLC
6395 Gunpark Drive, Unit W
Boulder, Colorado 80301
Phone: 720-459-7251 • Fax: 720-459-7298

Site Vicinity Map
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

Work Order No.:	Report Date:	Drawn By:
19-081C	October 2019	MLT

12.2 Site Plan

Advantage Environmental Consultants, LLC

6395 Gunpark Drive, Unit W
Boulder, Colorado 80301
Phone: 720-459-7251 • Website: www.aec-env.com

Site Plan
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

Work Order No.:	Report Date:	Drawn By:
19-081C	October 2019	MLT

12.3 Site Photographs

Photograph 1: View of the Site, facing southeast.

Photograph 2: Another view of the Site, facing northwest.

Photograph 3: Another view of the Site, facing east.

Photograph 4: Another view of the Site, facing south/southeast.

Photograph 5: Another view of the Site, facing southwest.

Photograph 6: View of water well on the Site.

Photograph 7: View of natural gas pipeline identification signage on the Site.

Photograph 8: View of an additional boring on the Site.

Photograph 9: View of property signage at the Site.

Photograph 10: View of the property to the east of the Site, facing southeast.

Photograph 11: View of the property to the west of the Site, facing northwest.

Photograph 12: View of the properties to the north of the Site, facing north.

Photograph 13: View of the property to the south of the Site, facing southeast.

Photograph 14: View of the vacant lot just east of the Site, facing north.

12.4 Regulatory Database Report

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*Lot 7, Glenwood Springs, CO* *110 W MEADOWS DR GLENWOOD SPRINGS CO* *Glenwood Springs CO 81601*
Project No:	
Report Type:	*Database Report*
Order No:	*20191009107*
Requested by:	*Advantage Environmental Consultants, LLC*
Date Completed:	*October 11, 2019*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents.....2
Executive Summary.....3
Executive Summary: Report Summary.....4
Executive Summary: Site Report Summary - Project Property.....7
Executive Summary: Site Report Summary - Surrounding Properties.....8
Executive Summary: Summary by Data Source.....9
Map.....12
Aerial.....15
Topographic Map.....16
Detail Report.....17
Unplottable Summary.....52
Unplottable Report.....53
Appendix: Database Descriptions.....54
Definitions.....62

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Executive Summary

Property Information:

Project Property:		*Lot 7, Glenwood Springs, CO* *110 W MEADOWS DR GLENWOOD SPRINGS CO Glenwood Springs CO 81601*
Project No:		
Coordinates:		
	Latitude:	*39.553458*
	Longitude:	*-107.342584*
	UTM Northing:	*4,380,818.28*
	UTM Easting:	*298,730.61*
	UTM Zone:	*UTM Zone 13S*
Elevation:		*5,800 FT*

Order Information:

Order No:	*20191009107*
Date Requested:	*October 9, 2019*
Requested by:	*Advantage Environmental Consultants, LLC*
Report Type:	*Database Report*

Historicals/Products:

ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
ODI	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	1	1
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	1	0	0	-	-	1
RCRA SQG	Y	.25	0	0	1	-	-	1
RCRA CESQG	Y	.25	0	0	1	-	-	1
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
REFN	Y	.25	0	0	0	-	-	0
BULK TERMINAL	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
State								
SHWS	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
HIST LF	Y	.5	0	0	0	0	-	0
LST	Y	.5	0	0	1	3	-	4
DELISTED LST	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
AST	Y	.25	0	0	2	-	-	2
TANKS	Y	.25	0	0	0	-	-	0
DTNK	Y	.25	0	0	0	-	-	0
AUL	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
County	***No County standard environmental record sources available for this State.***							
Additional Environmental Records								
Federal								
PFAS NPL	Y	.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	1	-	-	-	-	1
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	.5	0	0	0	0	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	.125	0	0	-	-	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	0	-	-	0
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0
State								
SPILLS	Y	.125	0	0	-	-	-	0
DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	.25	0	0	0	-	-	0
NPDES	Y	PO	0	-	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental record sources available for this State.***							
Total:			2	0	5	3	1	11

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	FINDS/FRS	TARGET STORE T2029	110 W MEADOWS DR GLENWOOD SPRINGS CO 81601-9516	-	0.00 / 0.00	0	17
1	RCRA LQG	TARGET STORE T2029	110 W MEADOWS DR GLENWOOD SPRINGS CO 81601-9516 ***EPA Handler ID:*** *COR000212498*	-	0.00 / 0.00	0	17

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	RCRA CESQG	PETCO STORE #1446	105 E MEADOWS DR GLENWOOD SPRINGS CO 81601 ***EPA Handler ID:*** COR000232926	ENE	0.17 / 902.51	-55	23
3	AST	Lowes #1905	215 W Meadows Dr Glenwood Springs 81601 CO ***Facility ID:*** 18586	NW	0.18 / 965.68	27	25
3	RCRA SQG	LOWES OF GLENWOOD SPRINGS CO #1905	215 W MEADOWS DR GLENWOOD SPRINGS CO 81601 ***EPA Handler ID:*** COR000247502	NW	0.18 / 965.68	27	26
4	AST	Envirotech	777 Deveroux Ln Glenwood Springs 81601 CO ***Facility ID:*** 17895	E	0.23 / 1,210.98	-69	28
4	LST	Envirotech	777 Deveroux Ln Glenwood Springs 81601 CO ***Facility ID:*** 17895 ***Event ID | Status:*** 9927 | Closed	E	0.23 / 1,210.98	-69	29
5	LST	Coca Cola Bottling Co	1220 Devereux Rd Glenwood Springs 81601 CO ***Facility ID:*** 6956 ***Event ID | Status:*** 7210 | Closed	NNE	0.34 / 1,821.46	-82	30
6	LST	CDOT Glenwood	202 Centennial Glenwood Springs 81601 CO ***Facility ID:*** 460 ***Event ID | Status:*** 9806 | Closed	ESE	0.38 / 2,007.08	-77	30
6	LST	CDOT Glenwood Springs	202 Centennial St Glenwood Springs 81601 CO ***Facility ID:*** 7564 ***Event ID | Status:*** 784 | Closed	ESE	0.38 / 2,007.08	-77	31
7	RCRA CORRACTS	EIMCO COAL MACHINERY	2222 DEVERUEX RD GLENWOOD SPRINGS CO 81601-8702 ***EPA Handler ID:*** COD981544786	WNW	0.90 / 4,752.18	-95	32

Executive Summary: Summary by Data Source

Standard

Federal

RCRA CORRACTS - RCRA CORRACTS-Corrective Action

A search of the RCRA CORRACTS database, dated Aug 26, 2019 has found that there are 1 RCRA CORRACTS site(s) within approximately 1.00 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
EIMCO COAL MACHINERY	2222 DEVERUEX RD GLENWOOD SPRINGS CO 81601-8702 ***EPA Handler ID**: COD981544786*	WNW	0.90 / 4,752.18	7

RCRA LQG - RCRA Generator List

A search of the RCRA LQG database, dated Aug 26, 2019 has found that there are 1 RCRA LQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
TARGET STORE T2029	110 W MEADOWS DR GLENWOOD SPRINGS CO 81601-9516 ***EPA Handler ID**: COR000212498*	-	0.00 / 0.00	1

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Aug 26, 2019 has found that there are 1 RCRA SQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LOWES OF GLENWOOD SPRINGS CO #1905	215 W MEADOWS DR GLENWOOD SPRINGS CO 81601 ***EPA Handler ID**: COR000247502*	NW	0.18 / 965.68	3

RCRA CESQG - RCRA Conditionally Exempt and Very Small Quantity Generators List

A search of the RCRA CESQG database, dated Aug 26, 2019 has found that there are 1 RCRA CESQG site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
PETCO STORE #1446	105 E MEADOWS DR GLENWOOD SPRINGS CO 81601 ***EPA Handler ID**: COR000232926*	ENE	0.17 / 902.51	2

State

LST - Leaking Storage Tanks

A search of the LST database, dated Sep 19, 2019 has found that there are 4 LST site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Envirotech	777 Deveroux Ln Glenwood Springs 81601 CO ***Facility ID**: 17895* ***Event ID | Status**: 9927 | Closed*	E	0.23 / 1,210.98	4
Coca Cola Bottling Co	1220 Devereux Rd Glenwood Springs 81601 CO ***Facility ID**: 6956* ***Event ID | Status**: 7210 | Closed*	NNE	0.34 / 1,821.46	5
CDOT Glenwood	202 Centennial Glenwood Springs 81601 CO ***Facility ID**: 460* ***Event ID | Status**: 9806 | Closed*	ESE	0.38 / 2,007.08	6
CDOT Glenwood Springs	202 Centennial St Glenwood Springs 81601 CO ***Facility ID**: 7564* ***Event ID | Status**: 784 | Closed*	ESE	0.38 / 2,007.08	6

AST - Aboveground Storage Tanks

A search of the AST database, dated Sep 19, 2019 has found that there are 2 AST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Lowes #1905	215 W Meadows Dr Glenwood Springs 81601 CO ***Facility ID**: 18586*	NW	0.18 / 965.68	3

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Envirotech	777 Deveroux Ln Glenwood Springs 81601 CO ***Facility ID**: 17895*	E	0.23 / 1,210.98	4

Non Standard

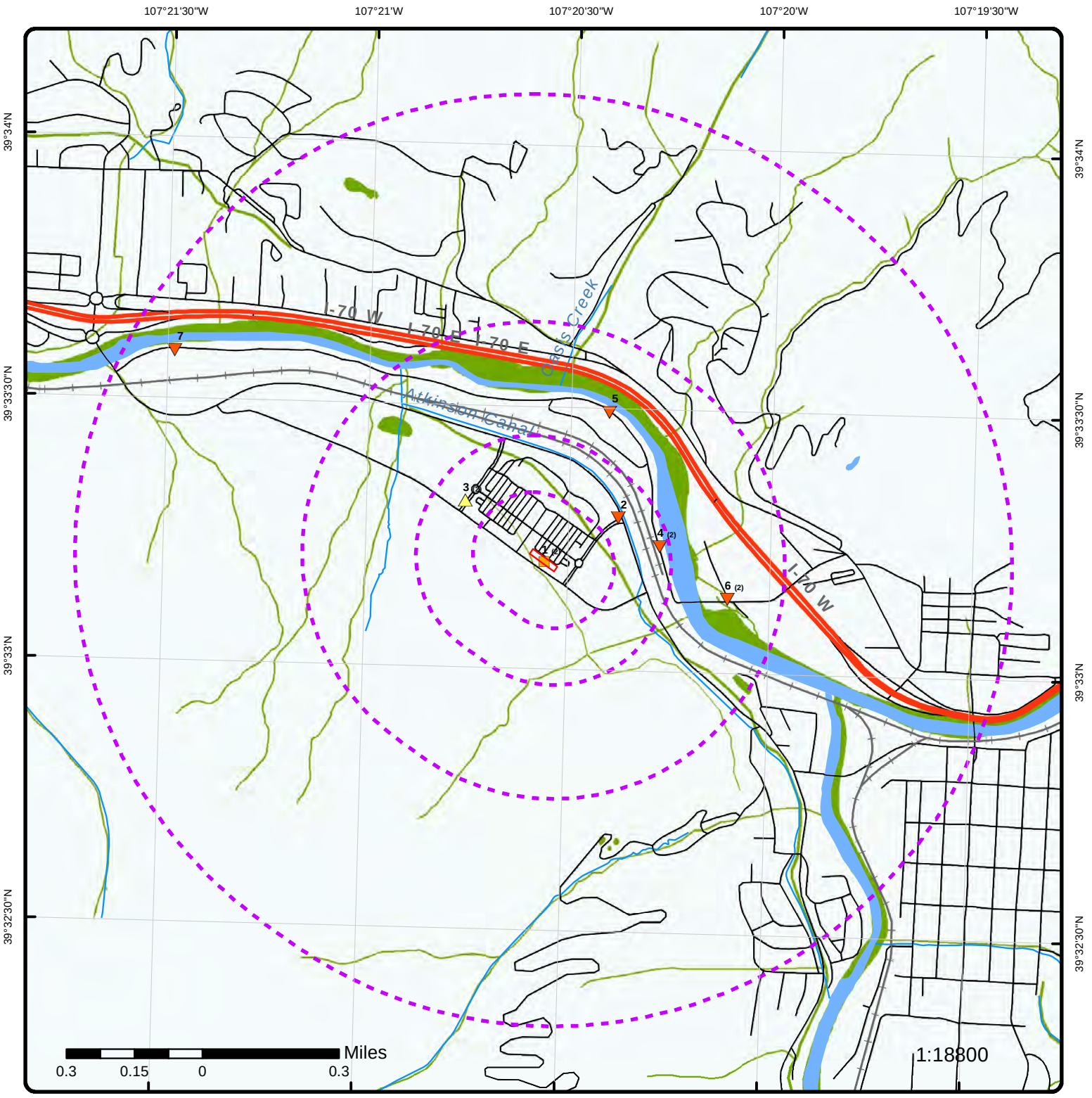
Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Apr 23, 2019 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
TARGET STORE T2029	110 W MEADOWS DR GLENWOOD SPRINGS CO 81601-9516	-	0.00 / 0.00	1

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key



Map : 1 Mile Radius

Order No: 20191009107

Address: 110 W MEADOWS DR GLENWOOD SPRINGS CO, Glenwood Springs, CO, 816

ENVIRONMENTAL RISK INFORMATION SERVICES

- Project Property
- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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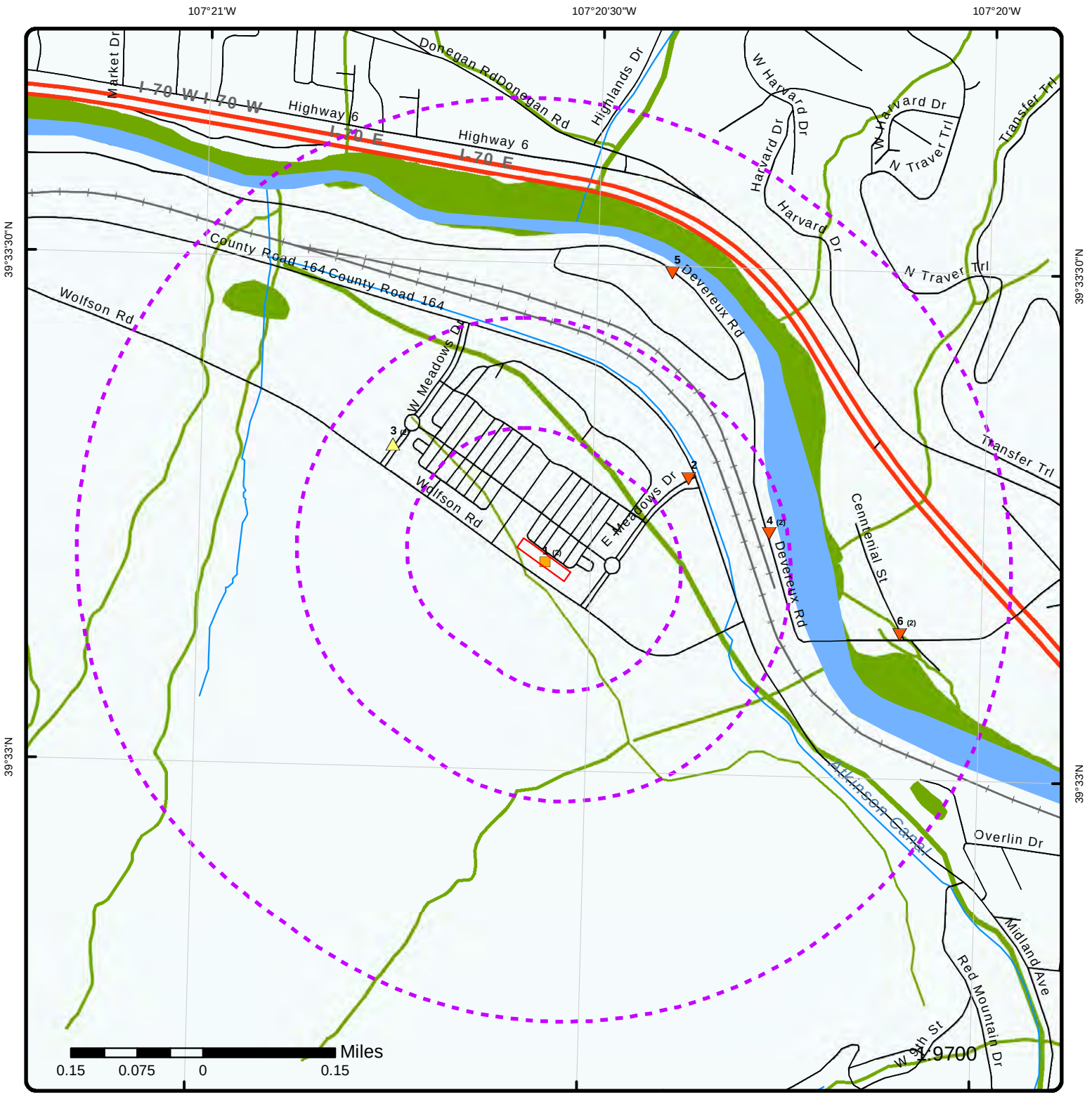

Map : 0.5 Mile Radius

Order No: 20191009107

Address: 110 W MEADOWS DR GLENWOOD SPRINGS CO, Glenwood Springs, CO, 816

ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

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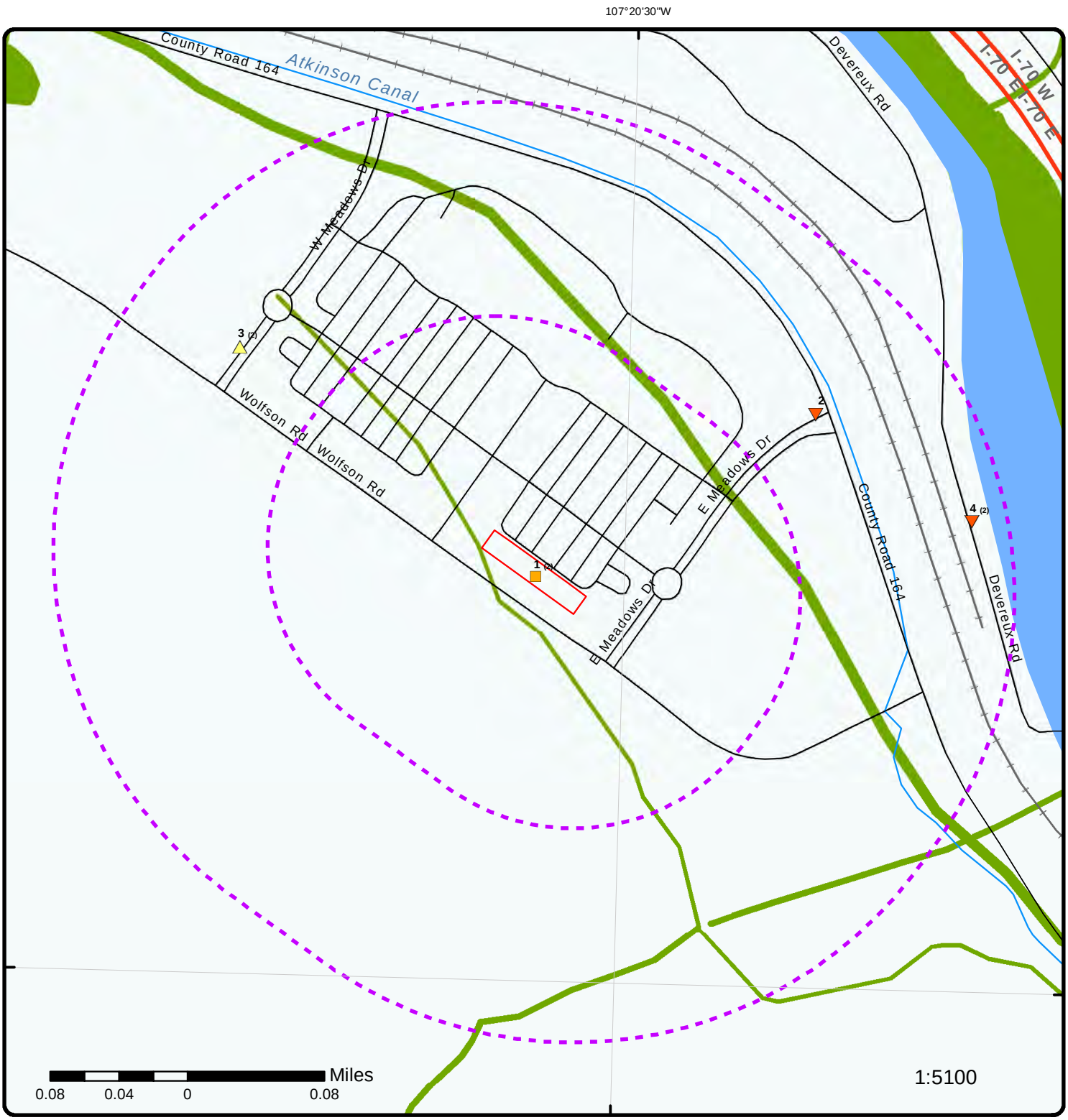

Map : 0.25 Mile Radius

Order No: 20191009107

Address: 110 W MEADOWS DR GLENWOOD SPRINGS CO, Glenwood Springs, CO, 816

ENVIRONMENTAL RISK INFORMATION SERVICES

- Project Property
- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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Aerial (2018)

Order No: 20191009107

Address: 110 W MEADOWS DR GLENWOOD SPRINGS CO, Glenwood S

Source: ESRI World Imagery

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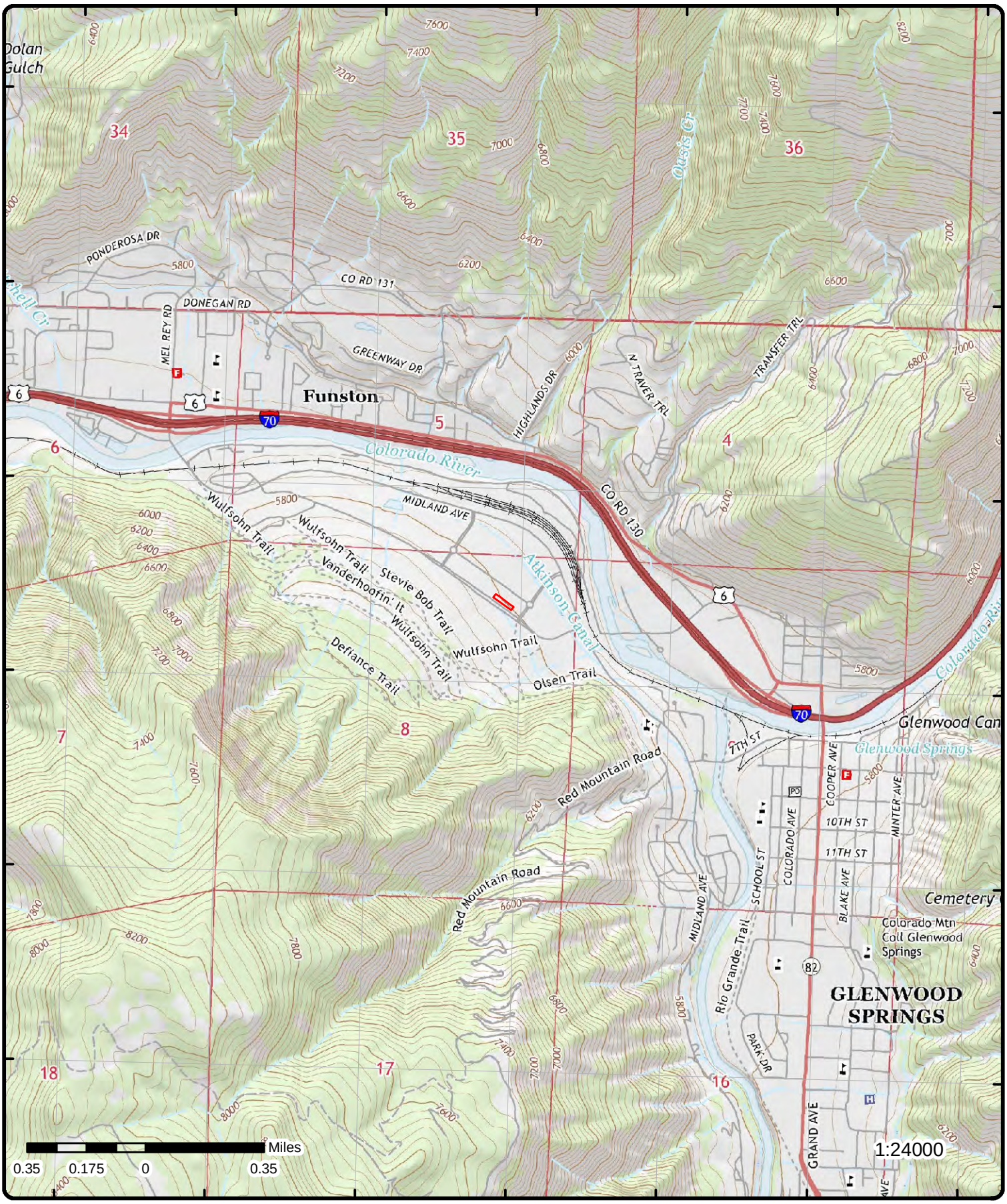

Topographic Map (2016)

Order No: 20191009107

Address: 110 W MEADOWS DR GLENWOOD SPRINGS CO, Glenwood S

Quadrangle(s): Glenwood Springs,CO

Source: USGS Topographic Map

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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	-	0.00 / 0.00	5,800.00 / 0	TARGET STORE T2029 110 W MEADOWS DR GLENWOOD SPRINGS CO 81601-9516	FINDS/FRS

Registry ID: 110023074509
FIPS Code: 08045
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 28-NOV-2005 14:10:39
Update Date: 27-MAY-2016 17:37:22
Interest Types: HAZARDOUS WASTE BIENNIAL REPORTER, LQG
SIC Codes:
SIC Code Descriptions:
NAICS Codes: 452210
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No.:
Census Block Code:
EPA Region Code: 08
County Name: GARFIELD
US/Mexico Border Ind:
Latitude: 39.55635
Longitude: -107.34483
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110023074509
Program Acronyms:

BR:COR000212498, RCRAINFO:COR000212498

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of 2	-	0.00 / 0.00	5,800.00 / 0	TARGET STORE T2029 110 W MEADOWS DR GLENWOOD SPRINGS CO 81601-9516	RCRA LQG

EPA Handler ID: COR000212498
Gen Status Universe: Large Quantity Generator
Contact Name: STEVE MUSSER
Contact Address: P O BOX 111 , , MINNEAPOLIS , MN, 55440 , US
Contact Phone No and Ext: 800-587-2228
Contact Email: POC@TARGET.COM
Contact Country: US
County Name: GARFIELD
EPA Region: 08
Land Type: Private
Receive Date: 20180417

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated August, 2019.

Violation Details

Citation:
Violation Short Description: Generators - Pre-transport
Violation Type: 262.C
Violation Determined Date: 20170719
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20170821
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 175
Enforcement Type Description: COMPLIANCE ADVISORY
Enforcement Action Date: 20170719
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Universal Waste - General
Violation Type: 273.A
Violation Determined Date: 20170719
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20170821
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 175
Enforcement Type Description: COMPLIANCE ADVISORY
Enforcement Action Date: 20170719
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Evaluation Details

Evaluation Start Date: 20170821
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 20170719
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE

Violation Short Description: Universal Waste - General
Return to Compliance Date: 20170821
Evaluation Agency: State

Evaluation Start Date: 20170719
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Return to Compliance Date: 20170821
Evaluation Agency: State

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20051017
Handler Name: TARGET #2029
Generator Status Universe: Large Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20160411
Handler Name: TARGET STORE T2029
Generator Status Universe: Large Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D004
Waste Code Description: ARSENIC

Hazardous Waste Code:	D005
Waste Code Description:	BARIUM
Hazardous Waste Code:	D006
Waste Code Description:	CADMIUM
Hazardous Waste Code:	D007
Waste Code Description:	CHROMIUM
Hazardous Waste Code:	D008
Waste Code Description:	LEAD
Hazardous Waste Code:	D009
Waste Code Description:	MERCURY
Hazardous Waste Code:	D010
Waste Code Description:	SELENIUM
Hazardous Waste Code:	D011
Waste Code Description:	SILVER
Hazardous Waste Code:	D016
Waste Code Description:	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
Hazardous Waste Code:	D018
Waste Code Description:	BENZENE
Hazardous Waste Code:	D024
Waste Code Description:	M-CRESOL
Hazardous Waste Code:	D026
Waste Code Description:	CRESOL
Hazardous Waste Code:	D035
Waste Code Description:	METHYL ETHYL KETONE
Hazardous Waste Code:	P075
Waste Code Description:	NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS
Hazardous Waste Code:	U002
Waste Code Description:	2-PROPANONE (I) (OR) ACETONE (I)
Hazardous Waste Code:	U035
Waste Code Description:	BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL
Hazardous Waste Code:	U044
Waste Code Description:	CHLOROFORM (OR) METHANE, TRICHLORO-
Hazardous Waste Code:	U058
Waste Code Description:	2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE
Hazardous Waste Code:	U072
Waste Code Description:	BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE
Hazardous Waste Code:	U122
Waste Code Description:	FORMALDEHYDE
Hazardous Waste Code:	U129
Waste Code Description:	CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE
Hazardous Waste Code:	U150
Waste Code Description:	L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN
Hazardous Waste Code:	U154
Waste Code Description:	METHANOL (I) (OR) METHYL ALCOHOL (I)
Hazardous Waste Code:	U188

Waste Code Description: PHENOL

Hazardous Waste Code: U200
Waste Code Description: RESERPINE (OR) YOHIMBAN-16-CARBOXYLIC ACID, 11,17-DIMETHOXY-18-[(3,4,5-TRIMETHOXYBENZOYL)OXY]-, METHYL ESTER, (3BETA, 16BETA, 17ALPHA, 18BETA, 20ALPHA)-

Hazardous Waste Code: U201
Waste Code Description: 1,3-BENZENEDIOL (OR) RESORCINOL

Hazardous Waste Code: U279
Waste Code Description: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20180417
Handler Name: TARGET STORE T2029
Generator Status Universe: Large Quantity Generator
Source Type: Annual/Biennial Report update with Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D004
Waste Code Description: ARSENIC

Hazardous Waste Code: D005
Waste Code Description: BARIUM

Hazardous Waste Code: D006
Waste Code Description: CADMIUM

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D010
Waste Code Description: SELENIUM

Hazardous Waste Code: D011
Waste Code Description: SILVER

Hazardous Waste Code: D016
Waste Code Description: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

Hazardous Waste Code: D018
Waste Code Description: BENZENE

Hazardous Waste Code: D024
Waste Code Description: M-CRESOL

Hazardous Waste Code: D026
Waste Code Description: CRESOL

Hazardous Waste Code: D027
Waste Code Description: 1,4-DICHLOROBENZENE

Hazardous Waste Code: D035
Waste Code Description: METHYL ETHYL KETONE

Hazardous Waste Code: D039
Waste Code Description: TETRACHLOROETHYLENE

Hazardous Waste Code: P075
Waste Code Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Hazardous Waste Code: U002
Waste Code Description: 2-PROPANONE (I) (OR) ACETONE (I)

Hazardous Waste Code: U035
Waste Code Description: BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL

Hazardous Waste Code: U154
Waste Code Description: METHANOL (I) (OR) METHYL ALCOHOL (I)

Hazardous Waste Code: U188
Waste Code Description: PHENOL

Hazardous Waste Code: U279
Waste Code Description: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	P O BOX 111
Name:	TARGET CORPORATION	**Street 2:**	
Date Became Current:	20160411	**City:**	MINNEAPOLIS
Date Ended Current:		**State:**	MN
Phone:	800-587-2228	**Country:**	US
Source Type:	Notification	**Zip Code:**	55440

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Private	**Street 1:**	PO BOX 111
Name:	TARGET CORPORATION	**Street 2:**	
Date Became Current:	20051005	**City:**	MINNEAPOLIS
Date Ended Current:		**State:**	MN
Phone:	800-587-2228	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	55440

Owner/Operator Ind:	Current Operator	**Street No:**	110
Type:	Private	**Street 1:**	W MEADOWS DR
Name:	TARGET #2029	**Street 2:**	
Date Became Current:	20051102	**City:**	GLENWOOD SPRINGS
Date Ended Current:		**State:**	CO
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	81601-9516

Owner/Operator Ind:	Previous Operator	**Street No:**	110
Type:	Private	**Street 1:**	W MEADOWS DR
Name:	TARGET #2029	**Street 2:**	
Date Became Current:	20051102	**City:**	GLENWOOD SPRINGS
Date Ended Current:	20160411	**State:**	CO
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	81601-9516

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	P O BOX 111
Name:	TARGET CORPORATION	**Street 2:**	
Date Became Current:	20051005	**City:**	MINNEAPOLIS
Date Ended Current:		**State:**	MN
Phone:	800-587-2228	**Country:**	US
Source Type:	Annual/Biennial Report update with Notification	**Zip Code:**	55440

Owner/Operator Ind:	Current Owner	**Street No:**	33
Type:	Private	**Street 1:**	S 6TH ST CC-3425

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Name:	TARGET CORP	**Street 2:**	
Date Became Current:	20051102	**City:**	MINNEAPOLIS
Date Ended Current:		**State:**	MN
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	55402
Owner/Operator Ind:	Previous Owner	**Street No:**	33
Type:	Private	**Street 1:**	S 6TH ST CC-3425
Name:	TARGET CORP	**Street 2:**	
Date Became Current:	20051102	**City:**	MINNEAPOLIS
Date Ended Current:	20160411	**State:**	MN
Phone:		**Country:**	US
Source Type:	Notification	**Zip Code:**	55402
Owner/Operator Ind:	Current Operator	**Street No:**	110
Type:	Private	**Street 1:**	W MEADOWS DR
Name:	TARGET STORE T2029	**Street 2:**	
Date Became Current:	20160411	**City:**	GLENWOOD SPRINGS
Date Ended Current:		**State:**	CO
Phone:	800-587-2228	**Country:**	US
Source Type:	Notification	**Zip Code:**	81601-9516

2	1 of 1	ENE	0.17 / 902.51	5,744.78 / -55	**PETCO STORE #1446** **105 E MEADOWS DR** **GLENWOOD SPRINGS CO 81601**	RCRA CESQG

EPA Handler ID:	COR000232926
Gen Status Universe:	Conditionally Exempt Small Quantity Generator
Contact Name:	AMY PATTON
Contact Address:	654 , RICHLAND HILLS DR , , SAN ANTONIO , TX, 78245 , US
Contact Phone No and Ext:	210-201-9241
Contact Email:	AMY.PATTON@PETCO.COM
Contact Country:	US
County Name:	GARFIELD
EPA Region:	08
Land Type:	Private
Receive Date:	20140506

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20140402

Handler Name: PETCO STORE #1446
Generator Status Universe: Conditionally Exempt Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D005
Waste Code Description: BARIUM

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D016
Waste Code Description: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

Hazardous Waste Code: D018
Waste Code Description: BENZENE

Hazardous Waste Code: D035
Waste Code Description: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20140506
Handler Name: PETCO STORE #1446
Generator Status Universe: Conditionally Exempt Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D005
Waste Code Description: BARIUM

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D016
Waste Code Description: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

Hazardous Waste Code: D018

Waste Code Description: BENZENE

Hazardous Waste Code: D035
Waste Code Description: METHYL ETHYL KETONE

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	105
Type:	Private	***Street 1:***	E MEADOWS DR
Name:	PETCO STORE #1446	***Street 2:***	
Date Became Current:	20140402	***City:***	GLENWOOD SPRINGS
Date Ended Current:		***State:***	CO
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	81601
Owner/Operator Ind:	Current Owner	***Street No:***	850
Type:	Private	***Street 1:***	ENGLEWOOD PKWY STE 200
Name:	WEINGARTEN MILLER GLENWOOD LLC	***Street 2:***	
Date Became Current:	20140402	***City:***	ENGLEWOOD
Date Ended Current:		***State:***	CO
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	80110

3	*1 of 2*	*NW*	*0.18 / 965.68*	*5,827.10 / 27*	***Lowes #1905 215 W Meadows Dr Glenwood Springs 81601 CO***	***AST***

Facility ID:	18586	***Owner County:***	Wilkes
Facility Type:	Emergency Generator	***Owner Zip:***	28697
Owner ID:	21296	***County:***	Garfield
Owner City:	Wilkesboro	***Latitude:***	39.556575
Owner State:	NC	***Longitude:***	-107.347139
Facility Category:	Other		
Owner Name:			
Owner Last Name:	Lowes Hiw Inc		
Owner First Name:			
Owner Middle Init:			
Owner Address:	1605 Curtis Bridge Rd		
Data Source(s):	Colorado Storage Tank Information System (COSTIS), downloaded on Sep 19, 2019; Colorado Department of Labor and Employment (CDLE), received on Sep 19, 2019		

Facility Information (CDLE-FOIA)

Tank Type ID:	1	***OCP Inspector:***	Murray Brown
Count of Tank Tag:	1	***City:***	Glenwood Springs
No. Dispensers:	0	***State:***	CO
Comp Inspector:	Murray Brown	***Zip:***	81601
LPG Inspector:	Chuck Simmons	***County:***	Garfield
RMFD Inspector:	Murray Brown	***Creation Date:***	7/28/2008 1:18:56 PM
Address:	215 W Meadows Dr		

AST Tanks (COSTIS-Online)

Tank ID:	41431	***Owner ID:***	21296
Tank Tag:	'18586-1	***Tank Owner:***	
Tank Type Desc:	AST	***County:***	Garfield
Tank Count:	44994	***Product Name:***	4 - Diesel
Capacity:	1500		
Facility Owner:	Lowes Hiw Inc		
Facility Name Address:	Lowes #1905 215 W Meadows Dr Glenwood Springs 81601		

AST Tanks 1 (CDLE-FOIA)

Tank Tag:	18586-1	**Product:**	Diesel
Tank Type ID:	1	**Tank Material:**	AST: UL142/Equiv.
Tank Type:	AST	**Tank Wall Type:**	Double-Walled
Tank Status:	Currently In Use	**Piping System:**	SS: Safe Suction
Capacity:	1500	**Piping Type:**	NONE: No piping
Install Date:	1/1/2009	**Piping Material:**	No Piping
Date Closed:		**Piping Wall Type:**	
Overfill Preven:	ULL: Alarm and Fill Tube Valve		

AST Tanks 2 (CDLE-FOIA)

Alt Tank ID:		**Line CP ID:**	
Tank CP ID:	19	**Anch Method Desc:**	
Closure Meth ID:		**LLD ID:**	3
Unregulated:	False	**LLD Test Date:**	
Last Used Date:		**Pipe Reld Meth1 ID:**	10
Del Prohib Date:		**Pipe Reld Meth2 ID:**	
Corr Prot Date:		**Pipe Reldet Date:**	
Spill Protected:	True	**Backfill Mat Desc:**	
Spl Container Size:	5	**Bfill Drt Cover Amt:**	0
Spl Protection Dt:		**Concr Asph Inches:**	0
Spl Container Mfg:		**Manifold:**	False
Spl Container Mdel:		**Tm Name:**	
CP Impcur Ins Dt:		**Registration Date:**	
Tank Reld Meth1 ID:	12	**Compartment:**	False
Tank Reld Meth2 ID:		**Cpmet:**	True
Tank Reldet Date:		**Expr1012:**	0
Tank Lining Date:		**Amended:**	False
CP Test Date:		**Invault:**	False
No Fee:	False		
Serial No:			
Category Desc:	Other		

Owner Infomation (CDLE-FOIA)

Contact Name:	Melissa Call - Compliance Mngr	**State:**	NC
City:	Wilkesboro	**Zip Code:**	28697
County:	Wilkes		
Company Name:	Lowes Hiw Inc		
Last Name:	Lowes Hiw Inc		
First Name:			
Middle Init:			
Address:	1605 Curtis Bridge Rd		
Comment:	MELISSA CALL ENERGY SYSTEM SUPERVISOR (RDR contact)		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	2 of 2	NW	0.18 / 965.68	5,827.10 / 27	LOWES OF GLENWOOD SPRINGS CO #1905 215 W MEADOWS DR GLENWOOD SPRINGS CO 81601	RCRA SQG

EPA Handler ID:	COR000247502
Gen Status Universe:	Small Quantity Generator
Contact Name:	BOBBI TENBORG
Contact Address:	1000 , LOWES BLVD MAIL STOP A3WLP , , MOORESVILLE , NC, 28117 , US
Contact Phone No and Ext:	704-758-2955
Contact Email:	BOBBI.L.TENBORG@LOWES.COM
Contact Country:	US
County Name:	GARFIELD
EPA Region:	08
Land Type:	Private
Receive Date:	20180729

Violation/Evaluation Summary

Note: NO RECORDS: As of August 2019, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20180729
Handler Name:	LOWES OF GLENWOOD SPRINGS CO #1905
Generator Status Universe:	Small Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D001
Waste Code Description:	IGNITABLE WASTE
Hazardous Waste Code:	D002
Waste Code Description:	CORROSIVE WASTE
Hazardous Waste Code:	D005
Waste Code Description:	BARIUM
Hazardous Waste Code:	D006
Waste Code Description:	CADMIUM
Hazardous Waste Code:	D007
Waste Code Description:	CHROMIUM
Hazardous Waste Code:	D008
Waste Code Description:	LEAD
Hazardous Waste Code:	D009
Waste Code Description:	MERCURY
Hazardous Waste Code:	D011
Waste Code Description:	SILVER
Hazardous Waste Code:	D016
Waste Code Description:	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
Hazardous Waste Code:	D018
Waste Code Description:	BENZENE
Hazardous Waste Code:	D035
Waste Code Description:	METHYL ETHYL KETONE
Hazardous Waste Code:	U154
Waste Code Description:	METHANOL (I) (OR) METHYL ALCOHOL (I)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	1605
Type:	Private	***Street 1:***	CURTIS BRIDGE RD
Name:	LOWES HOME CENTERS LLC	***Street 2:***	
Date Became Current:	20180729	***City:***	WILKESBORO
Date Ended Current:		***State:***	NC
Phone:	704-758-2955	***Country:***	US
Source Type:	Notification	***Zip Code:***	28697
Owner/Operator Ind:	Current Operator	***Street No:***	215
Type:	Private	***Street 1:***	W MEADOWS DR
Name:	LOWES OF GLENWOOD SPRINGS CO #1905	***Street 2:***	
Date Became Current:	20180729	***City:***	GLENWOOD SPRINGS
Date Ended Current:		***State:***	CO
Phone:		***Country:***	US
Source Type:	Notification	***Zip Code:***	81601

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	1 of 2	E	0.23 / 1,210.98	5,731.33 / -69	Envirotech 777 Deveroux Ln Glenwood Springs 81601 CO	AST

Facility ID:	17895	***Owner County:***	Weld
Facility Type:	Non-Retail	***Owner Zip:***	80634
Owner ID:	20293	***County:***	Garfield
Owner City:	Greeley	***Latitude:***	39.55465
Owner State:	CO	***Longitude:***	-107.338196
Facility Category:	Other		
Owner Name:	Smith; Gary		
Owner Last Name:	Smith		
Owner First Name:	Gary		
Owner Middle Init:			
Owner Address:	1140 38th Ave Ste #1		
Data Source(s):	Colorado Storage Tank Information System (COSTIS), downloaded on Sep 19, 2019; Colorado Department of Labor and Employment (CDLE), received on Sep 19, 2019		

Facility Information (CDLE-FOIA)

Tank Type ID:	1	***OCP Inspector:***	Murray Brown
Count of Tank Tag:	1	***City:***	Glenwood Springs
No. Dispensers:	0	***State:***	CO
Comp Inspector:	Murray Brown	***Zip:***	81601
LPG Inspector:	Chuck Simmons	***County:***	Garfield
RMFD Inspector:	Murray Brown	***Creation Date:***	8/15/2005 12:58:01 PM
Address:	777 Deveroux Ln		

AST Tanks (COSTIS-Online)

Tank ID:	39241	***Owner ID:***	20293
Tank Tag:	'17895-1	***Tank Owner:***	
Tank Type Desc:	AST	***County:***	Garfield
Tank Count:	44994	***Product Name:***	
Capacity:	1000		
Facility Owner:	Gary Smith		
Facility Name Address:	Envirotech 777 Deveroux Ln Glenwood Springs 81601		

AST Tanks 1 (CDLE-FOIA)

Tank Tag:	17895-1	***Product:***	
Tank Type ID:	1	***Tank Material:***	
Tank Type:	AST	***Tank Wall Type:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank Status:	Permanently Closed	**Piping System:**	
Capacity:	1000	**Piping Type:**	
Install Date:		**Piping Material:**	
Date Closed:	6/8/2005	**Piping Wall Type:**	
Overfill Preven:			

AST Tanks 2 (CDLE-FOIA)

Alt Tank ID:		**Line CP ID:**	
Tank CP ID:		**Anch Method Desc:**	
Closure Meth ID:	2	**LLD ID:**	
Unregulated:	False	**LLD Test Date:**	
Last Used Date:	6/7/2005	**Pipe Reld Meth1 ID:**	
Del Prohib Date:		**Pipe Reld Meth2 ID:**	
Corr Prot Date:		**Pipe Reldet Date:**	
Spill Protected:	False	**Backfill Mat Desc:**	
Spl Container Size:	0	**Bfill Drt Cover Amt:**	0
Spl Protection Dt:		**Concr Asph Inches:**	0
Spl Container Mfg:		**Manifold:**	False
Spl Container Mdel:		**Tm Name:**	
CP Impcur Ins Dt:		**Registration Date:**	
Tank Reld Meth1 ID:		**Compartment:**	False
Tank Reld Meth2 ID:		**Cpmet:**	False
Tank Reldet Date:		**Expr1012:**	0
Tank Lining Date:		**Amended:**	False
CP Test Date:		**Invault:**	False
No Fee:	True		
Serial No:			
Category Desc:	Other		

Owner Infomation (CDLE-FOIA)

Contact Name:		**State:**	CO
City:	Greeley	**Zip Code:**	80634
County:	Weld		
Company Name:	Gary Smith		
Last Name:	Smith		
First Name:	Gary		
Middle Init:			
Address:	1140 38th Ave Ste #1		
Comment:	SECOND CONTACT IS ERIC NEEMAN		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
4	2 of 2	E	0.23 / 1,210.98	5,731.33 / -69	Envirotech 777 Deveroux Ln Glenwood Springs 81601 CO	LST

Facility ID:	17895	**Latitude:**	39.55465
Owner ID:	20293	**Longitude:**	-107.338196
County:	Garfield		
Owner Name:	Smith; Gary		
Data Source(s):	Colorado Storage Tank Information System (COSTIS), downloaded on Sep 19, 2019; Colorado Department of Labor and Employment (CDLE), received on Sep 19, 2019		

Events (CDLE-FOIA)

Event ID:	9927	**Proj. Closure Date:**	
Alt Event ID:		**Category:**	9
Status:	Closed	**Sardonyx ID:**	
UST Tank Count:		**MTBE Classifica:**	
AST Tank Count:	1	**Sum of Reimbur Amt:**	
Source of Release:		**Reviewer Full Name:**	Tina Sandoval
Cause of Release:		**Logged On:**	10/24/2005 9:31:27 AM
Confirm Rel Dt:	10/21/2005	**Logged By:**	tsandova
Site Name:	Envirotech		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Loc Addr: 777 Deveroux Ln
Loc Addr2:
Loc Addr3:
Aka Name:
Aka Loc Addr:
Note: Colorado Department of Labor and Employment (CDLE), received on Jun 17, 2019

Events (COSTIS-Online)

Event ID: 9927
Process Status: Closed
Log Date: 10/24/2005 9:31:27 AM
Site Name: Envirotech
Loc Addr: 777 Deveroux Ln
Glenwood Springs 81601
Facility Name:
Address: 777 Deveroux Ln Glenwood Springs CO 81601
Note: Colorado Storage Tank Information System (COSTIS), downloaded on Jun 17, 2019
Loc City: Glenwood Springs
Loc County: Garfield

5	1 of 1	NNE	0.34 / 1,821.46	5,717.72 / -82	Coca Cola Bottling Co 1220 Devereux Rd Glenwood Springs 81601 CO	LST

Facility ID: 6956
Owner ID: 1239
County: Garfield
Owner Name: Coca Cola Bottling Co;
Data Source(s): Colorado Storage Tank Information System (COSTIS), downloaded on Sep 19, 2019; Colorado Department of Labor and Employment (CDLE), received on Sep 19, 2019
Latitude: 39.557969
Longitude: -107.340409

Events (CDLE-FOIA)

Event ID: 7210
Alt Event ID:
Status: Closed
UST Tank Count: 4
AST Tank Count:
Source of Release:
Cause of Release:
Confirm Rel Dt: 1/28/1999
Site Name: Coca Cola Bottling
Loc Addr: 1220 Devereux Rd
Loc Addr2:
Loc Addr3:
Aka Name:
Aka Loc Addr:
Note: Colorado Department of Labor and Employment (CDLE), received on Jun 17, 2019
Proj. Closure Date:
Category: 5
Sardonyx ID:
MTBE Classifica:
Sum of Reimbur Amt:
Reviewer Full Name: John Axelson
Logged On: 2/1/1999
Logged By: jaxelson

Events (COSTIS-Online)

Event ID: 7210
Process Status: Closed
Log Date: 2/1/1999
Site Name: Coca Cola Bottling
Loc Addr: 1220 Devereux Rd
Glenwood Springs 81601
Facility Name:
Address: 1220 Devereux Rd Glenwood Springs CO 81601
Note: Colorado Storage Tank Information System (COSTIS), downloaded on Jun 17, 2019
Loc City: Glenwood Springs
Loc County: Garfield

6	1 of 2	ESE	0.38 / 2,007.08	5,722.51 / -77	CDOT Glenwood 202 Centennial Glenwood Springs 81601 CO	LST

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility ID:	460	**Latitude:**	39.552707
Owner ID:	1047	**Longitude:**	-107.33554
County:	Garfield		
Owner Name:	CDOT;		
Data Source(s):	Colorado Storage Tank Information System (COSTIS), downloaded on Sep 19, 2019; Colorado Department of Labor and Employment (CDLE), received on Sep 19, 2019		

Events (CDLE-FOIA)

Event ID:	9806	**Proj. Closure Date:**	
Alt Event ID:		**Category:**	15
Status:	Closed	**Sardonyx ID:**	
UST Tank Count:		**MTBE Classifica:**	
AST Tank Count:	2	**Sum of Reimbur Amt:**	
Source of Release:	Surface spill - customer error other	**Reviewer Full Name:**	Tim Kelley
Cause of Release:		**Logged On:**	6/10/2005 9:10:23 AM
Confirm Rel Dt:	6/7/2005	**Logged By:**	tkelley
Site Name:	CDOT Glenwood		
Loc Addr:	202 Centennial		
Loc Addr2:			
Loc Addr3:			
Aka Name:			
Aka Loc Addr:			
Note:	Colorado Department of Labor and Employment (CDLE), received on Jun 17, 2019		

Events (COSTIS-Online)

Event ID:	9806	**Loc City:**	Glenwood Springs
Process Status:	Closed	**Loc County:**	Garfield
Log Date:	6/10/2005 9:10:23 AM		
Site Name:	CDOT Glenwood		
Loc Addr:	202 Centennial Glenwood Springs 81601		
Facility Name:	CDOT Glenwood		
Address:	202 Centennial Glenwood Springs CO 81601		
Note:	Colorado Storage Tank Information System (COSTIS), downloaded on Jun 17, 2019		

6	***2 of 2***	***ESE***	***0.38 / 2,007.08***	***5,722.51 / -77***	***CDOT Glenwood Springs 202 Centennial St Glenwood Springs 81601 CO***	***LST***

Facility ID:	7564	**Latitude:**	39.552707
Owner ID:	1047	**Longitude:**	-107.33554
County:	Garfield		
Owner Name:	CDOT;		
Data Source(s):	Colorado Storage Tank Information System (COSTIS), downloaded on Sep 19, 2019; Colorado Department of Labor and Employment (CDLE), received on Sep 19, 2019		

Events (CDLE-FOIA)

Event ID:	784	**Proj. Closure Date:**	
Alt Event ID:	6378-1	**Category:**	15
Status:	Closed	**Sardonyx ID:**	
UST Tank Count:	4	**MTBE Classifica:**	
AST Tank Count:		**Sum of Reimbur Amt:**	
Source of Release:		**Reviewer Full Name:**	Joe'l Lambe
Cause of Release:		**Logged On:**	8/17/1992
Confirm Rel Dt:	8/17/1992	**Logged By:**	jlambe
Site Name:	CDOT Glenwood Springs		
Loc Addr:	202 Centennial St		
Loc Addr2:			
Loc Addr3:			
Aka Name:			
Aka Loc Addr:			
Note:	Colorado Department of Labor and Employment (CDLE), received on Jun 17, 2019		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Events (COSTIS-Online)

Event ID:	784	***Loc City:***	Glenwood Springs
Process Status:	Closed	***Loc County:***	Garfield
Log Date:	8/17/1992		
Site Name:	CDOT Glenwood Springs		
Loc Addr:	202 Centennial St Glenwood Springs 81601		
Facility Name:			
Address:	202 Centennial St Glenwood Springs CO 81601		
Note:	Colorado Storage Tank Information System (COSTIS), downloaded on Jun 17, 2019		

7	***1 of 1***	***WNW***	***0.90 / 4,752.18***	***5,704.79 / -95***	***EIMCO COAL MACHINERY 2222 DEVERUEX RD GLENWOOD SPRINGS CO 81601-8702***	***RCRA CORRACTS***

EPA Handler ID:	COD981544786
Gen Status Universe:	No Report
Contact Name:	DALE CRUSE
Contact Address:	P.O BOX 844 , , GLENWOOD SPRINGS , CO, 81602 , US
Contact Phone No and Ext:	303-945-7836
Contact Email:	
Contact Country:	US
County Name:	GARFIELD
EPA Region:	08
Land Type:	Other
Receive Date:	20020913

Event/Area Details

Area Name:	ENTIRE FACILITY
Event Code:	CA190
Corrective Action Event Descri:	INVESTIGATION REPORT RECEIVED
Actual Date of Event:	19941121
Orig Sched Event Date:	
New Sched Event Date:	
Best Date:	19941121
Groundwater Release Indicator:	Yes
Soil Release Indicator:	
Air Release Indicator:	
Surface Waste Release Ind:	
Event Responsible Agency:	S

Area Name:	ENTIRE FACILITY
Event Code:	CA190
Corrective Action Event Descri:	INVESTIGATION REPORT RECEIVED
Actual Date of Event:	19950530
Orig Sched Event Date:	
New Sched Event Date:	
Best Date:	19950530
Groundwater Release Indicator:	Yes
Soil Release Indicator:	
Air Release Indicator:	
Surface Waste Release Ind:	
Event Responsible Agency:	S

Area Name:	ENTIRE FACILITY
Event Code:	CA190
Corrective Action Event Descri:	INVESTIGATION REPORT RECEIVED
Actual Date of Event:	19950530
Orig Sched Event Date:	
New Sched Event Date:	
Best Date:	19950530
Groundwater Release Indicator:	Yes
Soil Release Indicator:	

Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA831AS
Corrective Action Event Descri: OTHER REPORT RECEIVED
Actual Date of Event:
Orig Sched Event Date: 19970213
New Sched Event Date:
Best Date: 19970213
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA100
Corrective Action Event Descri: INVESTIGATION IMPOSITION
Actual Date of Event: 19910724
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19910724
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA110
Corrective Action Event Descri: INVESTIGATION WORKPLAN RECEIVED
Actual Date of Event: 19920701
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19920701
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA150
Corrective Action Event Descri: INVESTIGATION WORKPLAN APPROVED
Actual Date of Event: 19921124
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19921124
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SWMU-SUMP
Event Code: CA200
Corrective Action Event Descri: INVESTIGATION COMPLETE
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA250
Corrective Action Event Descri: CMS IMPOSITION
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA450
Corrective Action Event Descri: CORRECTIVE MEASURES DESIGN APPROVED
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA725YE
Corrective Action Event Descri: HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date of Event: 19950801
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19950801
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA750YE
Corrective Action Event Descri: RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date of Event: 20000501
Orig Sched Event Date:
New Sched Event Date:
Best Date: 20000501
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SWMU-SUMP
Event Code: CA150
Corrective Action Event Descri: INVESTIGATION WORKPLAN APPROVED
Actual Date of Event: 19921124
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19921124
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA150
Corrective Action Event Descri: INVESTIGATION WORKPLAN APPROVED
Actual Date of Event: 19921124

Orig Sched Event Date:
New Sched Event Date:
Best Date: 19921124
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA170
Corrective Action Event Descri: INVESTIGATION SUPPLEMENTAL INFO DEEMED SATISFACT
Actual Date of Event: 19930302
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930302
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA225YE
Corrective Action Event Descri: STABILIZATION MEASURES EVALUATION-FACILITY IS AMENABLE TO STABILIZATION
Actual Date of Event: 19950801
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19950801
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA250
Corrective Action Event Descri: CMS IMPOSITION
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA300
Corrective Action Event Descri: CMS WORKPLAN APPROVED
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA160
Corrective Action Event Descri: INVESTIGATION SUPPLEMENTAL INFORMATION RECEIVED
Actual Date of Event: 19930122
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930122
Groundwater Release Indicator: Yes

Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA180
Corrective Action Event Descri: INVESTIGATION IMPLEMENTATION BEGUN
Actual Date of Event: 19930413
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930413
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA200
Corrective Action Event Descri: INVESTIGATION COMPLETE
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA450
Corrective Action Event Descri: CORRECTIVE MEASURES DESIGN APPROVED
Actual Date of Event: 19990520
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19990520
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA155
Corrective Action Event Descri: INVESTIGATION SUPPLEMENTAL INFO REQ BY AGENCY
Actual Date of Event: 19960711
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19960711
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA190
Corrective Action Event Descri: INVESTIGATION REPORT RECEIVED
Actual Date of Event: 19950227
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19950227
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA010
Corrective Action Event Descri: RFA INITIATION
Actual Date of Event: 19900907
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19900907
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SWMU-SUMP
Event Code: CA075LO
Corrective Action Event Descri: CA PRIORITIZATION-LOW CA PRIORITY
Actual Date of Event: 19950811
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19950811
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA190
Corrective Action Event Descri: INVESTIGATION REPORT RECEIVED
Actual Date of Event: 19930608
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930608
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA200
Corrective Action Event Descri: INVESTIGATION COMPLETE
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA450
Corrective Action Event Descri: CORRECTIVE MEASURES DESIGN APPROVED
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA600SR
Corrective Action Event Descri: STABILIZATION/INTERIM MEASURES DECISION-PRIMARY MEAS IS SOURCE REMOVL &/OR TRT

Actual Date of Event: 19931107
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19931107
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA500
Corrective Action Event Descri: CMI WORKPLAN APPROVED
Actual Date of Event: 19990520
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19990520
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA190
Corrective Action Event Descri: INVESTIGATION REPORT RECEIVED
Actual Date of Event: 19940627
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19940627
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA190
Corrective Action Event Descri: INVESTIGATION REPORT RECEIVED
Actual Date of Event: 19941011
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19941011
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA190
Corrective Action Event Descri: INVESTIGATION REPORT RECEIVED
Actual Date of Event: 19960516
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19960516
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA060
Corrective Action Event Descri: NOTICE OF CONTAMINATION
Actual Date of Event: 19920526
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19920526

Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA260
Corrective Action Event Descri: CMS WORKPLAN RECEIVED
Actual Date of Event: 19930608
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930608
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA270
Corrective Action Event Descri: CMS WORKPLAN MODIFICATION REQ BY AGENCY
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA750YE
Corrective Action Event Descri: RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date of Event: 19950801
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19950801
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SWMU-SUMP
Event Code: CA999RM
Corrective Action Event Descri: CA PROCESS IS TERMINATED-REMEDIAL ACTIVITIES COMPLETE
Actual Date of Event: 20000501
Orig Sched Event Date:
New Sched Event Date:
Best Date: 20000501
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA300
Corrective Action Event Descri: CMS WORKPLAN APPROVED
Actual Date of Event: 19990520
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19990520
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:

Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA190
Corrective Action Event Descri: INVESTIGATION REPORT RECEIVED
Actual Date of Event: 19940627
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19940627
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA190
Corrective Action Event Descri: INVESTIGATION REPORT RECEIVED
Actual Date of Event: 19950227
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19950227
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA006AC
Corrective Action Event Descri: AREA OF CONCERN
Actual Date of Event: 19900907
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19900907
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SWMU-SUMP
Event Code: CA500
Corrective Action Event Descri: CMI WORKPLAN APPROVED
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA500
Corrective Action Event Descri: CMI WORKPLAN APPROVED
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA190

Corrective Action Event Descri: INVESTIGATION REPORT RECEIVED
Actual Date of Event: 19940331
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19940331
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA725YE
Corrective Action Event Descri: HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date of Event: 20000501
Orig Sched Event Date:
New Sched Event Date:
Best Date: 20000501
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA190
Corrective Action Event Descri: INVESTIGATION REPORT RECEIVED
Actual Date of Event: 19940919
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19940919
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA190
Corrective Action Event Descri: INVESTIGATION REPORT RECEIVED
Actual Date of Event: 19941121
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19941121
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA834AS
Corrective Action Event Descri: OTHER REPORT APPROVED
Actual Date of Event:
Orig Sched Event Date: 19970620
New Sched Event Date:
Best Date: 19970620
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA050
Corrective Action Event Descri: RFA COMPLETED
Actual Date of Event: 19900907
Orig Sched Event Date:
New Sched Event Date:

Best Date: 19900907
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SWMU-SUMP
Event Code: CA100
Corrective Action Event Descri: INVESTIGATION IMPOSITION
Actual Date of Event: 19910724
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19910724
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA100
Corrective Action Event Descri: INVESTIGATION IMPOSITION
Actual Date of Event: 19910724
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19910724
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA155
Corrective Action Event Descri: INVESTIGATION SUPPLEMENTAL INFO REQ BY AGENCY
Actual Date of Event: 19921124
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19921124
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SWMU-SUMP
Event Code: CA250
Corrective Action Event Descri: CMS IMPOSITION
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA330
Corrective Action Event Descri: CMS IMPLEMENTATION BEGUN
Actual Date of Event: 19931107
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19931107
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:

Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA400
Corrective Action Event Descri: REMEDY DECISION
Actual Date of Event: 19990520
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19990520
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA550
Corrective Action Event Descri: REMEDY CONSTRUCTION
Actual Date of Event: 20000421
Orig Sched Event Date:
New Sched Event Date:
Best Date: 20000421
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA999RM
Corrective Action Event Descri: CA PROCESS IS TERMINATED-REMEDIAL ACTIVITIES COMPLETE
Actual Date of Event: 20000501
Orig Sched Event Date:
New Sched Event Date:
Best Date: 20000501
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA999RM
Corrective Action Event Descri: CA PROCESS IS TERMINATED-REMEDIAL ACTIVITIES COMPLETE
Actual Date of Event: 20000501
Orig Sched Event Date:
New Sched Event Date:
Best Date: 20000501
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA155
Corrective Action Event Descri: INVESTIGATION SUPPLEMENTAL INFO REQ BY AGENCY
Actual Date of Event: 19960531
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19960531
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER

Event Code:	CA725YE
Corrective Action Event Descri:	HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date of Event:	20000501
Orig Sched Event Date:	
New Sched Event Date:	
Best Date:	20000501
Groundwater Release Indicator:	Yes
Soil Release Indicator:	
Air Release Indicator:	
Surface Waste Release Ind:	
Event Responsible Agency:	S

Area Name:	ENTIRE FACILITY
Event Code:	CA750YE
Corrective Action Event Descri:	RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date of Event:	20000501
Orig Sched Event Date:	
New Sched Event Date:	
Best Date:	20000501
Groundwater Release Indicator:	Yes
Soil Release Indicator:	
Air Release Indicator:	
Surface Waste Release Ind:	
Event Responsible Agency:	S

Area Name:	SWMU-SUMP
Event Code:	CA999RM
Corrective Action Event Descri:	CA PROCESS IS TERMINATED-REMEDIAL ACTIVITIES COMPLETE
Actual Date of Event:	20000501
Orig Sched Event Date:	
New Sched Event Date:	
Best Date:	20000501
Groundwater Release Indicator:	Yes
Soil Release Indicator:	
Air Release Indicator:	
Surface Waste Release Ind:	
Event Responsible Agency:	S

Area Name:	ENTIRE FACILITY
Event Code:	CA725YE
Corrective Action Event Descri:	HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date of Event:	20000501
Orig Sched Event Date:	
New Sched Event Date:	
Best Date:	20000501
Groundwater Release Indicator:	Yes
Soil Release Indicator:	
Air Release Indicator:	
Surface Waste Release Ind:	
Event Responsible Agency:	S

Area Name:	ENTIRE FACILITY
Event Code:	CA190
Corrective Action Event Descri:	INVESTIGATION REPORT RECEIVED
Actual Date of Event:	19940919
Orig Sched Event Date:	
New Sched Event Date:	
Best Date:	19940919
Groundwater Release Indicator:	Yes
Soil Release Indicator:	
Air Release Indicator:	
Surface Waste Release Ind:	
Event Responsible Agency:	S

Area Name:	ENTIRE FACILITY
Event Code:	CA190
Corrective Action Event Descri:	INVESTIGATION REPORT RECEIVED
Actual Date of Event:	19960202
Orig Sched Event Date:	

New Sched Event Date:
Best Date: 19960202
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SWMU-SUMP
Event Code: CA300
Corrective Action Event Descri: CMS WORKPLAN APPROVED
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SITE:GROUNDWATER
Event Code: CA300
Corrective Action Event Descri: CMS WORKPLAN APPROVED
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: SWMU-SUMP
Event Code: CA450
Corrective Action Event Descri: CORRECTIVE MEASURES DESIGN APPROVED
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA500
Corrective Action Event Descri: CMI WORKPLAN APPROVED
Actual Date of Event: 19930610
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19930610
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA160
Corrective Action Event Descri: INVESTIGATION SUPPLEMENTAL INFORMATION RECEIVED
Actual Date of Event: 19960627
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19960627
Groundwater Release Indicator: Yes
Soil Release Indicator:

Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA750YE
Corrective Action Event Descri: RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Actual Date of Event: 20000501
Orig Sched Event Date:
New Sched Event Date:
Best Date: 20000501
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA190
Corrective Action Event Descri: INVESTIGATION REPORT RECEIVED
Actual Date of Event: 19941011
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19941011
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA190
Corrective Action Event Descri: INVESTIGATION REPORT RECEIVED
Actual Date of Event: 19940331
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19940331
Groundwater Release Indicator: Yes
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated August, 2019.

Violation Details

Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 19920328
Scheduled Compliance Date: 19950415
Return to Compliance: Observed
Actual Return to Compl: 19920508
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19920415
Enf Disposition Status:
Disposition Status Date:

Enforcement Lead Agency: State
Proposed Penalty Amount: 17100
Final Amount: 17100
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 19900907
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 19920415
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 210
Enforcement Type Description: INITIAL 3008(A) COMPLIANCE
Enforcement Action Date: 19910326
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 310
Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date: 19910904
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Citation:
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 19880506
Scheduled Compliance Date: 19880605
Return to Compliance: Observed
Actual Return to Compl: 19880605
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19880520
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Evaluation Details

Evaluation Start Date: 20000501
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19990520
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19971008
Evaluation Type Description: CORRECTIVE ACTION COMPLIANCE EVALUATION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19970620
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19960814
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19960710
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19960522
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19960213
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19950718
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19950531
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19950306
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19941212
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:

Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19940922
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19940811
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19940421
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19930609
Evaluation Type Description: CORRECTIVE ACTION COMPLIANCE EVALUATION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19930209
Evaluation Type Description: CORRECTIVE ACTION COMPLIANCE EVALUATION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19921124
Evaluation Type Description: CORRECTIVE ACTION COMPLIANCE EVALUATION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19920505
Evaluation Type Description: NON-FINANCIAL RECORD REVIEW
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19920331
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19910827
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Evaluation Start Date: 19900907
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 19920508
Evaluation Agency: State

Evaluation Start Date: 19900907
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Return to Compliance Date: 19920415
Evaluation Agency: State

Evaluation Start Date: 19890811
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: Generators - General
Return to Compliance Date: 19920508
Evaluation Agency: State

Evaluation Start Date: 19880506
Evaluation Type Description: NON-FINANCIAL RECORD REVIEW
Violation Short Description: Generators - General
Return to Compliance Date: 19880605
Evaluation Agency: State

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner: No
Smelting, Melting and Refining: No
Underground Injection Control: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19861113
Handler Name: EIMCO COAL MACHINERY
Generator Status Universe: No Report
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20020913
Handler Name: EIMCO COAL MACHINERY
Generator Status Universe: No Report
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D000
Waste Code Description: DESCRIPTION

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: BAKER INTERNATIONAL
Date Became Current: 18000101
Date Ended Current:
Phone: 999-999-9999
Source Type: Notification
Street No:
Street 1: DATA NOT REQUESTED
Street 2:
City: DATA NOT REQUESTED
State: CO
Country:
Zip Code: 99999

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID

No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Aug 20, 2019

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Aug 20, 2019

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Aug 20, 2019

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Aug 20, 2019

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Aug 20, 2019

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Aug 26, 2019

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Aug 26, 2019

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Aug 26, 2019

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Aug 26, 2019

RCRA Conditionally Exempt and Very Small Quantity Generators List: RCRA CESQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt and Very Small Quantity Generators (VSQG and CESQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG and CESQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Aug 26, 2019

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Aug 26, 2019

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Sep 20, 2018

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Sep 20, 2018

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Mar 21, 2019

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Sep 3, 2019

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Jul 17, 2018

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jan 18, 2019

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Aug 20, 2019

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Aug 20, 2019

State

Superfund Sites: SHWS

A list of Superfund sites in Colorado made available by the Colorado Department of Public Health and Environment (CDPHE). In Colorado, the cleanup of Superfund sites is overseen by the CDPHE or the Environmental Protection Agency (EPA). This list includes active Superfund sites, deleted sites, proposed sites, and natural resource damage sites.

Government Publication Date: Aug 20, 2019

Solid Waste Facilities and Landfills: SWF/LF

The Colorado Department of Public Health and Environment (CDPHE) regulates the management and disposal of solid waste and landfill facilities.

Government Publication Date: Jul 5, 2019

Historical Solid Waste (Closed or Abandoned Landfills): HIST LF

In the early 1980s the Hazardous Materials Waste Management Division of the Colorado Department of Public Health and Environment (CDPHE) conducted a survey of staff members and local agencies. The information gathered was compiled in 1984 for sites that were known or thought to have waste issues. The information is not complete and generally not very definitive or verifiable. This data became the Solid Waste Historical Data. The data is not maintained and has not been since the late 1980s.

Government Publication Date: 1984

Leaking Storage Tanks: LST

A list of leaking storage tank locations from the Colorado Storage Tank Information System (COSTIS) database, including those which have applied for reimbursement from the Petroleum Storage Tank Fund. This list has been made available by the Colorado Department of Labor and Employment (CDLE).

Government Publication Date: Sep 19, 2019

Delisted Leaking Storage Tanks: DELISTED LST

This database contains a list of leaking storage tank sites and their Funds for reimbursement of costs related to assessment and cleanup that were removed from the Colorado Department of Labor and Employment (CDLE) database.

Government Publication Date: Sep 19, 2019

Underground Storage Tanks: UST

A list of underground storage tanks from the Colorado Storage Tank Information System (COSTIS) database. This database is made available by the Division of Oil and Public Safety of the Colorado Department of Labor and Employment (CDLE).
Government Publication Date: Sep 19, 2019

Aboveground Storage Tanks: AST
A list of aboveground storage tanks from the Colorado Storage Tank Information System (COSTIS) database. This list is made available by the Division of Oil and Public Safety of the Colorado Department of Labor and Employment (CDLE).
Government Publication Date: Sep 19, 2019

Storage Tank Information System (COSTIS): TANKS
The Department of Labor and Employment/Division of Oil and Public Safety manages the Colorado Storage Tank Information System (COSTIS) database that stores information on facilities with storage tanks. This database contains facilities with liquified petroleum gas, liquefied natual gas, and compressed natural gas tanks which are not classified as either USTs or ASTs.
Government Publication Date: Sep 19, 2019

Delisted Storage Tanks: DTNK
This database contains a list of closed storage tank sites that were removed from the Division of Oil and Public Safety of the Colorado Department of Labor and Employment (CDLE) Tank Information System.
Government Publication Date: Sep 19, 2019

Environmental Covenants and Environmental Use Restrictions List: AUL
The Colorado Department of Public Health and Environment (CDPHE) maintains a list of sites that have environmental covenants and use restrictions in place. Land use restrictions may be used to ensure the cleanup remedy adequately protects human health and the environment when a contaminated site is not cleaned up completely.
Government Publication Date: Sep 3, 2019

The Voluntary Cleanup and Redevelopment Program: VCP
The Voluntary Cleanup and Redevelopment program of the Colorado Department of Public Health and Environment (CDPHE) was created in 1994 with the objective to facilitate the redevelopment and transfer of contaminated properties.
Government Publication Date: Aug 15, 2019

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST
LUSTs on Tribal/Indian Lands in Region 8, which includes Colorado.
Government Publication Date: Oct 12, 2017

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST
USTs on Tribal/Indian Lands in Region 8, which includes Colorado.
Government Publication Date: Oct 12, 2017

Delisted Tribal Leaking Storage Tanks: DELISTED ILST
Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.
Government Publication Date: Oct 14, 2017

Delisted Tribal Underground Storage Tanks: DELISTED IUST
Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.
Government Publication Date: Oct 14, 2017

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites: PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Nov 15, 2018

Facility Registry Service/Facility Index: FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Apr 23, 2019

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2017

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Dec 31, 2017

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Jan 8, 2019

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Sep 26, 2019

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2017

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Jun 11, 2019

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Nov 18, 2016

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 29, 2018

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 29, 2018

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Oct 23, 2018

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Nov 1, 2018

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: May 3, 2019

Alternative Fueling Stations: ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Oct 1, 2019

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: May 31, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Mar 20, 2019

State

Spills: SPILLS

A list of hazardous material spills and releases (including Meth Labs) that were reported to the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Nov 15, 2018

Dry Cleaning Facilities: DRYCLEANERS

A list of drycleaning facilities in Colorado that have submitted an Air Pollutant Emission Notice (APEN). This list was provided by the Department of Public Health & Environment.

Government Publication Date: Sep 16, 2019

Delisted Dry Cleaning Facilities: DELISTED DRYCLEANERS

List of sites removed from the drycleaners database made available by the Department of Public Health & Environment.

Government Publication Date: Sep 16, 2019

Permitted Facilities Listing: NPDES

A list of permitted facilities tracked by the Water Quality Control Division of the Department of Public Health & Environment (DPHE). This list is the state version of the NPDES (National Pollution Discharge Elimination System).

Government Publication Date: Jul 24, 2019

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

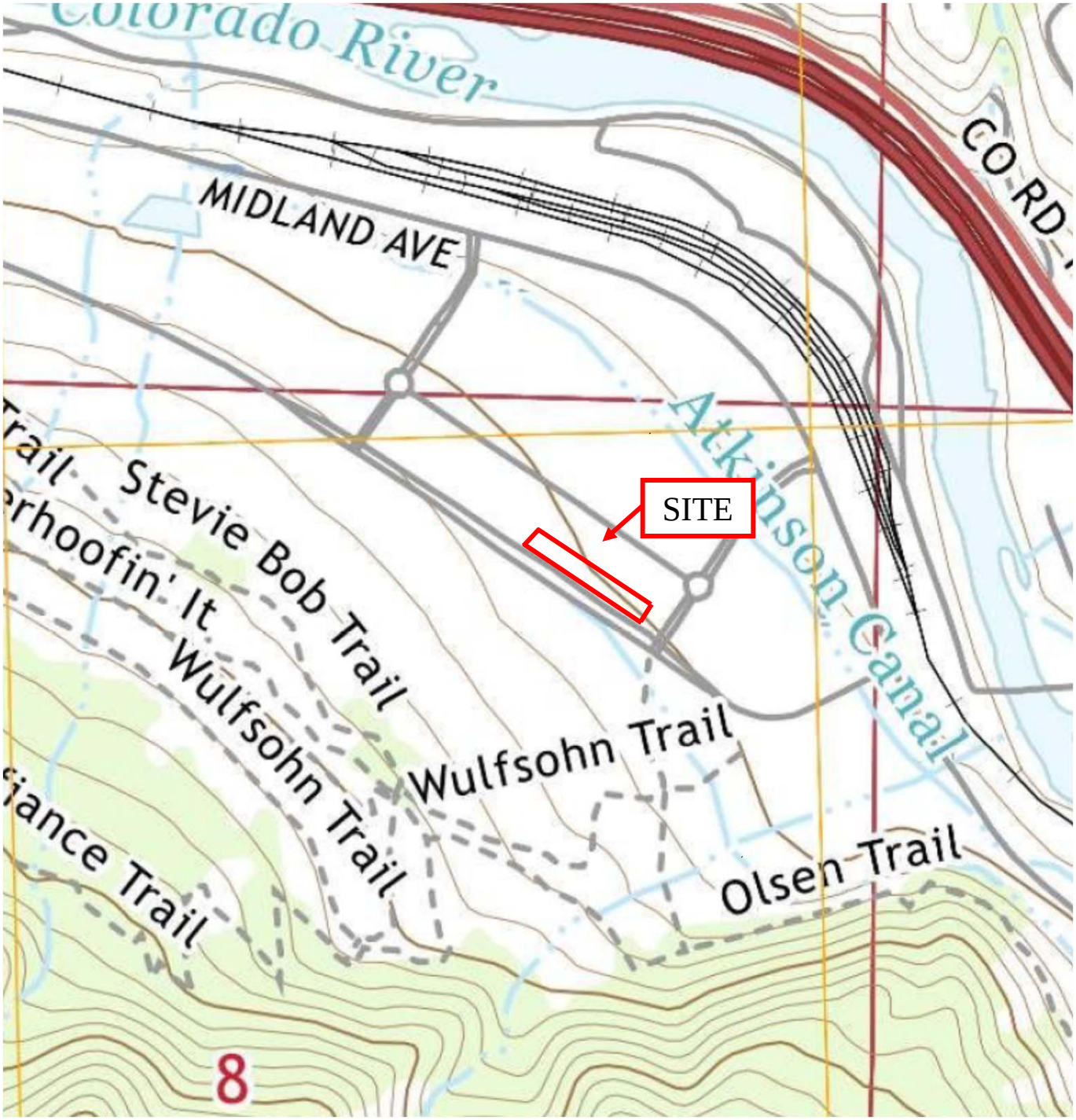
Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

12.5 Historical Research Documentation

12.5.1 Historical Topographic Maps



Source: United States Geological Survey Glenwood Springs, Colorado 7.5 Minute Quadrangle

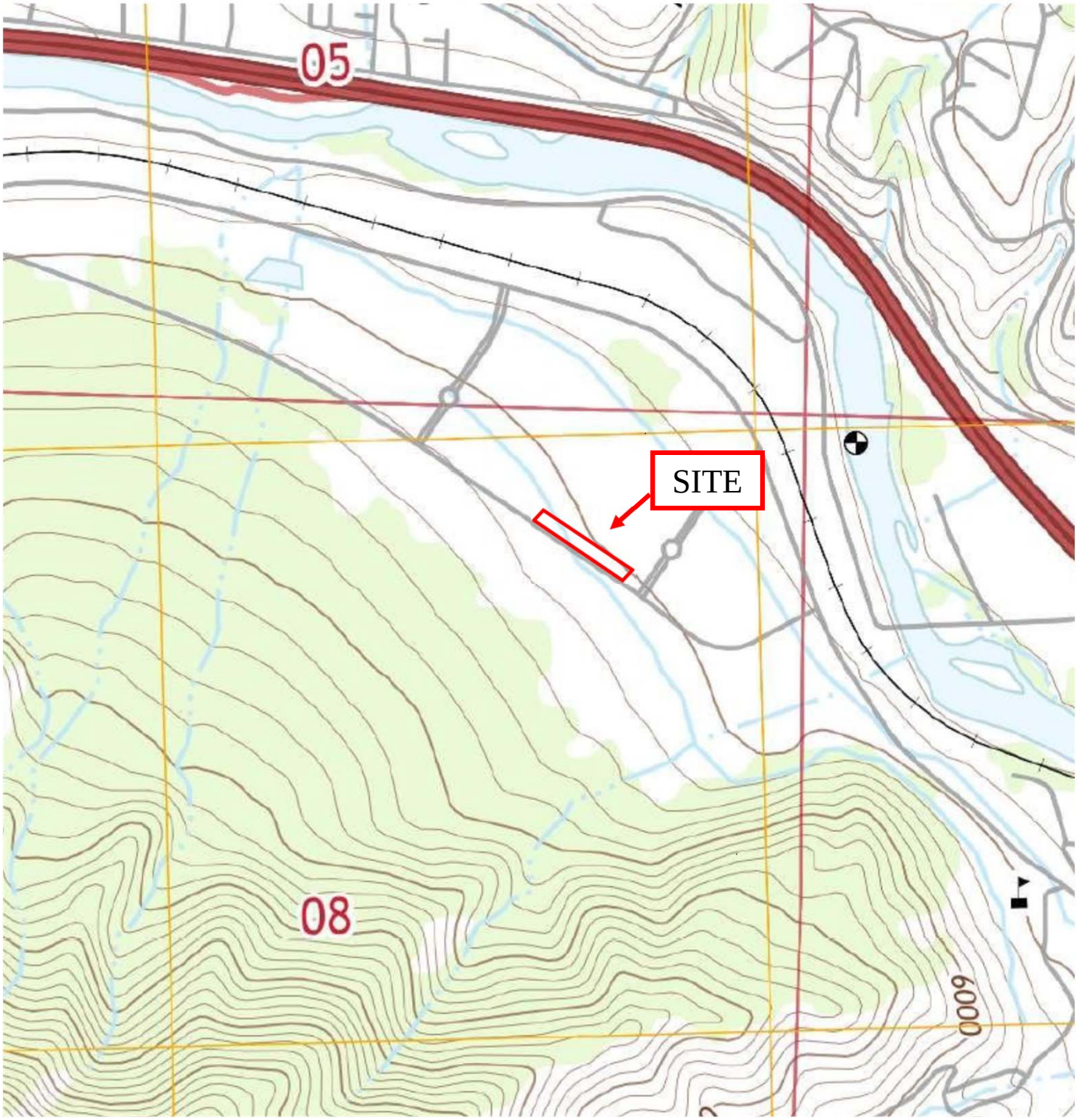
N

Advantage Environmental Consultants, LLC

6395 Gunpark Drive, Unit W
Boulder, Colorado 80301
Phone: 720-459-7251 • Fax: 720-459-7298

2016 Historical Topographic Map
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

Work Order No.:	Report Date:	Drawn By:
19-081C	October 2019	MLT



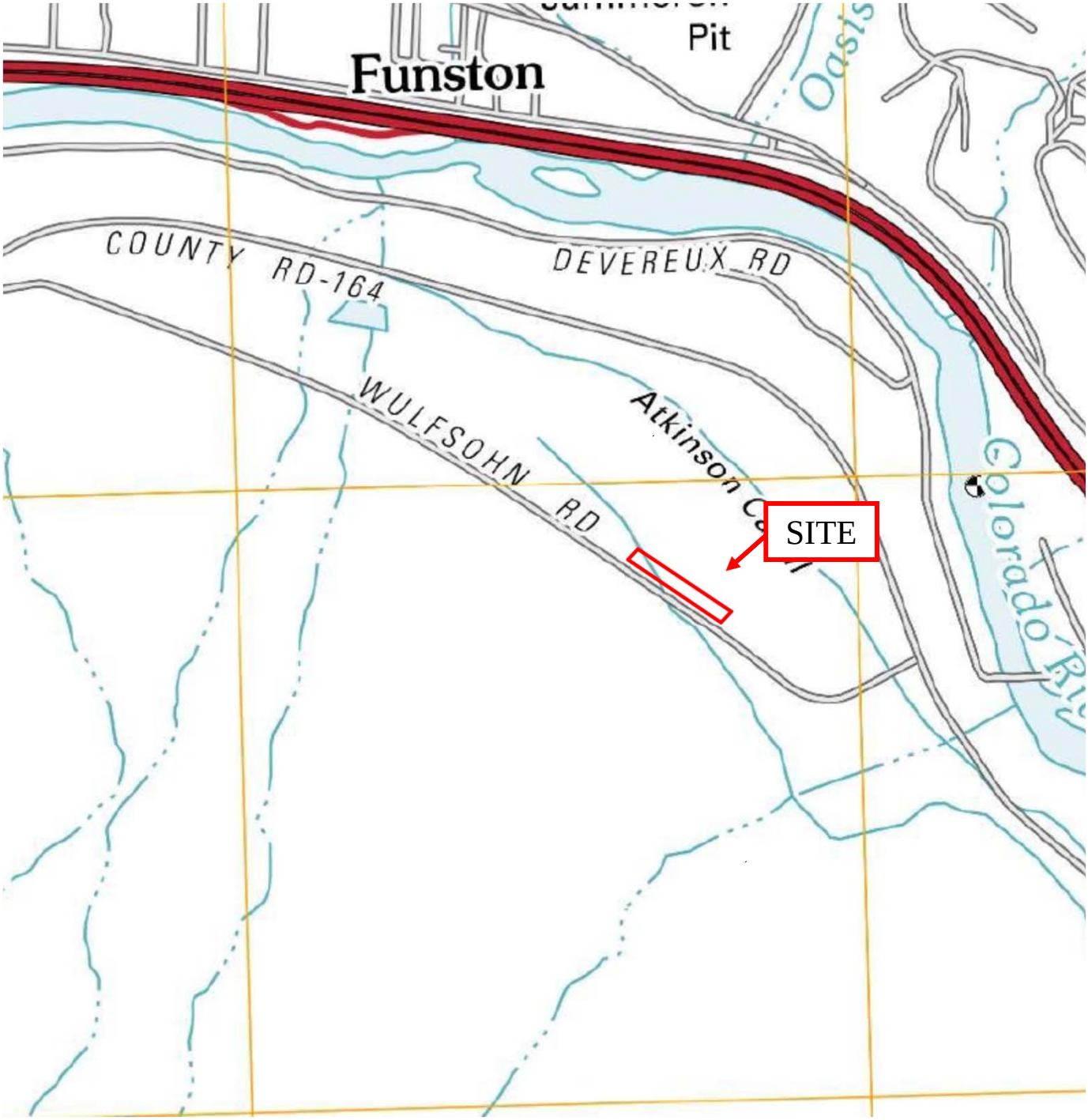
Source: United States Geological Survey Glenwood Springs, Colorado 7.5 Minute Quadrangle

Advantage Environmental Consultants, LLC

6395 Gunpark Drive, Unit W
Boulder, Colorado 80301
Phone: 720-459-7251 • Fax: 720-459-7298

2013 Historical Topographic Map
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

Work Order No.:	Report Date:	Drawn By:
19-081C	October 2019	MLT



N

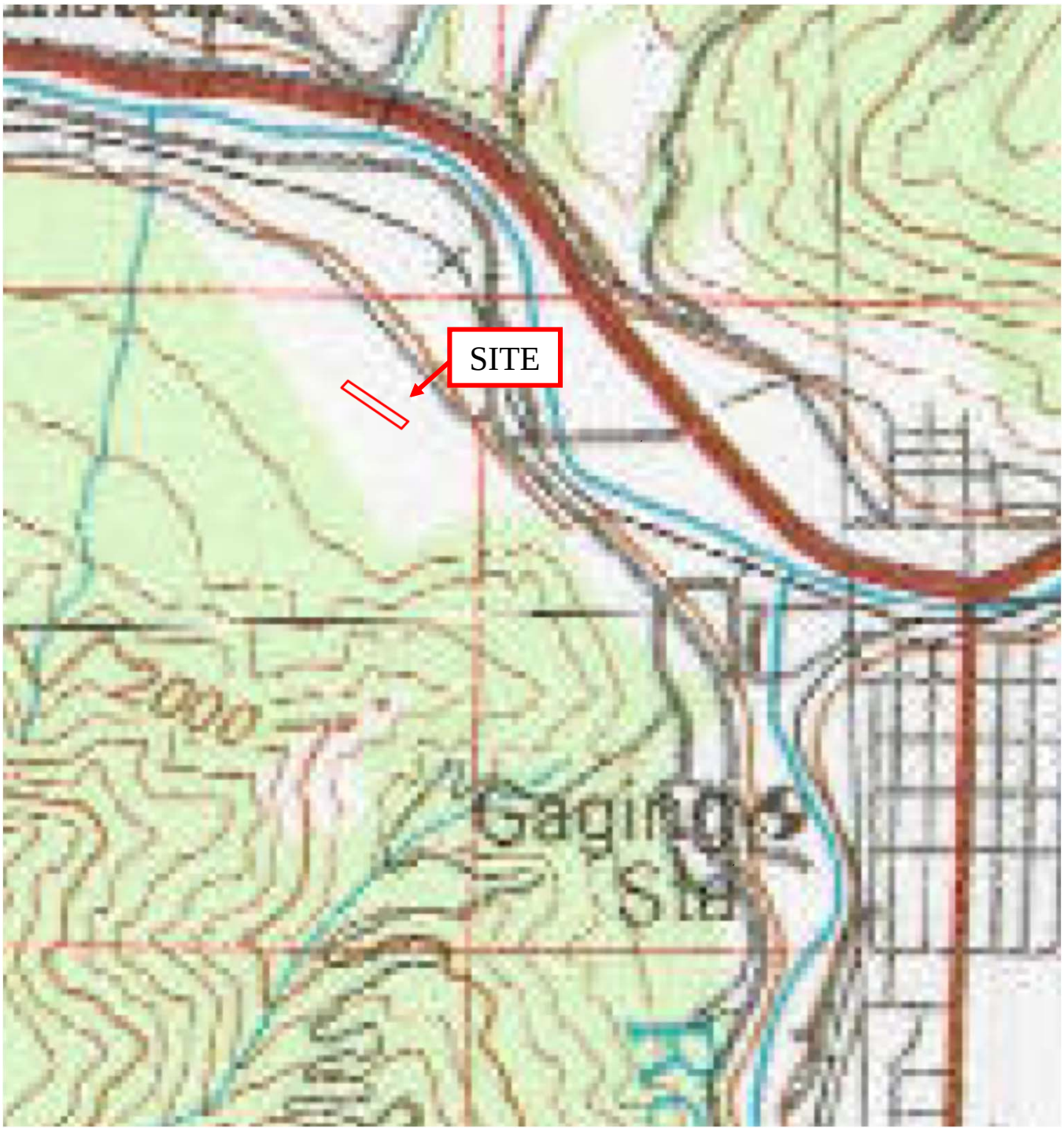
Source: United States Geological Survey Glenwood Springs, Colorado 7.5 Minute Quadrangle

Advantage Environmental Consultants, LLC

6395 Gunpark Drive, Unit W
Boulder, Colorado 80301
Phone: 720-459-7251 • Fax: 720-459-7298

2011 Historical Topographic Map
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

Work Order No.:	Report Date:	Drawn By:
19-081C	October 2019	MLT



Source: United States Geological Survey Glenwood Springs, Colorado 7.5 Minute Quadrangle

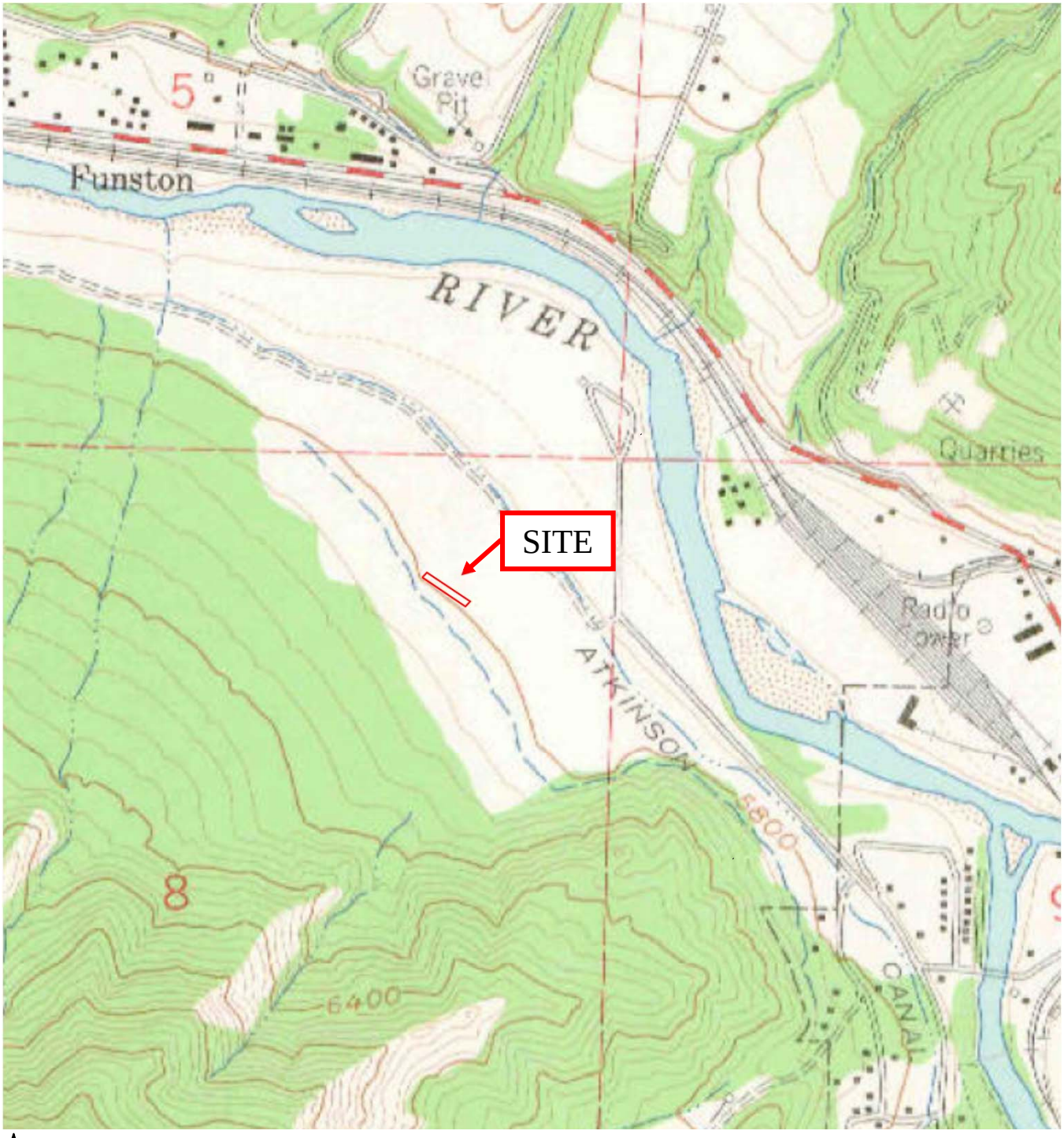
N

Advantage Environmental Consultants, LLC

6395 Gunpark Drive, Unit W
Boulder, Colorado 80301
Phone: 720-459-7251 • Fax: 720-459-7298

1981 Historical Topographic Map
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

Work Order No.:	Report Date:	Drawn By:
19-081C	October 2019	MLT



Source: United States Geological Survey Glenwood Springs, Colorado 7.5 Minute Quadrangle

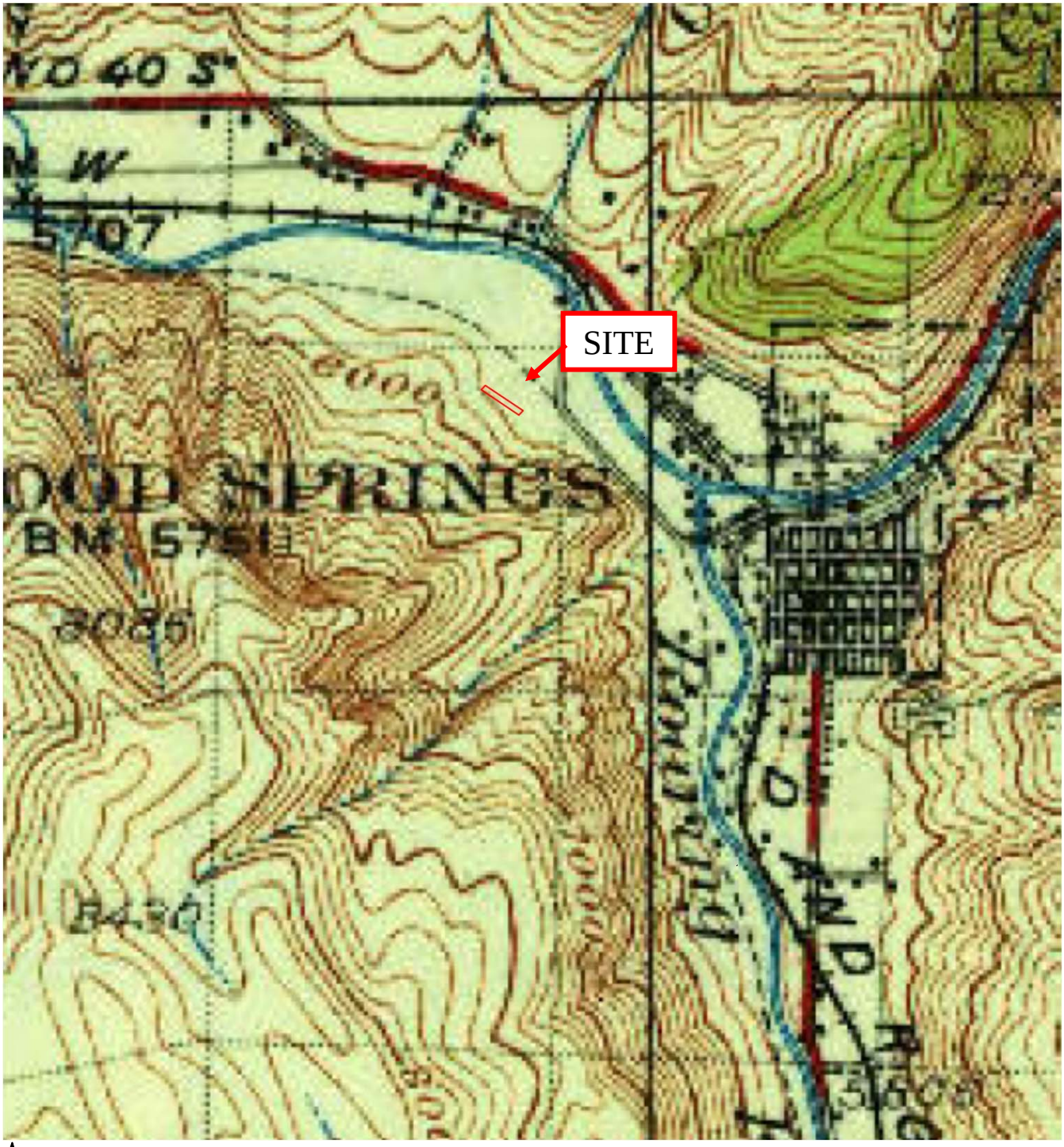
N

Advantage Environmental Consultants, LLC

6395 Gunpark Drive, Unit W
Boulder, Colorado 80301
Phone: 720-459-7251 • Fax: 720-459-7298

1961 Historical Topographic Map
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

Work Order No.:	Report Date:	Drawn By:
19-081C	October 2019	MLT



Source: United States Geological Survey Glenwood Springs, Colorado 7.5 Minute Quadrangle

Advantage Environmental Consultants, LLC

6395 Gunpark Drive, Unit W
Boulder, Colorado 80301
Phone: 720-459-7251 • Fax: 720-459-7298

1930 Historical Topographic Map
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

Work Order No.:	Report Date:	Drawn By:
19-081C	October 2019	MLT

Source: United States Geological Survey Glenwood Springs, Colorado 7.5 Minute Quadrangle

N

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Boulder, Colorado 80301
Phone: 720-459-7251 • Fax: 720-459-7298

1927 Historical Topographic Map
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

Work Order No.:	Report Date:	Drawn By:
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12.5.2 Fire Insurance Maps (NOT USED)

12.5.3 Aerial Photographs

Advantage Environmental Consultants, LLC
6395 Gunpark Drive, Unit W
Boulder, Colorado 80301
Phone: 720-459-7251 • Website: www.aec-env.com

2017 Aerial Photograph
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

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2015 Aerial Photograph
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

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2011 Aerial Photograph
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

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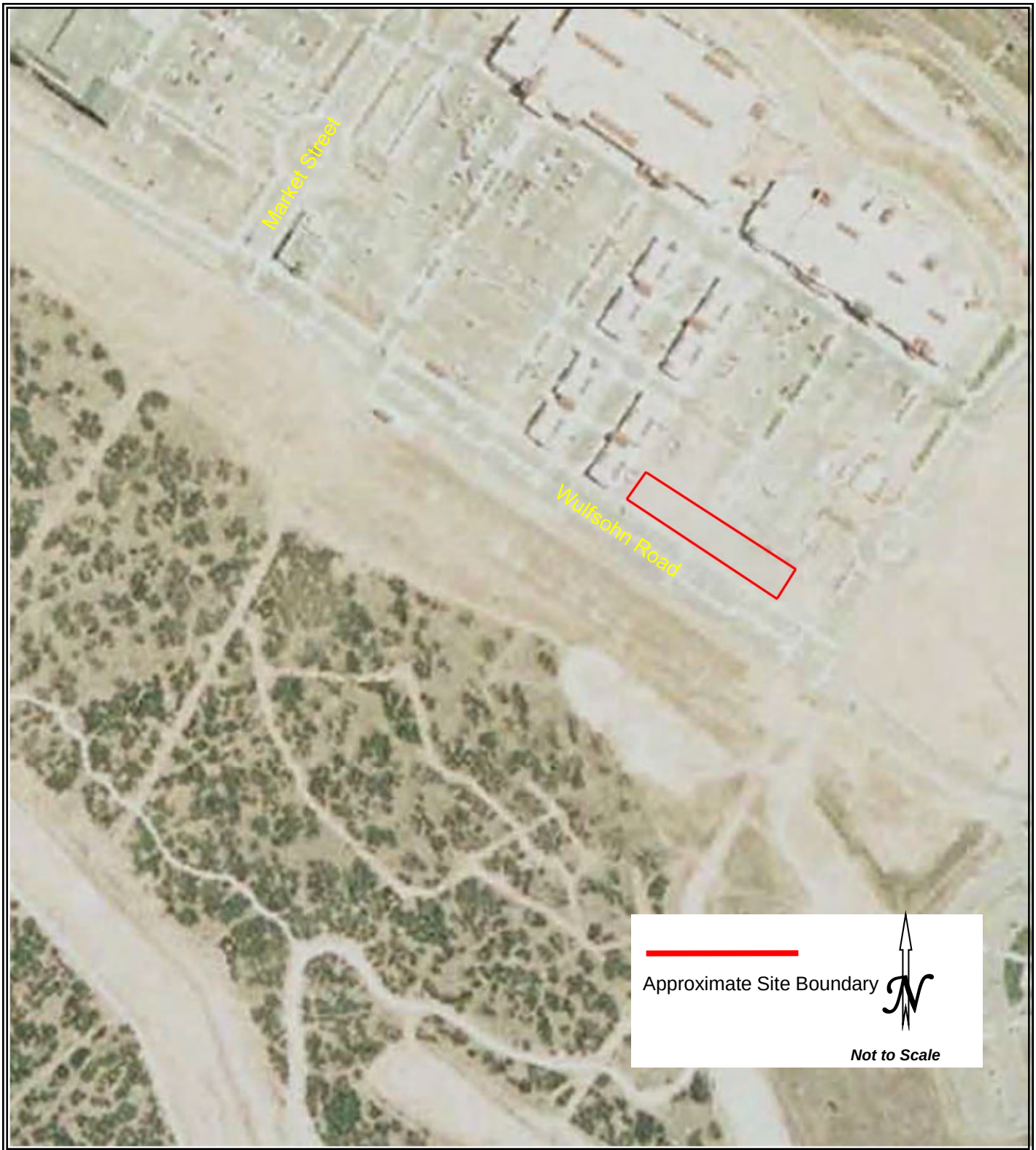

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2006 Aerial Photograph
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

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2002 Aerial Photograph
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

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1993 Aerial Photograph
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

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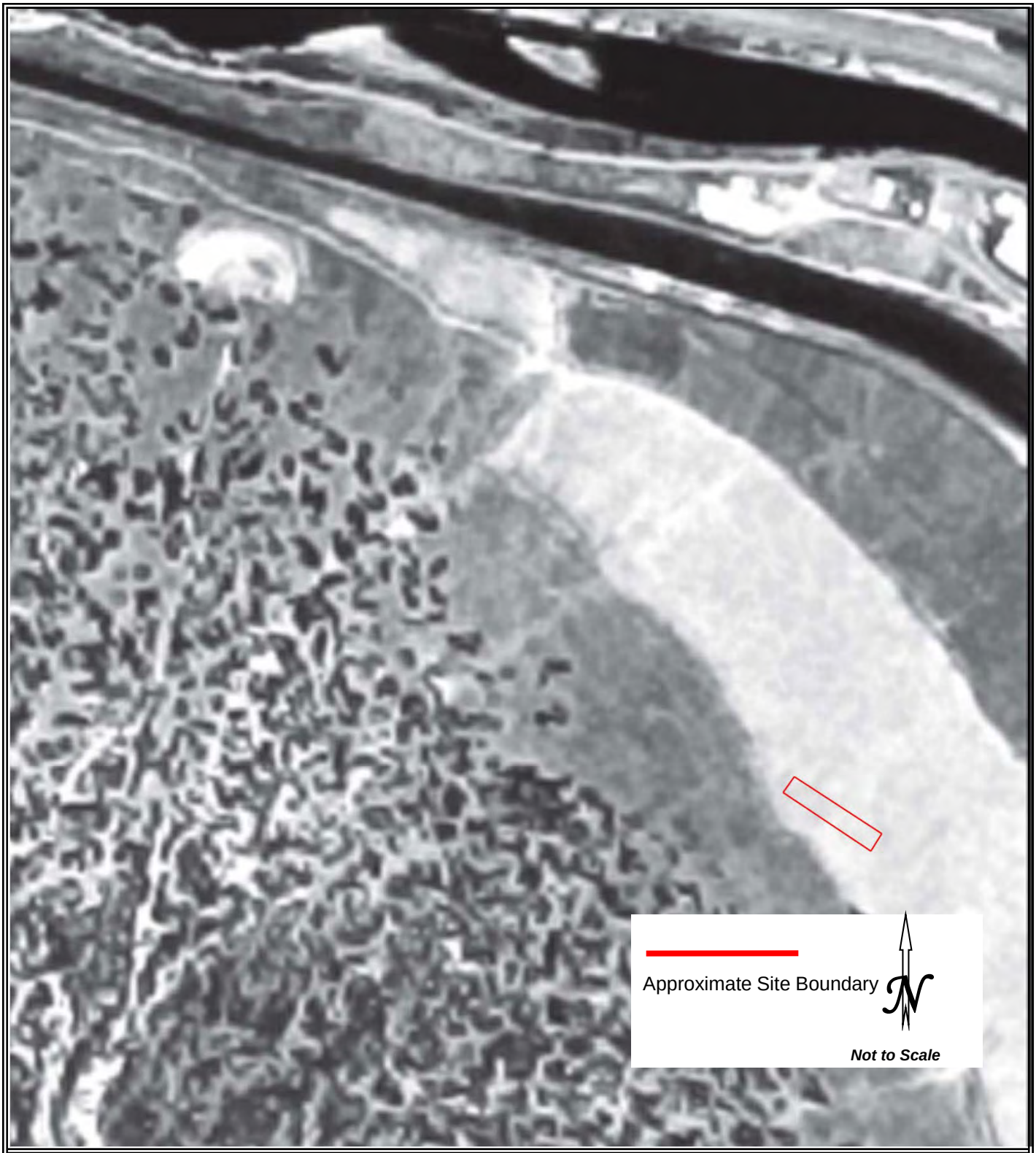
19-081C	October 2019	MLT



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1989 Aerial Photograph
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

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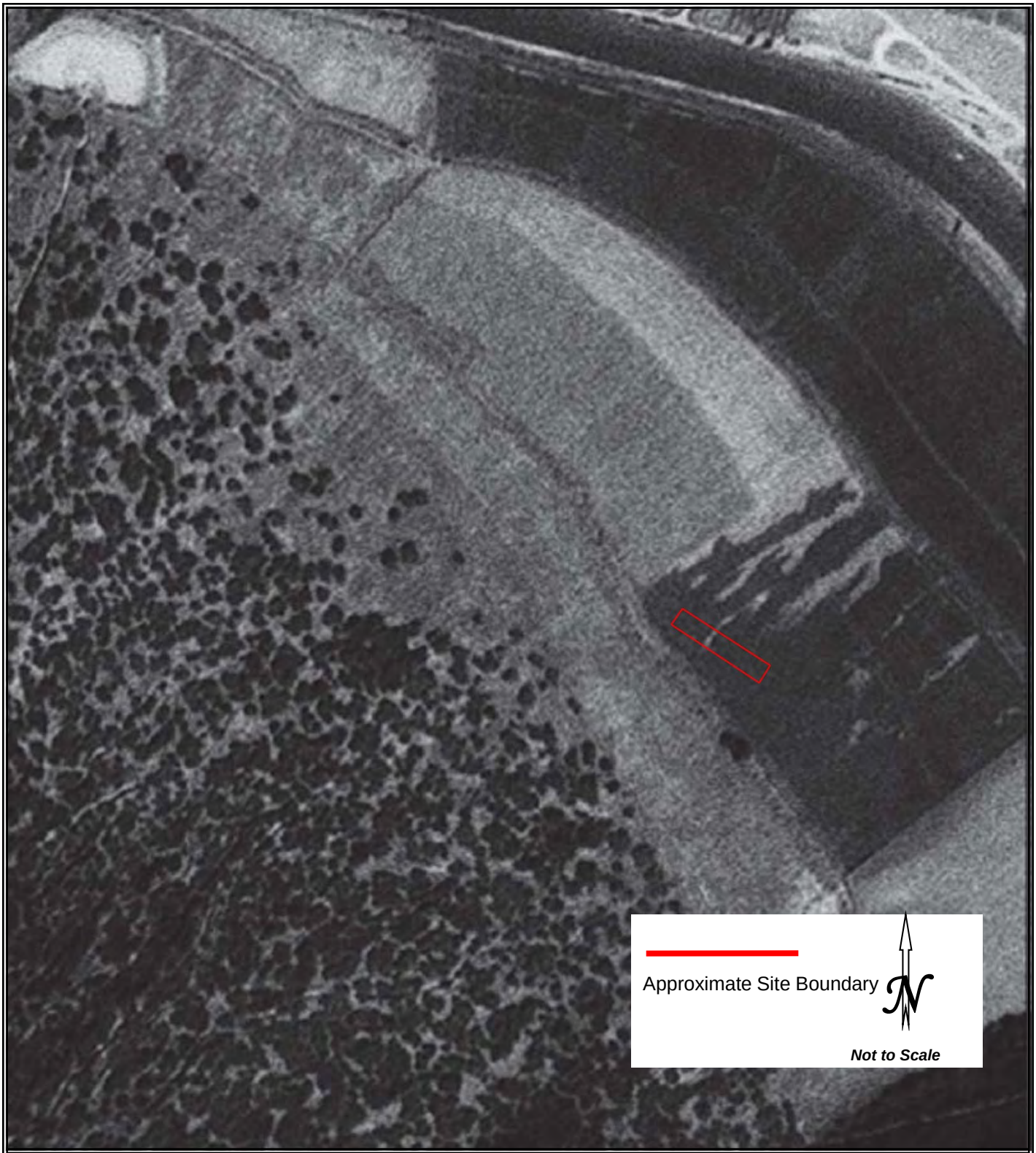
1983 Aerial Photograph
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

Work Order No.:	Report Date:	Drawn By:
19-081C	October 2019	MLT



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1979 Aerial Photograph
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

Work Order No.:	Report Date:	Drawn By:
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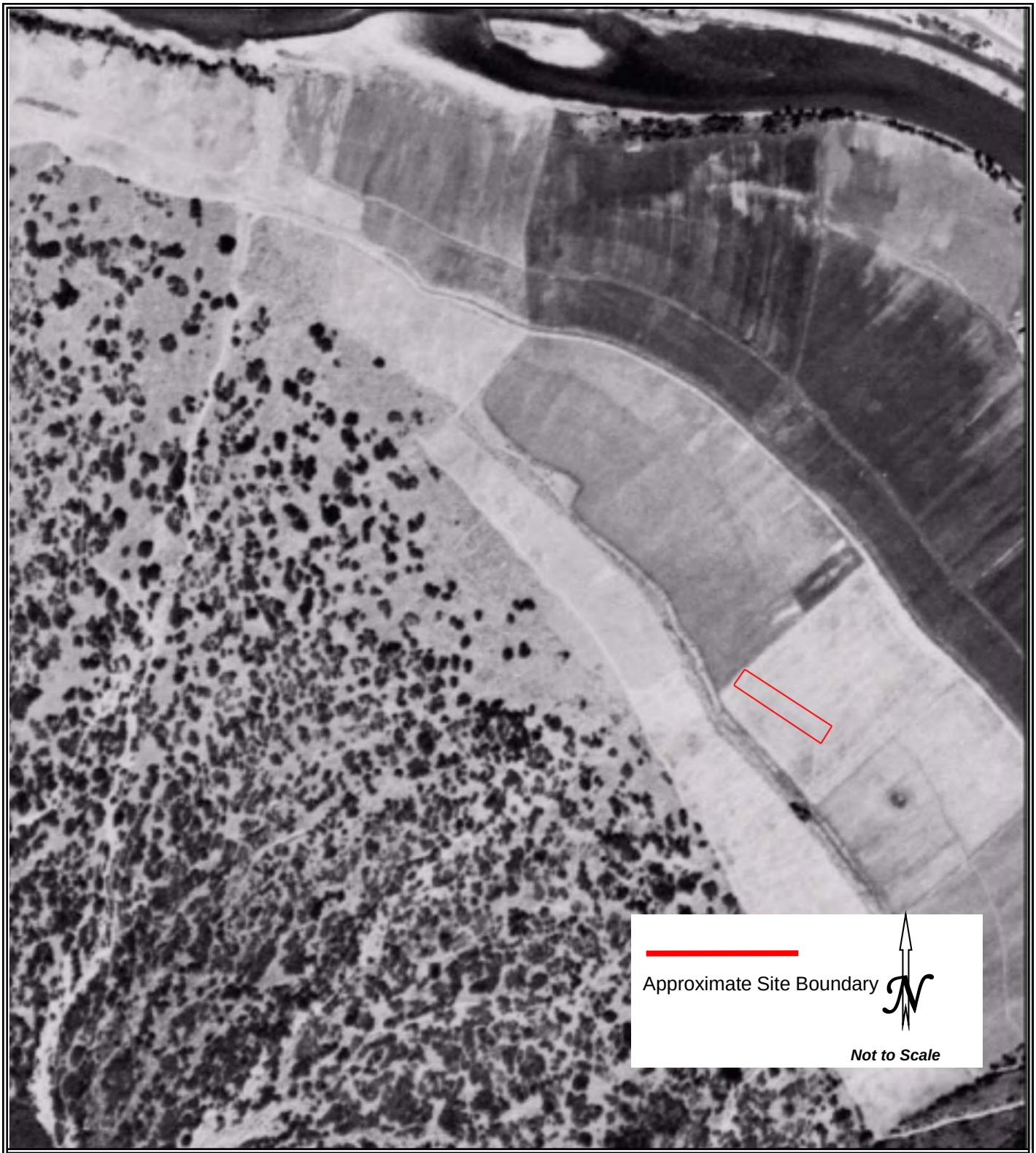

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1960 Aerial Photograph
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

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1955 Aerial Photograph
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Glenwood Springs, Colorado 81601

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19-081C	October 2019	MLT

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1945 Aerial Photograph
Lot 7 Glenwood Meadows
Glenwood Springs, Colorado 81601

Work Order No.:	Report Date:	Drawn By:
19-081C	October 2019	MLT

12.5.4 City Directories (NOT USED)

12.6 Interviews/Telecommunications/FOIA Responses

Phase I ESA Due Diligence Environmental Questionnaire – *Owner Representative*

Subject Property: Lot 7, Glenwood Meadows, Glenwood Springs, CO

Completed by: Michael C Maple, Chief Operating Officer

Company/Title: Glenwood Meadows LLC by its Manager, Dunrene Management, Inc.

Date: October 15, 2019

1.) How long have you owned the property?

Acquired 10/16/1998 – 21 years

2.) Are you aware of any current or historic petroleum underground storage tanks (USTs) or above ground storage tanks (ASTs) on the subject property?

No.

3.) Are you aware of any environmental cleanup liens that are filed or recorded against the subject property?

No.

4.) Are you aware of any activity and land use limitations that are in place on the property that have been filed or recorded in a registry?

Annexation and Development Agreement dated September 18, 2002 together with four amendments and one Memorandum of Understanding. Easements Covenants and Restrictions Agreement dated August 5, 2004. Please see TBD Title Commitment for a complete listing of recorded documents that may affect this property.

5.) Are you aware of any specialized knowledge or experience related to the property or nearby properties that is pertinent to potential adverse environmental conditions?

No known potential adverse environmental conditions.

6) Are you aware of commonly known or reasonably obtainable information that would help us to identify conditions indicative of releases or threatened releases of hazardous wastes/materials at the property? Such information includes knowledge of specific chemicals that are present or were once present on the property, spills or other chemicals releases that may have occurred, or environmental cleanups that have been conducted on the subject property.

No known conditions indicative of releases or threatened releases of hazardous wastes/materials at the property.

6.) Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?

None.

7.) Do you have knowledge what occupied the property prior to your ownership?

Pursuant to recollections and the Phase 1 Environmental Assessment dated June 5, 1996, the site was an irrigated field used for harvesting hay and grazing livestock for a couple of decades prior to 1996. As part of the 2004/2005 development of the site, a substantial amount of earth was removed from the site – i.e. the site surface was lowered.

8.) Do you have knowledge of any prior environmental reports conducted on the property?

Phase 1 Environmental Assessment by Western Technologies, Inc. dated June 5, 1996.

Thanks for completing this questionnaire. Please email document to mtorstenson@aec-env.com

Advantage Environmental Consultants, LLC
6395 Gunpark Drive, Unit W | Boulder, CO | 80301
Office: 720-459-7251 | Fax: 720-459-7298
Cell: 760-534-7744
mtorstenson@aec-env.com | www.aec-env.com

12.7 Supporting Documentation/Prior Reports

COPY

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

WULFSOHN RANCH PROPERTY
GARFIELD COUNTY, COLORADO

WT REF. NO. 3186JC077

Prepared For:

Unocal Real Estate Division
Unocal Corporation
4289 County Road 215
Parachute, Colorado 81635

Western Technologies Inc.
The Quality People
Since 1955

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
WULFSOHN RANCH PROPERTY
GARFIELD COUNTY, COLORADO

PROJECT NO. 3186JC077
DATE: JUNE 5, 1996

PREPARED FOR:

UNOCAL REAL ESTATE DIVISION
UNOCAL CORPORATION
4289 COUNTY ROAD 215
PARACHUTE, COLORADO 81635

PREPARED BY:

WESTERN TECHNOLOGIES INC.
400 SOUTH LORENA AVENUE
FARMINGTON, NEW MEXICO 87401

David R. Cesark, R.G., R.E.A.
Project Manager

Ken Hunter, R.E.A.
Document Review

TABLE OF CONTENTS

		PAGE
1.0	INTRODUCTION	1
1.1	PROJECT AUTHORIZATION	1
1.2	PROJECT OBJECTIVE AND SCOPE OF SERVICES	1
1.3	METHODOLOGY AND LIMITING CONDITIONS	2
2.0	ENVIRONMENTAL SETTING	2
2.1	SITE LOCATION	2
2.2	TOPOGRAPHY/DRAINAGE	3
2.3	REGIONAL GEOLOGY	4
2.4	REGIONAL HYDROGEOLOGY	5
3.0	SITE CONDITIONS	6
3.1	CURRENT LAND USE	6
3.2	BUILDINGS	6
3.3	UTILITIES	6
3.4	ELECTRICAL TRANSFORMERS AND OTHER POTENTIAL PCB SOURCES	6
3.5	ABOVEGROUND STORAGE TANKS	7
3.6	UNDERGROUND STORAGE TANKS	7
3.7	HAZARDOUS MATERIAL STORAGE AREAS	7
3.8	WASTE INDICATORS	7
3.9	WASTEWATER/EFFLUENT DISCHARGES	8
3.10	RADON GAS	8
4.0	OFF-SITE RECONNAISSANCE	9
5.0	REGULATORY RECORDS REVIEW	10
5.1	FEDERAL	10
5.1.1	CERCLIS Database	10
5.1.2	FINDS Database	10
5.1.3	NPL Database	11
5.1.4	RCRA Database	11
5.1.5	ERNS Database	11
5.2	STATE OF COLORADO	11
5.2.1	Registered and Leaking UST Database	11
5.2.2	Storage Tank Remedial Section Database	12
5.2.3	Solid Waste Facility Database	12

6.0 OWNERSHIP/USE HISTORY 12
6.1 INTERVIEWS 12
6.2 TOPOGRAPHIC MAPS 13
6.3 HISTORICAL AERIAL PHOTOGRAPHS 13
6.4 TITLE HISTORY 14

7.0 SUMMARY OF FINDINGS 15

8.0 CONCLUSIONS AND RECOMMENDATIONS 17

9.0 LIMITATIONS 17
9.1 GENERAL 17
9.2 EXCEPTIONS TO AND DELETIONS FROM ASTM PRACTICE E1527 18

10.0 REFERENCES 19
10.1 AGENCIES AND OFFICES 19
10.2 REPORTS AND PUBLICATIONS 19

TABLES

TABLE 1 SOIL DESCRIPTION
TABLE 2 RADON STUDY RESULTS

FIGURES

PLATE 1 VICINITY MAP
PLATE 2 SITE PLAN

APPENDICES

APPENDIX A PHOTOGRAPHIC LOG
APPENDIX B FEDERAL/STATE REPORT
APPENDIX C CHAIN-OF-TITLE REPORT

EXECUTIVE SUMMARY

Western Technologies Inc. (WT) conducted a Phase I Environmental Site Assessment (ESA) at the 436-acre Unocal Wulfsohn Ranch property, located in Garfield County, Colorado. The ESA is based on a site visit to the property, interviews with persons knowledgeable about the property, a historical aerial photograph review, a regulatory records review, and a review of site ownership/use history.

WT concludes that no recognized environmental conditions have been identified for the subject property and no further environmental studies related to this scope of work are necessary at this time.

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
WULFSOHN RANCH PROPERTY
GARFIELD COUNTY, COLORADO

1.0 INTRODUCTION

1.1 PROJECT AUTHORIZATION: This report presents the results of a Phase I ESA conducted for Unocal. The subject property is the 436-acre Wulfsohn Ranch property, located in Garfield County, Colorado (please refer to Plate 1, Vicinity Map). WT was retained by Mr. Gary Parks, Senior Property Supervisor, Unocal, to conduct the assessment. This report of findings completes the scope of services.

1.2 PROJECT OBJECTIVE AND SCOPE OF SERVICES: The objective of this ESA was to observe current site conditions, and evaluate the potential for hazardous or toxic substance contamination. The ESA focused on past and present uses of the subject property and sites within the American Society for Testing Materials (ASTM) specified distances from the property. The report discusses the presence of materials which could contribute to potential environmental liability due to past and current activities on or adjacent to the subject property, and the presence of any hazardous materials on the property.

The scope of work for the project included the following activities:

- Review of VISTA Site Assessment Report of regulatory agency databases covering the areas occupied by the property and sites within search distances specified by ASTM Standard Practice E 1527;
- Evaluation of the physical setting of the property and study area;
- Description of current and past uses of the property;
- Reconnaissance of the property during a site visit;
- Reconnaissance of adjoining sites within ASTM-specified distances, during a site visit;
- Review of a 50-year Chain-of-Title report provided by Land Title Guarantee Company;
- Interviews with persons knowledgeable of the site history and usage;
- Evaluation of the information developed through the assessment tasks; and,
- Presentation of this report.

1.3 METHODOLOGY AND LIMITING CONDITIONS: In general, and to the extent described elsewhere in this report, WT initiated this ESA through systematic review and observation of current conditions at the subject property and adjoining sites. As part of this approach, WT personnel conducted visual and physical reviews of the property and made observations regarding its condition and uses. WT observed accesses onto the property, such as roads, utility easements, railroads, pathways or other discernable access points leading into the property from it's periphery. WT also reviewed the areas adjoining the subject property to the extent that these areas were visible from the property or from public thoroughfares. The observations made during the WT review of the property and adjoining areas included the following features:

- Geologic, hydrogeologic, hydrologic, and topographic features;
- Site drainage characteristics including washes, canals, basins, culverts, and dry wells;
- Physical improvements including buildings, roads, and parking lots;
- Septic systems;
- Aboveground storage tanks (ASTs);
- Evidence of underground storage tanks (USTs) including fuel pumps, pump islands, vent pipes, and inspection ports;
- Electrical or hydraulic equipment;
- Groundwater wells;
- Material and waste storage areas including storage containers;
- Environmental indicators such as odors, stressed vegetation, staining or corrosion on soil or paved areas;
- Oil sheens, films, or coatings on standing water;
- Solid wastes on the ground surface, in solid waste containers, or within open excavations;
- Non-natural filling or surface grading including mounding and depressions; and,
- Ponds, pits, lagoons, sumps and drains, and excavations.

No conditions limiting the site investigation procedure were encountered during the site visit.

2.0 ENVIRONMENTAL SETTING

2.1 SITE LOCATION: The subject property is an undeveloped parcel of land consisting of 436.27 acres, more or less, located within portions of sections 5, 6, 8, 9, Township 6 South, Range 89 West; Garfield County, Colorado (please refer to Plate 1, Vicinity Map). The property is located approximately 1 mile northwest of downtown Glenwood Springs, Colorado.

The subject property is located immediately west of the city limits of Glenwood Springs. Two parcels of the property were separated from the main body of the ranch during recent construction of the extension of Midland Avenue. The "West Parcel" consists of 5.75 acres of land and the "East Parcel" consists of 4.20 acres. Both parcels are located on the north side of the Midland Avenue extension. The property is bounded to the north by private lands (Denver & Rio Grande Railroad); to the east by the City of Glenwood Springs (City; Yampah Mountain H.S., residential); and to the south and west by private land and public lands administered by the Bureau of Land Management (BLM).

The only potential for environmental concern indicated by the setting was the fact that the subject property is virtually unpatrolled and not entirely "secure". The subject property can currently be accessed from the southeast via a locked gate. Future access will be from the new extension of Midland Avenue (under construction). In addition, a direct access from the Midland Avenue extension to the "West Parcel" will be provided. Access to the "East Parcel" from Midland Avenue is provided by an existing private road which is part of the property (Plate 2).

2.2 TOPOGRAPHY/DRAINAGE: The property is located in west-central Colorado. The elevation of the property ranges from a high of approximately 6,760 feet above mean sea level (msl) in the southern edge of the western property line, to a low of approximately 5,710 feet msl in the northern edge of the "Western Parcel" of the property, according to the Glenwood Springs, Colorado, 1961 (photorevised 1987) U.S. Geological Survey 7.5-minute topographic sheet. The subject property lies in the Colorado River valley immediately west of Glenwood Springs. The northeast 1/3 of the property is relatively flat and grass-covered. The middle section and majority of the property is slightly to moderately sloped and grass/sagebrush/tree - covered. The southern boundary of the property is steeply sloped and either barren or covered with sagebrush and/or trees (please refer to site photographs; Appendix A).

Several natural drainages exist on the property trending generally north-northeast toward the Colorado River. The local surface drainage is also north-northeast toward the Colorado River. The regional gradient is generally west along the Colorado River. Two retention ponds were observed on the subject property for the watering of livestock. The first pond was only damp and was located .4 mile from the southeast access point. The second pond (main retention pond) contained water and was located immediately south of center of the northern property line. Several irrigation ditches (including the Atkinson Canal) trending generally NW-SE were observed, but none contained water.

The Garfield County (County) Municipal Building located in Glenwood Springs, Colorado, maintains a variety of databases of environmental significance. The National Flood Insurance Program's Flood Insurance Rate Map (FIRM) of the County dated January 3, 1986 indicated that the "West Parcel" was in "Zone C" (area of minimal flooding), and the remainder of the property was located in "Zone D" (area of undetermined, but possible flood hazards). Mr. Mark Bean, County Building and Planning Department Director, stated that the subject property was in an area zoned for Agricultural/Residential/Rural Density (A/R/RD) with a minimum 2-acre lot size. Mr. Gary Parks, Unocal Senior Property Supervisor stated in his report titled, "Unocal Roaring Fork Ranches - Colorado", dated February 9, 1996, that the "West Parcel" has been annexed to the City and is zoned C-1 Limited Commercial.

2.3 REGIONAL GEOLOGY: The subject property lies within the western flank of the Southern Rocky Mountains geomorphic province located within the Rocky Mountain System. The Southern Rocky Mountains Province terminates just west of the property at the Grand Hogback, where the Colorado Plateaus Province commences. The Glenwood Springs Hot Springs, for which the City is famous, flow 123 degree fahrenheit water at the rate of 2,500 gallons per minute from Pennsylvanian shales. The hot water rises rapidly from considerable depth through broken and shattered rocks along a fault zone near the Colorado River.

The majority of the property (low-lying) is underlain by modern (Quaternary) alluvium. This alluvium was deposited over the past 2 million years by the nearby Colorado River. Rocks comprising the surrounding cliffs include: Mississippian Leadville Limestone (massive gray rock); contorted gypsum-bearing Pennsylvanian shales, Triassic redbeds (lower slopes on the southern boundary); and the Maroon Formation, which comprises "Red Mountain", on the southern boundary of the property.

Because of the large areal extent of the subject property, two different series of soils have been identified. The soils types are summarized below in Table 1.

Table 1. Soil Description

SOIL TYPE	DESCRIPTION	SHRINK/SWELL POTENTIAL	CORROSION RISK	
			Uncoated Steel	Concrete
Jerry-Lamphier-Cochetopa. 12 to 50% slopes - 15 to 50% slopes - 9 to 50% slopes.	Deep, well-drained, moderately sloping to steep soils on mountains and fans.	low-high	high	low
Morval-Villa Grove. 3 to 12% slopes - 15 to 30% slopes.	Deep, well-drained, moderately sloping to moderately steep soils on mesas, mountainsides, and alluvial fans.	low-moderate	high-moderate	low

2.4 REGIONAL HYDROGEOLOGY: In western Colorado, groundwater is extracted from the following aquifers: Valley fill alluvial deposits, Green River Formation, Mesa Verde group, Dakota sandstone, Entrada sandstone, Glen Canyon group, Wingate sandstone, Leadville limestone, pre-Mississippian age rocks, Precambrian crystalline rocks. With the exception of Valley fill deposits, the ability to produce water from any of the aforementioned aquifers is dependent on several geological factors, the most critical being structure. Throughout much of western Colorado, the rocks have been subjected to complex deformation processes that directly affect the hydrogeologic conditions. Therefore, it is quite possible for groundwater to occur under artesian or flowing artesian conditions locally within the same aquifer.

An example of how local geologic conditions effect water quality of the surface waters in the Colorado River Basin is evident in the Piceance Creek structural basin where the Green River Formation is exposed. Large quantities of water exist in varying degrees of quality. Groundwater produced from the upper member is typically of high quality while water produced from the lower member is typically of poor quality with total dissolved solids (TDS) content as high as 63,000 milligrams per liter (mg/l). Groundwater discharge has a deleterious effect on surface water quality in the Piceance Creek Basin. Near the headwaters of Piceance Creek, the water is a predominantly calcium, magnesium, bicarbonate type. However, at the mouth of the creek, the water is a sodium bicarbonate type and the TDS showed an increase from 600 mg/l to 2,000 mg/l.

However, the single geologic factor having the most impact on water quality in western Colorado are the many mineral springs found throughout the area. These springs add over 528,000 tons of dissolved minerals annually to the western Colorado rivers. The waters produced by these springs are generally a sodium chloride type, but some are sodium bicarbonate or sulfur in type. Depth to groundwater beneath the subject property is unknown.

3.0 SITE CONDITIONS

Information in this section is based solely on: a site visit to the property on April 23, 1996; interviews with persons knowledgeable of the subject property; and any specific references included in the following subsections. A Site Plan is provided as Plate 2. Photo-documentation of site conditions at the time of WT's site visit is provided as Appendix A.

3.1 CURRENT LAND USE: The subject property was rural and undeveloped, and was utilized exclusively for agricultural purposes (primarily cattle pasture and raising hay). Site improvements included fencing, two catch basins, an irrigation system of ditches/canals, and roads. Much of the property consisted of rugged terrain which was not easily accessible (please refer to Plate 2 for areas visited by car and on foot). No staining of soils or stressed vegetation were observed during the site visit.

3.2 BUILDINGS: No buildings were observed on the subject property.

3.3 UTILITIES: The City of Glenwood Springs maintains underground electrical utilities which are located in the corral area of the property and service an irrigation pump. In addition, two pole-mounted transformers were located along the north property line fence near the southeast corner of the property. However, the transformers are scheduled to be removed in a month and replaced by new pad-mounted transformers as part of the Midland Avenue extension. No other utilities were observed on the subject property, however, several downed utility poles were noted.

3.4 ELECTRICAL TRANSFORMERS AND OTHER POTENTIAL PCB SOURCES: Some older transformers, capacitors, generators, fluorescent light ballasts, and other electrical equipment may contain polychlorinated biphenyls (PCBs) in the dielectric fluid. PCBs are suspected carcinogens and were banned from manufacture by the 1976 Toxic Substance Control Act. Transformer oils are classified in one of three categories:

- Non-PCB - containing less than 50 parts per million (ppm) of PCBs.

- PCB-contaminated - containing between 50 and 500 ppm of PCBs. Transformers which have not been tested are assumed by federal regulations to be PCB-contaminated.

- PCB transformer - containing more than 500 ppm of PCBs. All PCB transformers were to have been removed from the public domain by October 1990.

The property was surveyed for the presence of potential PCB sources and two pole-mounted transformers were observed 3-feet north of the of the north property line fence near the southeast corner of the property. Mr. Ken George of the City was contacted on May 23, 1996 regarding the condition of the two transformers. Mr. George responded to WT that the transformers have never been tested for PCBs. However, the transformers are scheduled to be removed in a month and replaced by new pad-mounted transformers as part of the Midland Avenue extension. The existing transformers showed no indications of leakage.

3.5 ABOVEGROUND STORAGE TANKS: AST registration is not generally required unless the tank contains hazardous waste/materials or requires a flammable contents permit from the local fire department.

No ASTs or surface indications of former ASTs were noted on the subject property during the site visit. The Assistant Fire Chief noted that the City does not require local ranches and farms to register ASTs, and he was not aware that any ASTs were ever located on the subject property.

3.6 UNDERGROUND STORAGE TANKS: Underground storage tanks (USTs) are tanks that store regulated substances and have at least 10 percent of their volume (including contents of associated pipe systems), underground. Surface evidence of former UST locations would include pump islands, cut-off pipes, vent pipes, and asphalt patches. No surface evidence of existing or former USTs was noted on the subject property.

3.7 HAZARDOUS MATERIAL STORAGE AREAS: Hazardous materials, if present, should be stored is such a manner as to contain any potential leaks, spills or other discharges. Proper storage would also include container integrity, secondary containment capacity of 110 percent of the total volume or the largest container, whichever is greater, and storage of volatile chemicals in properly vented fireproof room or cabinet. All containers of hazardous materials should be properly labelled and Material Safety Data Sheets should be present at the facility for all hazardous materials. Records of waste disposal should be maintained at the facility. All ignitable and reactive wastes should be stored at least 50 feet inside the property boundary.

No hazardous materials were observed on the subject property during the site reconnaissance.

3.8 WASTE INDICATORS: Waste indicators would include: stressed vegetation; spillage/leakage of hazardous substances; staining of soil or other permeable surfaces; leachate or waste seeps; waste materials; disposal areas; construction/demolition debris; drums, barrels or containers which presently or could have formerly contained hazardous substances; unusual odors; and surface water discoloration, odor, sheen or free floating product. No waste indicators were observed on the subject property.

3.9 WASTEWATER/EFFLUENT DISCHARGES: Wastewater/effluent discharge would include: existing or former oil/water separators, sumps, dry wells, catch basins, injection wells, groundwater/wastewater treatment systems, septic tanks, leach fields, floor drains, compressor blowdown and exterior pipe discharges.

Two catch basins were observed on the subject property located adjacent to the access road. The catch basins had no indication of surface water discoloration, odor, sheen or free floating product.

3.10 RADON GAS: Radon is a naturally occurring radioactive gas. It is odorless, tasteless and invisible. Several years of research, based on the medical records of uranium mine workers, have shown a correlation between exposure to elevated radon concentrations and subsequent irradiation of lung tissues which can result in lung cancer. Because radon occurs as a gas, the pathway for exposure is via inhalation. Radon, itself, is an inert gas and does not interact with the body. It is the radioactive decay products of radon ("radon daughters") which are retained as solids and actually irradiate the lungs.

Radon is one of several materials produced through the natural decay of uranium to stable lead. As a gas, radon escapes from the soil and becomes airborne. Thus, the potential exists for radon to accumulate to concentrations above the remedial action level of 4.0 picocuries per liter (pCi/l) in structures throughout the United States.

Geologic materials that contain above average levels of uranium are potential sources of radon gas that can seep into homes and buildings and accumulate in elevated concentrations. Radon can be found in high concentrations in soils and rocks containing uranium, such as granite, shale, phosphate and pitchblende. Locations of these materials are highly unpredictable. Elevated levels of radon may also be found in soils contaminated with certain types of industrial wastes, such as the by-products from uranium or phosphate mining.

According to a publication from the Colorado Geological Survey, Department of Natural Resources, entitled "Results of the 1987-88 EPA Supported Radon Study in Colorado", radon gas levels are considered low to moderate for structures tested in the area of the subject property according to the following categories: Geological Area, County, and Zip Code. In all three categories the average reading was below the state average of 5.60 pCi/l. However, two of the three categories were above the remedial action level of 4.0 pCi/l.

Table 2. Radon Study Results

CATEGORY	# OF SAMPLES	AVG. PCI/L	≥0<4	≥4<10	≥10<20	≥20
			PERCENTAGE IN EACH RANGE			
Geological Area (Older Complex Sediments)	109	3.60	60.55	35.78	3.67	0.00
County (Garfield)	64	4.12	59.38	35.94	3.13	1.56
Zip Code (81601)	16	5.04	56.25	37.50	0.00	6.25

4.0 OFF-SITE RECONNAISSANCE

An off-site reconnaissance was performed by WT on April 24, 1996. The reconnaissance consisted of a survey of adjoining properties, and nearby land uses which could have an adverse environmental impact on the Site. The Site is bordered by the following streets, properties, and/or land uses.

The Site is located adjacent to the I-70 corridor of Glenwood Springs, Colorado. The developed portion of the Site is currently utilized exclusively for agricultural purposes, i.e. cattle pasture and raising hay.

- The Site is bounded on the north by private lands (Denver & Rio Grande Railroad).
- The Site is bounded on the east by the City of Glenwood Springs (Yampah Mountain H.S./residential)
- The Site is bounded on the south and west by private land (ski area), and public lands administered by the BLM.

Immediately north of the Midland Avenue extension and railroad tracks exists an industrial area. The industrial area consists of: a state highway department facility, a storage area for the railroad, a hardware store/lumber yard, a "Coca Cola" facility, a "Coors" facility, an electrical substation, an auto repair facility, and a building materials facility. Several ASTs were noted in the adjoining industrial area. The Assistant City Fire Chief explained to WT on April 23, 1996 that the ASTs contained magnesium chloride and were utilized by the state highway department for "ice melt". In addition, WT observed an apparent fuel AST at the same facility. Due to access problems, the off-site ASTs could not be closely inspected for integrity or spillage/leakage.

5.0 REGULATORY RECORDS REVIEW

This section is based solely on information provided by VISTA Information Solutions, Inc. (Vista) of San Diego, California. Because of the large areal extent and rural location of the subject property, the most practical, cost effective, computerized records search was based on the postal zip code (81601) of the nearest town, Glenwood Springs, Colorado. Sources of information may include: commercially available and proprietary regulatory databases, regulatory agency files, personal interviews, and telephone interviews. In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the presumed groundwater flow direction in relation to the subject property. These determinations are based subjectively on regional hydrogeologic information, topographic maps and local site conditions. A copy of the Federal/State regulatory agency records search report provided by Vista is included as Appendix B. This records search exceeded ASTM standards.

5.1 FEDERAL: The following subsections detail Vista's findings based on a review of various federal databases.

5.1.1 CERCLIS Database: Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites are potential hazardous waste sites which have been evaluated by the EPA for a release or threatened release of hazardous substances into the environment.

According to the December, 1995 database, one site was identified within the zip code area. However, CERCLIS facilities were within a one-half mile radius of the property.

5.1.2 FINDS Database: The Facility Index System (FINDS) is a compilation of any site which the EPA has investigated, reviewed, or been notified of in connection with its various regulatory programs.

According to the December, 1995 database, 83 sites were identified within the zip code in the FINDS records search. No further information is available from FINDS.

5.1.3 NPL Database: The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites that have been identified for priority remedial action.

According to the September, 1995 database, no NPL sites were identified within the zip code area.

5.1.4 RCRA Database: The Resource Conservation and Recovery Act (RCRA) database lists facilities that have notified the EPA of hazardous waste activity. The notifiers may engage in the generation of hazardous wastes. Generators are listed as either large, small or conditionally exempt generators. Large quantity (Code 1) generators produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. Small quantity (Code 2) generators produce 100-1000 kg/month of non-acutely hazardous waste. Conditionally exempt generators (Code 3) are those which generate less than 100 kg/month of non-acutely hazardous waste. "Non-regulated" indicates that the facility filed a notification and/or a permit application, but claims not to generate, transport, treat, store or dispose of hazardous waste; or the facility falls into other specified categories of non-regulated under RCRA. The EPA also maintains a list of facilities on which treatment, storage, and/or disposal (TSD) takes place, as defined and regulated by RCRA.

According to the February, 1996 RCRA database, 33 sites were identified within the zip code area. The search of the RCRA database did not list the subject property. No adjoining properties were listed as RCRA-regulated facilities. No RCRA regulated treatment, storage or disposal (TSD) facilities were listed within a distance of one mile from the property.

5.1.5 ERNS Database: The Emergency Response Notification System (ERNS) is a listing compiled by the EPA of reported releases to the air, soil and/or water of hazardous and/or unidentified substances. This listing provides a limited amount of information on the type of material involved, the cause of the release, and damages or injuries associated with the release. The ERNS database also lists the agencies notified, the responsible party, and the reporter of the release.

A review of Vista's ERNS database dated September, 1993 identified 5 sites within the zip code area, but did not list the property.

5.2 STATE OF COLORADO: The following subsection details WT's findings based on a review of Vista's various Colorado State Government (Colorado) databases.

5.2.1 Registered UST Database: Under Subtitle of the 1984 RCRA Amendments, owners of underground storage tanks that contain regulated substances were required to notify (register with) the designated state agency of the existence of the tank(s) by May 8, 1986. The Colorado Division of Labor, Oil Inspection Section maintains a database of registered USTs with hazardous contents, for the State of Colorado. The minimum ASTM search distance for state registered UST sites includes the subject property and adjoining properties.

The search of the registered UST database (dated December, 1995) did not list the subject property, but did list 49 sites within the zip code area. Two sites were listed adjacent to the subject property:

- Coca Cola Bottling Company; 1220 Devereux Road; cross-gradient
- R.M. Natural Gas Operations; 1320 Devereux Road; cross-gradient

5.2.2 Storage Tank Remedial Section Databases: The CDPH&E Storage Tank Remedial Section maintains two databases of leaking underground storage tanks (LUST): LUST "Trust Funds" (dated August, 1995); and Location of Reported LUSTs (dated December, 1995). The first database lists LUST sites which completed cleanup activities. These sites may still have contamination present, however, the CDPH&E has granted "closure" for the site. The second database lists sites which are presently undergoing remediation, are in the process of determining the extent of contamination, or which have just been identified as having a release. The minimum ASTM search distance for LUST sites is one-half mile.

The subject property was not listed as a LUST site. Ten sites were listed within the zip code area, however based on the report provided by VISTA, none of the sites appeared to be within a one-half mile radius from the subject property.

5.2.3 Solid Waste Facility Database: The CDPH&E maintains listings of solid waste facilities, and transfer stations located within the State.

The Solid Waste Database (dated February, 1995) did not list any landfill, solid waste facilities or transfer stations within a one-half mile radius of the property.

6.0 OWNERSHIP/USE HISTORY

6.1 INTERVIEWS: Mr. Norm Chandler who resides at 5960 County Road 109, Carbondale, Colorado, was interviewed on April 24, 1996. Mr. Chandler stated that he has been harvesting hay and grazing livestock at the subject property for approximately the last two years, and to the best of his knowledge, the current land use is consistent with the past use of the property. The only herbicides and/or pesticides used on the property that he is aware of was herbicide "24D" for weed control in the irrigation ditches. There are no utilities at the property, because there are no buildings. Mr. Chandler was not aware of any hazardous material storage/dumping that took place at the property. There are presently no ASTs or USTs located on the subject property and there never has been to the best of Mr. Chandler's knowledge. Mr. Chandler stated that no incidents of environmental significance are known to have impacted the subject property.

Mr. Guy Meyer is the Community Service Coordinator for Garfield County and is the County environmental representative. Mr. Meyer was contacted on May 23, 1996 regarding the environmental condition of the subject property. Mr. Meyer stated that the County has really only been keeping environmental records since the early 1990's, and he knows of no incidents of environmental significance to have impacted the subject property.

6.2 TOPOGRAPHIC MAPS: The Glenwood Springs, Colorado, 1961 (photorevised 1987) U.S. Geological Survey 7.5-minute topographic sheet was reviewed. This topographic map provided a limited amount of site-specific information for the subject property. The topographic map did not identify any structures on the subject property. The railroad right-of-way is located immediately north of the property, and the City airport is located approximately 3 miles southeast and upgradient of the property. The map did not identify any other facilities of potential environmental concern at or around the property.

6.3 HISTORICAL AERIAL PHOTOGRAPHS: Aerial photographs dated 1968, 1978, 1982, and 1988 were reviewed at the U.S. Department of Agriculture, Soil Conservation Service office in Glenwood Springs, Colorado, on April 22, 1996. The purpose of the review was to determine and assess the nature of previous activities on the subject property and adjacent properties. A brief summary of the aerial photograph review is as follows:

The earliest available photograph depicting the subject property (1968; Scale: 1" = 660') shows the entire property as a vacant lot. The upper 2/3 of the property (SW portion) is undeveloped and vegetated by a juniper cover. The lower 1/3 of the property (NE portion) is developed for agricultural use; i.e. the vegetation appears non-native. A catch basin is visible in the central portion of the property, just south of the northern property line. A second catch basin, possibly dry, is also visible. The railroad is visible just north of the property. A development is visible just southeast of the property. The City of Glenwood Springs is visible to the east of the property.

The photograph dated 1978 (Scale: 1" = 660') shows the entire subject property. Changes since the previous photograph include the addition of a building, AST, and an access road leading up a ski area which borders the property to the southeast. Interstate Highway 70 (I-70) is located immediately north of the Colorado River (and the property) and appears to be complete. There is increased residential development north of the property (across I-70).

The photograph dated 1982 (Scale: 1" = 1,000') shows the entire subject property. The property boundaries have been marked on the photograph. Development in the area surrounding the property has increased since the previous photograph.

The most recent available photograph dated 1988 (Scale: 1" = 660') shows the entire subject property. Structures are visible immediately south of the railroad tracks. Two irrigation ditches are visible on the northern (developed) portion of the property running parallel to the Colorado River. Development in the area surrounding the property has increased since the previous photograph.

The review of aerial photographs provided no visual surface evidence of gross environmental concern on the subject property or adjoining properties.

6.4 TITLE HISTORY: A 50-year (plus) Chain-of-Title search was performed by Land Title Guarantee Company, Glenwood Springs, Colorado for the subject property. The research covered all title changes including: Land Contracts, Leans, Deed Restrictions, Easements, Fee Ownerships, Leases and other encumbrances. A review of the Chain-of-Title indicated the following past ownership of the property.

Julius Wulfsohn conveyed the property to The Wulfsohn Mercantile Company in the form of a Warranty Deed on September 26, 1923.

The Wulfsohn Mercantile Company conveyed the property in a Warranty Deed to Mollie and Sophie Wulfsohn on December 30, 1940.

Mollie and Sophie Wulfsohn conveyed the property in a Warranty Deed as Joint Tenants to Mollie and Sophie Wulfsohn on July 28, 1949.

The Wulfsons conveyed to J.V. Rose and J.F. Gregory a Quit Claim Deed dated October 27, 1949, and a Warranty Deed dated August 2, 1949.

J.V. Rose and J.F. Gregory conveyed the property in a Warranty Deed dated April 6, 1953 to Brinkley B. Brown.

Brinkley B. Brown conveyed the property in a Warranty Deed dated July 30, 1955 to the Glenwood Hot Springs Company.

The Glenwood Hot Springs Company conveyed the property in a Warranty Deed dated January 4, 1957 to Union Oil Company of California.

Exceptions included: a tract of land previously conveyed to the Colorado Department of Highways in deed recorded September 22, 1967; and, a tract of land conveyed to the City in deed recorded October 7, 1994.

A review of the title history revealed no previous property ownerships which would indicate any potential for contamination of the property. The property has undergone several historical changes of ownership since it was first developed in 1923. Please refer to Appendix C for the Chain-of-Title Report.

7.0 SUMMARY OF FINDINGS

Based on the site visit, the off-site reconnaissance, interviews, the regulatory records review, and a review of ownership/use history, WT reiterates the following:

- The subject property is not identified as a CERCLIS, NPL, RCRA notifier/TSD, NMED UST/LUST, or ERNS site. Two UST sites were listed adjacent to the subject property.
- No surface indications of USTs were observed or reported on the subject property. No LUST sites were reported within one-half mile of the subject property.
- The property was surveyed for the presence of potential PCB sources. The pole-mounted transformers noted on the property line are scheduled to be removed in a month showed no indications of leakage.
- According to the Vista Solid Waste Facility database, no current or former landfills or illegal open dumps are located on or within one-half mile of the subject property.
- Depth to groundwater beneath the subject property is unknown. The local surface drainage is NNE toward the Colorado River. The regional gradient is generally west along the Colorado River.
- Insufficient data exists to adequately characterize groundwater quality beneath the subject property.

- No aboveground storage tanks (ASTs) or surface indications of former ASTs were noted on the subject property. ASTs were observed on adjacent lands. A fuel AST and several magnesium chloride ASTS were located at the state highway department facility.

- No hazardous materials were noted on the subject property during the site visit.

- The subject property was generally well maintained and had a clean appearance. No unusual odors were noted on the subject property during the site visit. No other waste indicators were observed.

- No surface evidence of any of the wastewater/effluent discharges was noted on the subject property during the site visit.

- Radon gas levels are considered low to moderate for structures tested in the area of the subject property according to the following categories: Geological Area, County, and Zip Code. In all three categories the average reading was below the state average of 5.60 pCi/l. However, two of the three categories were above the remedial action level of 4.0 pCi/l.

- No RCRA TSD or NPL sites were identified on or within a distance of one mile from the subject property.

- No CERCLIS sites were identified on or within a distance of one-half mile from the subject property.

- A review of the EPA ERNS database of records did not identify any release incidents on or within a distance of one-eighth mile from the subject property.

- The FIRM map for the County dated January 3, 1986 indicated that the "West Parcel" was in "Zone C" (area of minimal flooding), and the remainder of the property was located in "Zone D" (area of undetermined, but possible flood hazards). The subject property was in an area zoned for A/R/RD.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Western Technologies, Inc., has performed a Phase I Environmental Site Assessment of the subject property in an effort to conform with the scope and limitations of ASTM Practice E1527.

This assessment has not revealed evidence of any recognized environmental conditions in connection with the subject property.

No further assessment activities are indicated at this time.

9.0 LIMITATIONS

9.1 GENERAL: The scope of this Phase I Environmental Site Assessment is limited to: observations made during the site visit; observations made during the off-site reconnaissance; interviews with knowledgeable persons, with public agency personnel; reviews of readily available published and unpublished reports, literature, and aerial photographs. As a result, these conclusions are based on information supplied by others, and interpretations made by qualified personnel. Any conclusions and/or recommendations made in this report are subject to modification if subsequent information is obtained by WT.

The focus of this Environmental Site Assessment was to assess the potential for hazardous or toxic substance contamination resulting from previous and current uses of the subject and adjacent properties. As a result, this assessment does not address the presence of the following conditions unless they were the express concerns of contacted personnel, report and literature authors, or the work scope.

- Naturally occurring toxic or hazardous substances in the subsurface soils, rocks, and water.
- Toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables.
- Contaminants or contaminant concentrations that are not currently regulated but may be regulated under future standards.

It is impossible to predict events that may occur after the site visit, such as illegal disposal, accidental spillage, or the inaccuracy of the published or unpublished reports, literature, or documents referenced herein. There is not assessment thorough enough to completely exclude the presence of hazardous substances at any site. Therefore, if none are identified as part of a limited scope of work, such a conclusion should not be construed as a guaranteed absence of such materials. It is merely the result of the assessment.

Project services have been completed in agreement with our understanding with Unocal Corporation. This document and the information contained herein have been prepared for the use of Unocal Corporation and their assigned parties.

This Phase I Environmental Site Assessment was completed by an environmental specialist under a limited scope of work in accordance with the work agreement. This report provides opinions of WT concerning recognized environmental conditions at the subject property. It is possible, despite the use of reasonable care and interpretation, that WT may have failed to identify regulatory violations or the presence of hazardous substances, underground storage tanks, or other obscured or subsurface areas of potential environmental concern. WT assumes no responsibility for conditions that were not specifically evaluated or conditions that were not generally recognized as environmentally unacceptable at the time this report was prepared.

9.2 EXCEPTIONS TO AND DELETIONS FROM ASTM PRACTICE E1527:

- Report format is different and adapted to individual locale.
- Credentials of the environmental assessors (resumes) and of the company (Statement of Qualifications) have not been included with the report but are available upon request.

12.8 Qualifications of the Environmental Professionals

David F. Svrjcek
Branch Manager – Denver Metro Region
Boulder, Colorado

EDUCATION

B.S. Marketing, University of Maryland, College Park, 1992

PROFESSIONAL REGISTRATIONS, LICENSES, AND CERTIFICATIONS

- Meets Environmental Professional Standards as defined in 40 CFR 312
- Certified/Licensed EPA AHERA Asbestos Building Inspector for Colorado, New Mexico, Arizona, Wyoming, and Virginia
- 16-Hour Radon Measurement Operators Course, WRTC
- 24-Hour Mold Inspector Training
- Lead in Drinking Water Training

PROFESSIONAL SUMMARY

Mr. Svrjcek is the branch manager of AEC's western regional office in Boulder, Colorado and has been with Advantage Environmental Consultants, LLC (AEC) since June 2002. Mr. Svrjcek has 18 years of experience in the environmental consulting field. He has interacted with industry management, developers, banks, general contractors, legal counsel, and regulatory agencies on a diverse range of local, state, and federal regulatory and environmental issues. His experience in environmental consulting ranges from staff scientist to senior project manager and includes: environmental regulatory issues for FCC Wireless Telecommunications Industry; Environmental Assessments for Housing and Urban Development and local Housing Authorities; Phase I Environmental Site Assessments (ESAs); Phase II subsurface investigations; groundwater monitoring well installations and sampling; mold surveys, and Industrial Hygiene services including asbestos surveys. As branch manager, Mr. Svrjcek is responsible for client/development/management, project management and technical-related tasks of projects.

Phase I Environmental Site Assessments (ESAs)

Meets the Phase I ESA Environmental Professional Standards as defined in 40 CFR 312. Eighteen (18) years of experience conducting, preparing, and reviewing over 600 environmental site inspections and technical reports of Phase I ESAs and Transaction Screens for state and county governments, various commercial lending institutions, insurance companies, REITS, property managers, telecommunication carriers, non-profit agencies, construction managers, and real estate developers. Mr. Svrjcek has conducted Phase I ESA's and related environmental services in Colorado, New Mexico, Minnesota, Texas, Maryland, Virginia, West Virginia, the District of Columbia, Delaware, New Jersey, New York, and North Carolina.

Comprehensive Hazardous Materials Demolition Surveys

Certified/Licensed EPA AHERA Asbestos Building Inspector since 1998. Experience conducting and preparing Asbestos Building Surveys and associated reports for facilities located in Colorado, New Mexico, Maryland, Virginia, and the District of Columbia. Experience managing large-scale projects involving initial asbestos surveys, assistance with abatement specifications/bid documents, turnkey abatement oversight, and implementation of Operations and Maintenance (O&M) Programs.

National/Regional Account Management/ FCC Wireless Regulatory and NEPA Compliance

Fifteen (15) years of experience performing technical review of approximately 2,500 Federal Communication Commission NEPA assessments and screenings for wireless telecommunications carriers including T-Mobile, Verizon Wireless, and AT&T, as well as several regional tower builders. Experience includes account management, project coordination, technical review, and management oversight of all environmental engineering services and federal compliance (i.e., FCC NEPA compliance, Phase I ESAs, Asbestos and Lead-Based Paint testing, subsurface investigations, cultural resources, and geotechnical engineering). Maintained close client contact to ensure program implementation and client satisfaction. Implemented various internal programs to monitor quality and cost issues. Account management experience also includes managing large projects involving building owners, regulatory officials, subcontractors, and other professionals.

PROFESSIONAL EXPERIENCE

Managed numerous Phase I and Phase II due diligence studies and hazardous materials surveys of abandoned schools located in Washington, DC prior to redevelopment. The schools were being assessed to evaluate feasibility for conversion into charter schools and to establish budgetary abatement/remediation costs. Laboratory results from the hazardous materials surveys verified that significant quantities of asbestos and lead-based paint were present in the buildings. In addition, the Phase I ESA identified the presence of an underground storage tanks on the property. Subsurface investigations using a geoprobe were performed at both properties in the area adjacent to the suspected USTs.

Oversaw and managed all environmental services for a portfolio of seven District of Columbia recreational center facilities that were proposed for complete redevelopment and/or significant renovations. Scope of work performed typically included a Phase I ESA and a Hazardous Materials Survey. Properties generally included approximate 6,000 square-foot recreational centers, swimming pools, and adjacent playground areas. Most of the facilities were constructed from approximately 1928 to 1950. Since AEC was working for the construction management firm responsible for redevelopment, soil excavation, as well as identifying any lead and asbestos issues was of primary concern to the Client. Based on AEC's historical review and site visit, AEC identified additional environmental concerns for one of the facilities due to leaking underground storage tanks on adjacent parcels.

Served as Project Manager for the assessment and evaluation of environmental liability as part of property refinancing of an approximate 10-acre shopping center in New Carrollton, Maryland. The site was impacted with chlorinated solvents and was taken through the MDE's Voluntary Cleanup Program (VCP). Performed pilot studies including soil vapor extraction studies prior to designing/implementing an on-site remediation system.

National program management of wireless telecommunications sites for T-Mobile Northeast, LLC. (or related turnkey consultants) for their expansion throughout DC, Maryland, West Virginia, Pennsylvania, New York, and Virginia. The scope of work for these sites includes the following services: Phase I ESAs, FCC NEPA Checklist reports, cultural resources, asbestos and lead-based paint testing (for building collocation sites), and photosimulations. Working with various district, state and federal agencies including the State Historic Preservation Office, National Park Service, and the United States Fish and Wildlife Service to comply with all applicable federal requirements. Mr. Svrjcek has managed approximately 2,000 sites for T-Mobile since 2000.

Managed the environmental review process for approximately 200 proposed telecommunication installation sites for AT&T Wireless Services, Inc. through a contract with Bechtel Telecommunications. The telecommunications expansion included the states of Maryland, Virginia, District of Columbia, Pennsylvania, and West Virginia. The scope of work for these sites typically included the following services: Phase I ESAs, FCC NEPA Checklist reports, asbestos and lead-based paint testing (for building collocation sites), photosimulations, and when necessary, Environmental Assessments. Worked with various local, state, and federal agencies including the State Historic Preservation Office, National Park Service, the United States Fish and Wildlife Service, and numerous county wildlife and planning agencies to comply with all applicable federal NEPA requirements.

Client manager for a large-scale HOPE VI revitalization project that included the demolition of 1,107 existing public housing units and the construction of 555 residential units. This project involved coordination with numerous private and public agencies including: the Housing and Urban Development, the District of Columbia Housing and Community Development, the District of Columbia Housing Authority, the District of Columbia Department of Consumer and Regulatory Affairs, Historic Preservation Division, as well as various private contractors. The scope of work included the completion of Environmental Assessments (as required by the National Environmental Protection Act), Phase I ESAs, hazardous material surveys, underground storage tank removals, preparation of abatement specifications, and the completion of a Comprehensive Site Assessment (CSA) and Corrective Action Plan (CAP) for a former gasoline filling station parcel.

Assisted a private investor with the acquisition of an abandoned 5.6-acre automobile dealership property located in New Jersey. The assessment was used to assist the Client with a purchase price for the property and to work out an indemnification agreement with the current owner. Work included a Phase I ESA, subsurface soil and groundwater investigation, magnetic remote sensing for USTs and groundwater monitoring well installations. The preliminary field investigation discovered two suspected abandoned USTs on the Site which were confirmed during the magnetic sensing activities. Environmental impact was determined to exist on the property associated with the former USTs and the former operation of hydraulic lifts. Additional activities included performance of a Comprehensive Site Characterization using geoprobe soil and groundwater sampling coupled with the installation of groundwater monitoring wells and the development of a Remedial Action Plan. Based on the preliminary sampling results, the Client was able to establish a significantly reduced purchase price.

LOWE'S
Marshalls
BED BATH & BEYOND

From: Matthew Langhorst
To: Trent Hyatt
Subject: RE: December 16, 2019 Department Review Meeting
Date: Monday, December 16, 2019 1:12:28 PM
Attachments: image001.png

Trent

I am out sick today, but wanted to get my two cents in on the meeting.

Iron Mountain:

- Do they plan on updating the goetech report? They only have one TP-3 boring that is near the new project, and it shows a lot of placed fill. May be a good idea to get more information.
- Should the water and sewer mains be extended up the driveway toward I-70 so CDOT cold use them later on with their redevelopment?
- Will this sewer and water mains be private with an agreement with CDOT's lot, or is this anticipated to be a City main in the developers opinion?
- Power and fiber out here will need to be discussed in detail with Doug and Michael, coordinated with the relocated lift station work and future planning as planned into the discussion as possible
- Are we leaving the new lift station easements off of this plat?

Lofts:

- I would really like the shoring detail to show width of shoring, depth that the shoring will be left at, and what the cross section looks like after construction with the sidewalk replaced, building in place, etc. What are the construction methods for putting in the shoring? Looks like driven piles, how bad is that going to be for the buildings and residents around the work? How long will the work take to complete? The cross section shown has all kinds of utilities show near the wall, but the survey does not show any of these, please correct detail to actual conditions.
- No deliveries will be allowed off of Wulfsohn Road. No construction parking in the upper stalls other than passenger sized vehicles. I want before and after phots and video of the surface condition of all roadway and sidewalks adjacent to the project for final signoff of conditions at the end of the project.
- How are they planning to access the sewer system?
- We will need the electrical load form filled out sooner than later, they have done this before with Doug.
- Do they want broadband microducts brought to each unit in the building as we did with 6 canyons.
- Will they be using any of the lower parking as their requirement or are all of the spots on Wulfsohn?

Thanks Trent,

Matt

CITY OF GLENWOOD SPRINGS

Engineering Department

Engineering Department

Ryan Johnson
Asst. City Engineer

Date: December 20, 2019

To: Trent Hyatt, Senior Planner

Re: 48-19 Loft Phase III Development Review

Please see the following comments from Engineering on the development review items submitted for the proposed development.

Initial comments to be addressed prior to Building Permit or Grading Permit Issuance:

1. General Utility Comments
    a. Ex. 4" Sanitary Service stubs are to be removed if not used.
2. Drainage Report Comments
    a. Rainfall intensities should be updated to be consistent with the master drainage plan for meadows.
    b. Check the 25-year runoff coefficients for consistency with the master plan. A 25-year storm at 90% imperviousness have a runoff coefficient of 0.79.
    c. Provide a comparison table between the master planned and proposed conditions for site imperviousness, runoff coefficients, and proposed flows.
3. Grading Plan Comments
    a. Grading should remain within the property boundary unless agreement with neighboring property is acquired.

General Requirements:

4. Encroachment agreements for balconies overhanging adjacent properties will be required.
5. A Grading Permit from engineering will be required when this project goes to construction.
    a. Provide S.U.E. plan per Colorado Law CRS 9-1.5-102 requirements or provide a stamped letter determining why this is not a Subsurface Utility Engineering-Required Project.
6. A Right of Way Permit will be required for any access modifications or work within the right of way. Access locations, widths, and design should meet the City of Glenwood Springs Engineering Standards.
7. Disturbance over one (1) acre will require a CDPHE Construction Stormwater Discharges Permit.

Permit Closeout and Issuance of Certificate of Occupancy Requirements:

8. As-Built plans with and Improvement Survey Plat (ISP)
9. Maintenance Agreement for water quality and detention facilities.
10. Signed/Stamped Certification Letter for Drainage improvements verifying that the site was built per plan.

From:	Greg Bak
To:	Trent Hyatt; Bill Kimminau; Doug Hazzard; Jake Velasquez; Jason Sharpe; Jennifer Ooton; Jessica Bowser; Matthew Langhorst; Mike Hoffman; Ryan Johnson; Terri Partch; Todd Ellsworth; Victor Meraz; Warren Hays; Gretchen E Ricehill
Subject:	Re: Planning Item 48-19, Lofts Phase III
Date:	Thursday, January 2, 2020 4:30:13 PM
Attachments:	image001.png

Planning and Development Phase:

- Ensure adequate turning radius access for the GSFD Aerial Ladder truck is accomplished on the north/parking lot area side of the building. This includes the overhang at the front of the truck -- approximately 14 feet forward of the front axle and 13 feet in height. When computer modeling the turn radius, note that there is a fire hydrant on the western-most parking lot island.

During Construction Phase:

- Provide adequate access for workers in the event of a fire emergency. On the previous project, the upper levels of Building 3 (which had no stairwells) were served by a series of single ladders and one inverted staircase. This would have made escape from upper floors impossible in the event of a fire during construction. This was mentioned to the contractors but no action was taken. I will require evidence of a plan for two egress routes from upper floors early on in this project.
- Suitable parking for workers needs to be addressed. Parking along Wulfsohn Road should be discouraged or prohibited as traffic there has increased -- especially with residential occupancy of 300 Wulfsohn.

Greg Bak
Fire Marshal
Glenwood Springs Fire Department

From: Trent Hyatt <trent.hyatt@cogs.us>
Sent: Tuesday, December 31, 2019 10:57 AM
To: Bill Kimminau <bkimminau@glenwoodpolice.com>; Doug Hazzard <doug.hazzard@cogs.us>; Greg Bak <greg.bak@cogs.us>; Jake Velasquez <jake.velasquez@cogs.us>; Jason Sharpe <jason.sharpe@centurylink.com>; Jennifer Ooton <jenn.ooton@cogs.us>; Jessica Bowser <jessica.bowser@cogs.us>; Matthew Langhorst <matthew.langhorst@cogs.us>; Mike Hoffman <mike.hoffman@cogs.us>; Ryan Johnson <ryan.johnson@cogs.us>; Terri Partch <terri.partch@cogs.us>; Todd Ellsworth <todd.ellsworth@blackhillscorp.com>; Victor Meraz <victor.meraz@cogs.us>; Warren Hays <warren.hays@cogs.us>; Doug Hazzard <doug.hazzard@cogs.us>; Gretchen E Ricehill <gretchen.ricehill@cogs.us>; Terri Partch <terri.partch@cogs.us>
Subject: RE: Planning Item 48-19, Lofts Phase III

Hi all,
I did not receive many official comments related to this application. Please send me any comments you have as soon as possible but no later than this Friday, January 3.

Happy New Year,

Trent L. Hyatt
970.384.6427 (p)
trent.hyatt@cogs.us

From: Jeff Gatlin
To: Trent Hyatt
Subject: Re: Planning Item 48-19, Lofts Phase III
Date: Wednesday, December 11, 2019 4:31:11 PM
Attachments: image001.png

Hi Trent,

The school district would like to ensure that the correct land dedication or fee in lieu of is calculated correctly and applied.

Thanks,
Jeff

Jeff Gatlin
Chief Operating Officer
Roaring Fork Schools
jgatlin@rfschools.com

On Mon, Dec 9, 2019 at 5:24 PM Trent Hyatt <trent.hyatt@cogs.us> wrote:

> Referral Agencies,
>
> The City has received applications for a Major Site/Architectural Plan Review, Special Use Permit, Variance, and License to Encroach for Phase III of the Lofts development in Glenwood Meadows. The proposal includes the construction of a three story (plus walkout), 90 (42 studio and 48 one bedroom) multi-family units on Lot 7 of the Glenwood Meadows Subdivision. You can review application submittal materials at: https://glenwoodsprings-my.sharepoint.com/:f:/g/personal/trent_hyatt_cogs_us/EuvOB2juSPNDt1rzepcVFYgBTou0IRkkXeg8AA8vlqUz7g?e=pNSFQ8.
>
> Planning Item: 48-19, Lofts Phase III
>
> Applicant: Realty Capital Management, LLC
>
> Owner: Glenwood Meadows, LLC
>
> Location: TBD Wulfsohn Road
>
> Zone: Mixed Use Central Core (M2), also subject to the Glenwood Meadow Zoning and Development Plan
>
> Parcel: 2185-081-38-007
>
> Please submit any official comments you have to me by the end of business **Monday, December 23**. Be advised, a department review meeting to discuss the application is scheduled next **Monday, December 16, 2019 at 1:30PM**.
>
> Cordially,
>
> Trent L. Hyatt
>
> Senior Planner
>
> City of Glenwood Springs
>
> 101 W. Eighth Street

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1 of 83 R 416.00 D 0.00 GARFIELD COUNTY CO

ANNEXATION AND DEVELOPMENT AGREEMENT(PRIVATE)
GLENWOOD MEADOWS, LLC ANNEXATION

THIS ANNEXATION AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 18 day of September, 2002, by and between the CITY OF GLENWOOD SPRINGS, COLORADO, a Colorado municipal corporation (hereinafter "City"), and GLENWOOD MEADOWS, LLC, a Colorado limited liability company, its successors, assigns, and its legal or other representatives (hereinafter collectively "Owner");

WITNESSETH:

WHEREAS, Owner owns approximately three hundred forty-five (345) acres of real property currently located in unincorporated Garfield County, Colorado, and more particularly described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter "Property"), which Property shall be known as "Glenwood Meadows"; and

WHEREAS, Owner and City entered into that certain Pre-Annexation Agreement concerning the Property dated August 20, 1999 and subsequently amended by instrument dated January 12, 2000 (as amended, the "PAA"); and

WHEREAS, in February, 2000, Owner filed with the City Clerk a petition and request for annexation of the Property into the City; and

WHEREAS, a duly noticed public hearing was held on March 2, 2000, whereat the City adopted a Resolution finding said petition and request to be in substantial compliance with the statutory requirements for annexation of the Property to the City; and

WHEREAS, Owner applied to the City for approval of certain Planned Unit Development zoning for the Property in March, 2000 (Zoning Application #42-99), which zoning application was subsequently withdrawn by Owner at a public hearing before the City Council on November 15, 2000; and

WHEREAS, upon the request of the City, approximately 4.63 acres of the Property was approved for annexation and zoning as C-1 Limited Commercial (the "MOC Entrance Parcel") and is subject a separate Annexation Agreement between the Owner and City; and

WHEREAS, on September 19, 2001 (Zoning Application #59-01) Owner submitted an application to the City for approval of a zoning plan for the Property which included C-1 Limited Commercial, C-2 Core Commercial, C-4 Resort Commercial and R-3 Residential zoning districts for the portions of the Property not intended for public dedication (any portion of the Property intended for public dedication pursuant to this Agreement and the instruments incorporated herein may be zoned under the same application and review process as HP Hillside Preservation) as more fully described upon Exhibit B attached hereto and by this reference incorporated herein (the "Zoning Map"); and

WHEREAS, on March 21, 2002, the Owner did amend its original February, 2000 Annexation Petition to reflect the distinct characteristics of the Property subject to this Agreement

(iii) Municipal Operations Facility Site Acquisition Agreement, dated December 27, 1999

(iv) MOC Water and Sewer Fee Credits Assignment and Bill of Sale, dated January 17, 2000;

(v) MOC Entrance Parcel Annexation and Development Agreement.

2. Zoning Characteristics/Constraints/Requirements. The Zoning and Development Plan attached hereto as Exhibit C (the "Plan") shall govern the development of the Property. Any and all future site planning, whether in the form of an application for planned unit development, major or minor subdivision, major or minor development permit approval or any other form requiring the review and approval of the City, shall, as an element of its application for approval and review, evidence, to the satisfaction of the applicable City department, commission and/or City Council, compliance with the criteria and conditions of the Plan, as said Plan relates to such development application and the underlying Municipal Code requirements. All zoning and development hereunder is deemed to require the application of the more stringent of either (i) the Municipal Code or (ii) the Plan. An applicant may seek relief from specific elements of the Plan and/or the Municipal Code only through appropriate variance processes outlined in the City of Glenwood Springs Municipal Code.

Owner shall, within ninety (90) days after the mutual execution of this Agreement, submit a surveyed zoning map to the City. Such surveyed zoning map shall include legal descriptions for each of the twelve (12) zoning parcels (Parcels A through L, inclusive) identified by Exhibits B and C attached hereto. The City's Community Development Director and the City Attorney shall review such descriptions and, if generally consistent with the representations and approvals of the annexation and zoning public processes, shall approve the same. The City shall incorporate the surveyed zoning map into the Citywide zone district designation mapping and maintain an accurate and current copy thereof in accordance with State and local laws.

Prior to or contemporaneous with the first subdivision and/or development application for the Property, the Owner shall submit an overall geologic hazards map and mitigation plan of the Property to the City Engineer for his review and approval, which approval shall not be unreasonably withheld. The City shall incorporate the approved overall geologic hazards map and mitigation plan into the Citywide mapping and maintain an accurate and current copy thereof in accordance with applicable laws.

Prior to the first subdivision and/or development application for the Property, the Owner shall submit a Master Grading Plan and Master Drainage Plan for the development areas of the Property to the City Engineer. Said plans shall be consistent with the requirements of the Colorado Geologic Survey's letter dated October 23, 2001 and maintained on file with the City. Upon approval of said plans, Owner may apply for a grading permit to commence the preparation of all or part of the Property scheduled for development under the Plan. Based upon the detailed requirements and master planning of the Property as set forth herein and upon the Zoning and Development Plan attached hereto, such grading permit request may be granted by the City in advance of site specific development plans for an individual Parcel of the Property and may include certain off-site earth work, including, without limitation, (i) the "rough grading" of certain areas, as directed by the City, of Parcel L for said area's future use as active park facilities, and (ii) the

Except with respect to Parcel I as identified on Exhibits B and C hereof, Glenwood Meadows, its successors and assigns, shall not be required to pay any future Traffic/Transportation Impact Fee established by the City subsequent to the execution and recordation of this Agreement. The City and Glenwood Meadows have established the full and complete obligations of Glenwood Meadows with respect to on-site and off-site traffic/transportation improvements and financial contributions as set forth by Section 12 hereinbelow.

Owner does own, and the City acknowledges and ratifies such ownership herein, certain water and sewer system "Fee Credits" (specifically, 135 sewer system improvement fee credits and 135 water system improvement fee credits) arising from Owner's prior transfer to the City of certain lands for development of the Municipal Operations Center (see instruments dated December 27, 1999 "Municipal Operations Facility Site Acquisition Agreement" and January 17, 2000 "Assignment and Bill of Sale"). Owner and City shall maintain accurate records regarding Owner's use of such Fee Credits as the Property is developed.

b. Fee-in-Lieu of School Land Dedication. Owner shall pay and the City shall accept fees in lieu of land dedication for the benefit of schools in the RE-1 School District (the "District") pursuant to Ordinance No. 34 Series of 1999 and Municipal Code Section 070.030.150. D.; or any amended version thereof in force and effect at the time of the final development permit approval of a given portion of the Property by the City. Such fees shall be applicable to the number of units proposed for all residential phases scheduled for development and shall be payable upon the issuance of a building permit for a residential dwelling unit. Owner shall have the right to seek relief from the obligation to pay such school impact fees for any "affordable housing dwelling units" or "employee housing dwelling units" provided by Owner or its assignees within the Property.

c. Credit to Owner for Actual Development of Public Facilities. Owner is specifically entitled to a credit against any City parkland improvement fee or similar fees if eventually implemented and which would be otherwise applicable to development on the Property as follows:

(i) the value of land dedicated to public use and the costs of construction of pedestrian and bicycle trails within the Property as more fully described by Section 13(a) and 13 (b) below;

(ii) the value of land dedicated to public use and the costs of construction or Owner's contributions to the costs of construction of pedestrian and bicycle trails outside the boundaries of the Property as more fully described by Section 13(c) below;

(iii) the value of any "rough grading" performed by Owner, its successors and assigns, as requested by the City pursuant to the provisions of Section 15 below; and

(iv) the value of land, if any, dedicated by the Owner to the City for public use and enjoyment as open space, active parklands and passive parklands in

such action or proceeding; or (b) subsequent to such one-year period, challenging the validity of any provision of this Agreement (other than as set forth in clause (a) above), Owner and the City agree to cooperate in defending such action or proceeding, and in connection with any such action or proceeding, the City shall bear its own expenses and Owner shall bear Owner's expenses. Unless the City and Owner otherwise agree, each party shall select its own legal counsel to represent it in connection with any such action or proceeding.

6. Interim Use of Available Raw Water During Site Development. The parties agree that the developer of the Property may utilize the Atkinson Canal and associated water rights being dedicated to the City for dust mitigation and site preparation during the grading and construction activities on the Property. If the developer elects to so utilize the water structures and water rights, all cost, including but not limited to construction, maintenance and legal fees associated with such use shall be borne exclusively by said developer.

7. Deannexation. The provisions of this Agreement, as well as acceptable City zoning of the Property, are material considerations of Owner's agreement to annex the Property to the City. Therefore, in the event (a) the City fails to perform under the terms of this Agreement, or (b) Owner is unable to obtain, either before or after annexation proceedings are complete, C-1 Limited Commercial, C-2 Core Commercial, C-4 Resort Commercial and R-3 Residential zoning and/or subdivision and/or development approval (subject to limitations herein set forth) which it in its sole discretion finds acceptable, Owner and the City stipulate and agree, pursuant to C.R.S. §31-12-501, that it shall be in the best interest of the City that the Property be de-annexed from the City. In such event, the City agrees that it shall initiate de-annexation proceedings, and to take all steps necessary to effect the de-annexation. The City further acknowledges and agrees that de-annexation is not prohibited by the City Charter or Municipal Code and ordinances, and that the City will not amend its ordinances to preclude a de-annexation permitted hereunder. The parties' right to de-annex shall be in addition to those rights set forth in Section 4, above. Upon the de-annexation of the Property from the municipal boundaries and specific jurisdiction of the City, the City agrees that it shall convey, assign, transfer and quitclaim to Owner, its successors and assigns, any and all land and water rights (the public dedication of which is more fully described by Section 11 hereof) previously dedicated by Owner hereunder to the City for the public use and benefit.

8. Owner Representations. All representations of Owner set forth in its annexation petition, annexation plat, public hearings on the application for C-1 Limited Commercial, C-2 Core Commercial, C-4 Resort Commercial and R-3 Residential zone district classification, the Zoning and Development Plan and mapping and related documents shall, if accepted by the City, be considered incorporated into this Agreement as if set forth in full herein. Notwithstanding their incorporation by reference, the City makes no representations about the accuracy of such documents.

9. Site Planning/Density Limits/Plats/Subdivision Improvements Agreements. The City and Owner agree to the following terms and conditions regarding site planning, vested rights, subdivision improvements agreements (hereinafter "SIAs") or development permit agreements (hereinafter, "Development Permits") and plat recordation:

commercial space (exclusive of any development which may occur within that area of the C-4 Resort Commercial zone district identified as "Hospitality" [Parcel I on the Plan], the density maximums of which are separately limited by the City's Municipal Code) within the Property; and (ii) an R-3 Residential zoning district (Parcels B, J and K of the Plan), Owner agrees not to plan, develop, construct or sell more than 475 residential dwelling units (subject to the provisions of Section 9(c)(i) below) within Parcels B, J and K.

(i) *Specific Housing Agreements between Owner and City.* The Owner and its successors-in-interest shall comply with the City's community housing requirements contained in Ordinance #24, Series of 2001, Inclusionary Residential Requirements for Affordable Housing and the applicable Guidelines, as contained in Resolution #2001-16. Glenwood Meadows further agrees that a minimum of twenty (20) dwelling units shall be developed on the Property and shall be located within the mixed-use Parcels E, F and G. Finally, the City and Owner agree that no more than three hundred (300) of the total residential dwelling units permitted hereunder shall be commercial apartment rentals as "apartments" are now or may hereafter be defined in the City's Municipal Code.

(ii) *Limitation.* The foregoing density limits shall not apply to portions of the Property conveyed to or developed as (i) governmental services facilities (including a public school district facility) or (ii) non-governmental, non-profit health and human services facilities. Except as expressly provided herein to the contrary, proposed land uses which exceed the maximum density limits established hereby and reiterated by the incorporated Zoning and Development Plan shall require the written mutual execution of a specific amendment to this Agreement. No such amendment shall be valid unless approved at a duly and properly noticed, public hearing before both the City's Planning & Zoning Commission and the Glenwood Springs City Council on the question.

d. SIAs/Development Permits and Plat Recordation. The City and Owner shall, following Council approval of the final plat of one or more of the Parcels of the Property's development, but before the final plat is recorded, negotiate acceptable terms of a separate subdivision improvements agreement ("SIA") for the Parcel(s) scheduled to proceed to development. The City shall authorize the Mayor to execute the SIA for the Parcel(s) following final plat approval. The City shall further authorize the Mayor to execute the SIAs for subsequent Parcel(s), subject to the foregoing:

i. No SIA for any Parcel shall be recorded until all necessary documents in support of that Parcel, including a financial guarantee acceptable to the City, updated cost estimates for public improvements, and an updated title commitment, all pursuant to the Municipal Code (the "Financial Items") have been provided to the City and approved by City staff. For purposes of this Agreement, both (i) Off-Site Transportation Improvements in

10. Vested Rights. In order to allow Owner a reasonable opportunity to develop the Property in accordance with this Agreement, the Zoning and Development Plan, the Final Approval and in consideration of the substantial public dedications of land as described herein and upon the attachments hereto, the development rights and uses approved thereby shall, to the extent allowed by law, constitute a "site specific development plan" under C.R.S. §§24-68-101 et seq., as amended. Subject to Owner's satisfactory completion of Parcel phases of development pursuant to this Agreement, the site specific development plan shall be vested in Owner under the following conditions:

a. The site specific development plan shall be vested for a period of ten (10) years, beginning on the date the final plat of the first phase of development on the Property is recorded (the "Vested Period"). The Property as to which rights have been vested shall be immune from changes in the City's land use regulations for the duration of the Vested Period, subject to the below provisions.

b. After the Vested Period expires, this Agreement shall be deemed terminated and of no further force or effect as to such phase; provided, however, that such termination shall not affect (a) annexation to and zone district designations of the Property in the City; (b) any common-law vested rights obtained prior to such termination; (c) any right arising from City permits, approvals or other entitlements for the Property which were granted or approved prior to, concurrently with, or subsequently to the approval of this Agreement; (d) any continuing obligations of Owner regarding providing services or facilities to such phase, performing covenants implied within this Agreement, or other Owner responsibilities under this Agreement, which shall survive termination; or (e) any rights of the City relating in any way to Owner's performance or nonperformance hereunder.

c. Notwithstanding the foregoing, if Owner does not complete the items listed and intended for each phase within the time period allotted for construction of such phase pursuant to an applicable SIA, the Vested Period as to all uncompleted work on the Property in connection with the subject phase(s) shall expire, vested rights as to such uncompleted work shall be extinguished, and this Agreement shall terminate in favor of the provisions of the applicable SIA. "Completion" for the purpose of this paragraph shall mean that all work for such phase shall have been performed, submitted to the City for approval, and finally approved pursuant to applicable City subdivision and platting requirements, and that Owner properly posted financial guarantees acceptable to the City to assure completion of that phase's improvements within the time period allotted by the subject SIA.

d. Except in instances of force majure, the requirements of federal or state law, cases of preemption or other superior jurisdictional mandate, the City shall not initiate any zoning or land use action which would alter, impair, prevent, diminish, impose a moratorium on development, or otherwise unreasonably delay any of Owner's rights set forth in this Agreement or Owner's plans for development or zoning, as approved by the City.

costs associated with construction of the same. Upon the City's development of a raw water irrigation system, all development within the Property shall be required to purchase such taps and pay such other fees as are generally applied to the system's use.

12. Off-Site Traffic Improvements Obligations. As an element of the City's approval of (i) Owner's Petition for Annexation, (ii) Owner's Application for Zoning and (iii) acceptance of this Agreement, the Owner has agreed to make certain improvements to the surrounding transportation system and to cooperate financially with the City on specified future transportation system improvements as described herein:

(a) As a specific requirement of any application for a Parcel's subdivision and/or development, the Owner shall calculate the estimated number of daily trips attributable to the site specific development's intended uses and provide the City with a complete copy of said calculations for the City's records.

(b) Owner shall cooperate with the City to obtain a CDOT Access Permit on behalf of, and in the name of the City. The City shall be provided a copy of any Access Permit granted hereunder. Said Access Permit shall describe the nature and impacts of construction and improvements affecting the Interstate 70/Midland Avenue right-of-way areas. Owner shall pay the costs of the Access Permitting process and shall comply with the terms associated therewith.

(c) Owner shall be responsible for the design and, upon approval of the City Engineer, the construction of improvements at the intersection of Midland Avenue and Eighth Street. Said improvements shall accommodate existing and anticipated traffic as described by the Owner's Transportation Improvements Plan through intersection modification, grade modification and/or signalization. Owner and or its assigns shall be responsible for all costs of administration, design and actual construction of the approved improvements; the City shall be responsible for all necessary costs of right-of-way acquisition for the approved improvements. The improvements contemplated hereby shall be completed prior to or contemporaneous with the issuance of a final and permanent certificate of occupancy by the City's Building Department for any structure within the first Parcel of commercial and/or residential development (exclusive of any proposed subdivision and development on Parcel I). Provided, however, Owner may apply for and obtain subdivision and/or development permit approval for development on the Property in advance of the actual construction of the improvements herein described; provided however that (i) the obligation to complete the improvement is included in the Financial Items of the respective SIA(s) (see Section 9(d) above) and thereby, the performance secured, and (ii) no permanent certificate of occupancy for any structure on Parcels A, B, C, D, E, F, G, H, J or K shall be issued until the completion of said improvements; provided, however, in the event circumstances warrant, the Owner may apply for relief from the constraints of this Section 12(c) by application to the City Council. Any such relief shall be within the sole and exclusive discretion of the

documentation of escalating traffic counts along the Midland Avenue corridor which the City Engineer has then determined warrants the improvement of the width of the Midland Avenue Alternate Route), pay all costs of administration, design and construction for the four-laning of the section of the Midland Avenue Alternate route from the present Community Center access point at Wulfsohn Road westerly to the present MOC access point at Wulfsohn Road, inclusive. Owner's responsibility for the four-laning of said section of the Midland Avenue Alternate Route is contingent upon the City's assumption of the obligation to simultaneously pay all of the costs for the administration and design of four lanes on two (2) other sections of the Midland Avenue corridor, to wit: (i) the section form the Colorado River to Wulfsohn Road at the present MOC access point and (ii) the section from Wulfsohn Road at the present Community Center access point to the Eighth Street and Midland intersection. Owner shall contribute to City twenty-five percent (25%) of the actual construction costs for these improvements. The City shall not attribute any financial responsibility for right-of-way acquisition for the improvements hereunder to the Owner. In the event the City Engineer has not required the four-laning of these sections of the Midland Avenue corridor prior to the Owner's commencement of any part of the final twenty-five (25%) of the total approved commercial square footage on the Property, the Owner may estimate, subject to the reasonable approval of the City Engineer, the costs of all improvements contemplated hereby and pay to the City as full and final discharge of Owner's obligations under this Section 12(e) its proportionate share of the estimated costs (i.e. 100% of the costs of the four-lane construction of Midland Avenue Alternate Route adjacent and contiguous to the Property and 25% of the costs of the four-lane construction of Midland Avenue Alternate Route at the two (2) non-adjacent, non-contiguous sections as described herein).

(f) Owner shall be responsible for one hundred percent (100%) of the costs associated with the design and construction of one new access point from the Property to Midland Avenue. The design of any such access point and roadway intersection shall require the prior approval of the City Engineer. Owner shall be responsible for one hundred percent (100%) of the costs associated with the design and construction of a new limited purpose (i.e. an unsignalized right-turn-in/right-turn-out only) access point from the Property to Midland Avenue. The design of any such secondary access point and roadway intersection shall require the prior approval of the City Engineer. Any new access points contemplated by this Section 12 (f) shall, as an element of their design and construction, incorporate a pedestrian grade separation, the design for which shall be subject to the review and approval of the City Engineer. The City may, upon the request of Owner, waive this pedestrian grade-separation obligation if the City has determined that a westward extension of the City-wide or regional trail system is not anticipated.

The City and Owner hereby agree that in the event a city-wide off-site transportation improvement fee program of general applicability within the City's municipal limits shall be hereafter duly

and construct a "Soft Trail" (i.e. no asphalt or concrete) within, on or near the subject debris flow mitigation structure. The design characteristics of the Soft Trail shall, at a minimum, conform to the design characteristics of other City-owned soft trail systems within the City. In the event the City, at the time of the application for development requiring the construction of a section of the debris flow mitigation structures, determines that such a Soft Trail is, at that time, inconsistent with the City's goals, policies and plans for the public use and benefit of the Parcel L lands, then it may direct the Owner to eliminate the Soft Trail development from said application for development.

c. Off-Site Rivertrail Contribution. The City and Owner have agreed that Owner shall be responsible for contributing fifty percent (50%) of the actual costs of constructing the section of the City Rivertrail system, or other City-adopted pedestrian connection, from the existing Community Center access point at Wulfsohn Road (commencing at Owner's eastern boundary of Parcel I) to the intersection of Eighth Street and Midland Avenue. In no event shall Owner's obligation hereunder exceed the lesser amount of either (i) fifty percent (50%) of the actual construction costs of such off-site trail project as are presently set forth by that certain Pedestrian Feasibility Study dated March 6, 2002 and conducted by OTAK on behalf of the City (the "Study"), which Study estimates a total cost for the City-adopted Alternate B solution at $1,055,000.00 or (ii) fifty percent (50%) of the actual construction costs of such off-site trail project as determined upon completion of said project, regardless of the estimates set forth in the Study (each of the two foregoing limitations upon Owner's financial obligations are further subject to any credits for land dedication as set forth hereafter). Owner owns a 100% undivided interest in certain, presently unincorporated land situate on the northeastern boundary of the Midland Avenue Right-of-Way (commonly known and referred to as the "Wulfsohn East" parcel). Owner has agreed to grant the City an above ground permanent easement for the use of a part of the Wulfsohn East parcel for purposes of providing a safe and beneficial connection from the area of the Community Center to existing City pedestrian corridors. The value of the land dedicated to the City on the Wulfsohn East parcel, by easement or otherwise as hereafter agreed by the parties, shall be deducted from Owner's financial contribution obligations pursuant to this Section 13(c). The "value" shall include any diminution of the value of Owner's other land within the Wulfsohn East parcel, if any. In the event the parties are unable to agree as to the value of Owner's land contribution hereunder, each party shall engage a qualified, licensed appraiser to research and analyze such value. The value shall then be permanently established by the average of the two (2) appraisals. The City agrees that it shall be solely and exclusively responsible for the design and construction of the pedestrian improvements contemplated hereby and shall use all reasonable means to construct the same prior to the commencement of development on the Property; provided, however, that the City further agrees that it shall not unreasonably withhold any subsequent Permits or other development approvals based upon the City's inability to timely complete such trail/pedestrian path construction.

14. Public Improvements/Geotechnical Mitigation Improvements and Maintenance Obligations. All public improvements required by the Plan, including the development of internal public streets and public utility line extensions, shall be included and subject to performance and financial guarantee requirements referenced in the respective SIA(s)/Development Permit(s). Additionally, at the time a final plat is recorded, Owner shall commit to the dedication, conveyance and assignment to the City all public improvements within the subject phase, together with any land, by deed or easement instrument acceptable to the City, necessary to accommodate such public improvements, and shall, upon completion and acceptance by the City of said public improvements, so dedicate, convey and assign the same in perpetuity. Finally, Owner shall dedicate or convey such public improvements by bill of sale or special warranty deed, free and clear of any liens or encumbrances which would prevent the City from using said public improvements or associated land for their intended purposes.

a. Specific Geotechnical Mitigation Improvements Obligations. All land use and development undertaken on the Property shall comply with the recommendations and requirements of both the Geotechnical Analysis Summary prepared by High Country Engineering, dated September 17, 2001, as amended, and the Drainage Summary prepared by High Country Engineering, dated September 17, 2001, as amended; both of which were reviewed by the office of the Colorado Geological Survey and were incorporated into the City's approval of the Plan. Copies of each report are maintained in the records of the City. More specifically, any application for development of any phase of development on the Property shall, at a minimum, comply with the following conditions and recite the same as a plat note on the recorded plat instrument:

"Foundation/Grading Requirements. Preliminary soils investigations encountered low density and compressible silty sand and gravel debris fan deposits. These soils are hydro-compressive and tend to settle under load when wetted. Subsurface wetting is likely to occur as the result of surface runoff, irrigation and leaky utilities, therefore measures to mitigate settlement shall be required as a part of the site development. Foundation and grading requirements are as follows:

a. Foundations for the site may include driven or drilled pile, reinforced mat, spread footings placed on either pre-wetted soils or structural backfill.
b. Site Grading shall be performed prior to building pad and foundation construction. Site grading and building pad construction should be performed as early as possible to allow for settlement.
c. The ground surface should be sloped at a minimum of 5% for the first ten feet away from foundations in all directions in unpaved areas and 2.5% in paved areas.
d. The Owner shall be responsible for submitting an engineer certified soils report that includes a section on paving requirements. The soils report should include moisture and compaction requirements, excavation and backfill requirements, evaluation of swell and consolidation potential, slope stability and foundation recommendations for structures. The pavement section of the report should include traffic loadings, sub-grade preparation and pavement recommendations. This report must be submitted

a. Rockfall hazards are limited to those areas identified in the Geologic and Preliminary Geotechnical Investigation Glenwood Meadows Glenwood Springs, Colorado prepared by CTL Thompson dated February 1, 2000. There is not a potential rockfall hazard associated with the development of this Property. The only rockfall hazard identified for the area is to the west of the land zoned for future development near the existing City Municipal Operations Center site."

Additionally, as an element of Owner's obligation to submit a Master Drainage Plan and a Master Debris Flow Mitigation Plan as set forth under Section 2 hereinabove, such plans submitted to the City shall specifically include (i) an analysis of acceptable outfall corridors from the low points in all identified detention basins, (ii) an analysis of the preferred routes for such flows from the basins to be conveyed through the Property to existing or improved drainage facilities along the north boundary of the Property, and (iii) an analysis of the capacity of the aforementioned existing or improved drainage facilities and related conveyance structures which are intended to deliver excess moisture to the Colorado River. All of the foregoing data shall be reviewed and approved by the City Engineer prior to the issuance of any building permit on the Property.

15. Open Space and Park Land Dedication. In full and complete compliance with relevant park land public dedication and open space public dedication requirements referenced in the Municipal Code, Owner will dedicate the area zoned as HP Hillside Preservation, shown on the Plan as Parcel L, to the City at final plat recordation for the first phase of land use on the Property. Neither the Owner nor its successors-in-interest shall be required by the City to develop any portion of the publicly dedicated lands for active recreation purposes, except as may be otherwise hereafter agreed as an element of the development of Parcel K of the Property's development (Owner or its assigns shall "rough grade" the area of Parcel L, adjacent to said Parcel K and the City's Community Center, for no more than two (2) baseball/softball fields, upon the direction of the City if such direction is provided to Owner prior to commencement of Owner's initial grading for the development of Parcel K of the Property). In partial consideration of the dedication of the Parcel L lands, the City has agreed to plan and develop a permanent water source retention structure for the benefit of indigenous wildlife; such structure shall be developed by the City, subject to the necessary appropriation of funding, following the dedication of the Parcel L land by Owner. The City agrees that its acceptance of the dedication of such lands shall be deemed a "governmental use" (as defined by the Glenwood Springs' Municipal Charter) of the same and thereby prohibits the City from conveying any of the publicly dedicated property to a third party without first submitting the matter to an election of the City's voters. Nothing contained herein is intended to limit or prevent the City from developing some or all of the public dedication lands for the use and benefit of the public as the City may deem appropriate and advisable in the future.

The City shall convey to the Owner or its successors-in-interest in providing, at the time of actual dedication of the HP zoned lands, a mutually acceptable, non-specific, easement for the development within the publicly dedicated land of (i) the geotechnical mitigation structures to be constructed and maintained by the Owner, or a special district established by Owner and assigned such responsibility, pursuant to the general description of such structures set forth by the Zoning and

Springs Downtown Development Authority (hereafter, the "DDA"). The DDA shall, at its discretion, forward such petition to the City Council for approval or disapproval, in whole or in part, of the request for inclusion. This provision in no way obligates the City to include any or all of the Property in the boundaries of the DDA. Should the City choose not to include all or any part of the Property in the boundaries of the DDA at the time of initial petition by Owner for inclusion, the City shall not be precluded from consideration of the same matter at some point in the future.

17. Provisions Exclusive. The City and Owner acknowledge and agree that this Agreement contains all basic requirements of Owner concerning the provision of water and sewer service to the property, potential joint development of a raw water irrigation system, public open space dedication, and public park land dedication, utilities, infrastructure, water rights dedications and other matters expressly addressed under this Agreement. Additional reasonable specifications and regulations may be imposed by the City upon Owner during the subdivision or development approval processes with regard to these enumerated items as well as other items, as appropriate.

18. Breach by Owner; City's Remedies. In the event of any default or breach by Owner of any term, condition, covenant or obligation under this Agreement, the Owner shall be notified immediately in writing. The City may take such action as it deems necessary to protect the public health, safety, and welfare; to protect lot buyers and builders, and to protect the citizens of the City from any and all damages and/or injury to persons and/or property. The City's remedies include:

a. The refusal to issue to Owner any building permit or certificate of occupancy; provided, however, that this remedy shall not be available to the City until after the affidavit described in subparagraph b. below has been recorded. This remedy shall not affect sales to bona fide purchasers nor be applied to bona fide purchasers;

b. The recording with the Garfield County Clerk and Recorder of an affidavit, approved in writing by the City Attorney and signed by the City Manager or his designee, stating that the terms and conditions of this Agreement have been breached by Owner. At the next scheduled Council meeting, the Council shall either approve the filing of said affidavit or direct the City Manager to file an affidavit stating that the breach, or default, has been cured. Upon the recording of such an affidavit, no further lots or parcels may be sold within the Property until the default has been cured. The execution and filing of an affidavit by the City Manager or his designee and approved by the Council stating that the default has been cured shall remove this restriction;

c. A demand that the security given for the completion of the public improvements be paid or honored;

d. The refusal to consider further development plans within the Property; and/or

e. Any other remedy available at law or in equity.

c. Final Agreement. This Agreement supersedes and controls all prior written and oral agreements and representations of the parties regarding annexation and zoning of the Property and is the total integrated agreement between the City and Owner as to those limited matters.

d. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the City and Owner.

e. Captions. The captions in this Agreement are inserted only for convenience and in no way define, limit, or prescribe the scope or intent of this Agreement or any part thereof.

f. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns. Further, the terms and conditions of this Agreement shall constitute a covenant running with the land.

g. Invalid Provision. If any provisions of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the parties hereto that, if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

h. Governing Law. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Garfield County, Colorado.

i. Attorneys' Fees; Survival. Should this Agreement become the subject of litigation between the City and Owner, the prevailing party shall be entitled to attorneys' fees and costs of suit actually incurred, including expert witness fees. All rights concerning remedies and/or attorneys' fees shall survive any termination of this Agreement.

j. Authority. Each person signing this Agreement represents and warrants that he, she or they is/are fully authorized to enter into and execute this Agreement, and to bind the party represented to the terms and conditions hereof.

k. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed one and the same instrument.

l. Notice. All notices required under this Agreement shall be in writing and shall be hand-delivered or sent by facsimile transmission or registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices by hand delivery shall be effective upon receipt. All facsimile transmissions shall be effective upon transmission receipt. All notices by mail shall be considered effective seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Either party by notice so given may change the address to which future notices shall be sent.

GLENWOOD MEADOWS, L.L.C., a Colorado limited liability company

By

Robert Duncan Macgregor as President of Dunrene Management, Inc., the Manager

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

Acknowledged, subscribed, and sworn to before me this 23rd day of August, 2002, by Donald Vanderhoof, as Mayor, and by Robin S. Clemens, as Clerk, on behalf of the City of Glenwood Springs, Colorado.

WITNESS my hand and official seal.

My Commission expires: MY COMMISSION EXPIRES 11/28/2005

Notary Public

Laura Stately

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

Acknowledged, subscribed, and sworn to before me this 18th day of September 2002, by Robert Duncan Macgregor as President of Dunrene Management, Inc., the Manager of Glenwood Meadows, L.L.C.

WITNESS my hand and official seal.

My Commission expires: 10/26/2005

Notary Public

Barbara P. Kozelka

NOTARY PUBLIC
BARBARA P. KOZELKA
STATE OF COLORADO

EXHIBIT "A"

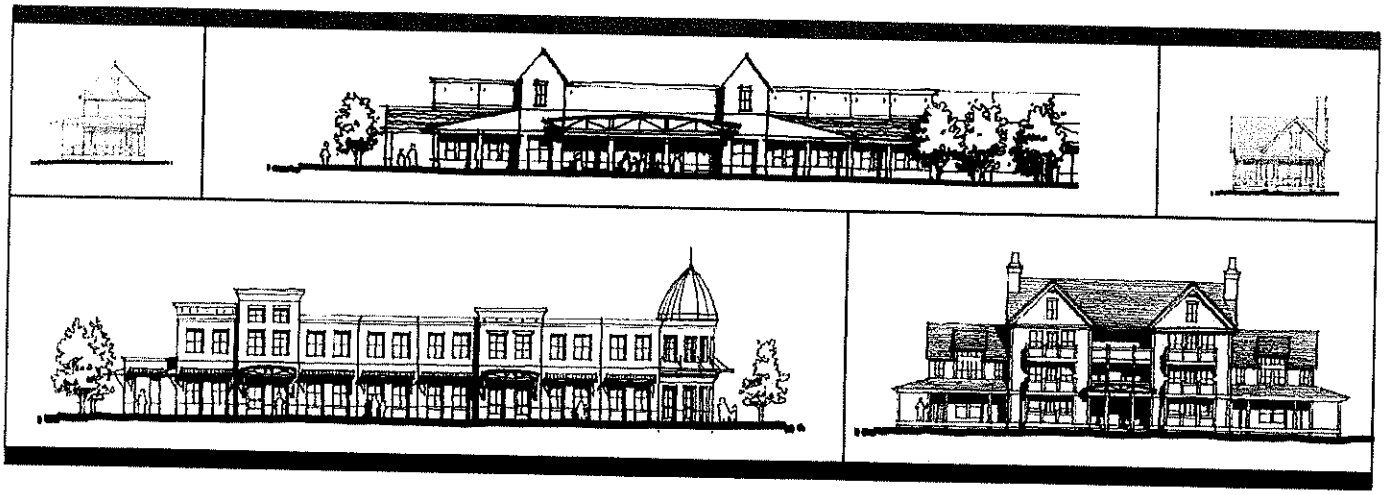
ANNEXATION DESCRIPTION

A PARCEL OF LAND SITUATED IN THE S1/2S1/2 OF SECTION 5, THE SE1/4SE1/4 OF SECTION 6, THE NE1/4NE1/4 OF SECTION 7, THE N1/2 OF SECTION 8 AND THE NW1/4NW1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST OF THE SIXTH PRINCIPAL MERIDIAN; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, THE POINT OF BEGINNING; THENCE S75°55'37"W A DISTANCE OF 1316.16 FEET; THENCE N01°07'55"E A DISTANCE OF 582.46 FEET; THENCE N90°00'00"E A DISTANCE OF 1265.15 FEET; THENCE S30°38'55"E A DISTANCE OF 522.34 FEET; THENCE S19°31'13"E A DISTANCE OF 160.53 FEET; THENCE S12°53'54"E A DISTANCE OF 181.17 FEET; THENCE N47°17'45"E A DISTANCE OF 1171.28 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1260.00 FEET AND A CENTRAL ANGLE OF 10°27'43", A DISTANCE OF 230.07 FEET (CHORD BEARS N65°22'14"W 229.75 FEET); THENCE N63°26'47"E A DISTANCE OF 283.45 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 137.50 FEET AND A CENTRAL ANGLE OF 24°20'19", A DISTANCE OF 58.41 FEET (CHORD BEARS N51°16'35"E 57.97 FEET); THENCE N63°30'55"E A DISTANCE OF 61.83 FEET; THENCE S70°03'24"E A DISTANCE OF 42.54 FEET; THENCE N19°56'36"E A DISTANCE OF 75.00 FEET; THENCE N70°03'24"W A DISTANCE OF 522.96 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 337.50 FEET AND A CENTRAL ANGLE OF 28°23'27", A DISTANCE OF 167.24 FEET (CHORD BEARS N84°15'08"W 165.53 FEET); THENCE S81°33'05"W A DISTANCE OF 198.69 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1260.00 FEET AND A CENTRAL ANGLE OF 01°42'55", A DISTANCE OF 37.72 FEET (CHORD BEARS N31°49'38"W 37.72 FEET); TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF MIDLAND AVENUE; THENCE N62°28'35"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 262.30 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N70°48'52"E A DISTANCE OF 233.79 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 19°48'21", A DISTANCE OF 138.27 FEET (CHORD BEARS N80°43'04"E 137.58 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S89°22'47"E A DISTANCE OF 220.22 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S04°05'51"W A DISTANCE OF 84.94 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S88°21'25"E A DISTANCE OF 29.12 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N84°12'24"E A DISTANCE OF 200.33 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N13°23'18"E A DISTANCE OF 18.04 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S79°22'12"E A DISTANCE OF 693.85 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S15°25'14"W A DISTANCE OF 81.35 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S72°30'58"E A DISTANCE OF 30.90 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S87°49'17"E A DISTANCE OF 164.69 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N47°19'34"E A DISTANCE OF 37.65 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S74°59'10"E A DISTANCE OF 294.83 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S08°06'53"E A DISTANCE OF 62.58 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S77°46'27"E A DISTANCE OF 150.75 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N14°20'16"E A DISTANCE OF 62.19 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S79°08'31"E A DISTANCE OF 369.05 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S18°40'31"E A DISTANCE OF 29.17 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S66°03'20"E A DISTANCE OF 143.01 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N25°40'28"E A DISTANCE OF 42.89 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S74°19'33"E A DISTANCE OF 339.00 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S76°23'22"E A DISTANCE OF 559.87 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1190.00 FEET AND A CENTRAL ANGLE OF 53°10'47", A DISTANCE OF 1104.51 FEET (CHORD BEARS S48°18'54"E 1065.29 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S21°43'32"E A DISTANCE OF 179.06 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S68°16'28"W A DISTANCE OF 31.36 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S23°26'58"E A DISTANCE OF 78.05 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N68°16'28"E A DISTANCE OF 29.01 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S21°43'32"E A DISTANCE OF 613.97 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S82°49'19"W 292.63 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET AND A CENTRAL ANGLE OF 24°24'13", A DISTANCE OF 323.70 FEET (CHORD BEARS S75°01'26"W 321.26 FEET); THENCE S27°10'41"E 147.90 FEET; THENCE S62°49'19"W A DISTANCE OF 281.27 FEET; THENCE S16°27'24"E A DISTANCE OF 1208.11 FEET; THENCE N89°15'16"W A DISTANCE OF 3719.58 FEET; THENCE N01°13'52"E A DISTANCE OF 1360.08 FEET; THENCE N88°45'05"W A DISTANCE OF 1367.66 FEET; THENCE N01°04'58"E A DISTANCE OF 1389.90 FEET; TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 344.473 ACRES, MORE OR LESS.

ZONING AND DEVELOPMENT PLAN

GLENWOOD MEADOWS



Glenwood Meadows, LLC

2. General 23
3. Freestanding Signs 24
4. Regulatory Signs 24
5. Building Mounted Signage 24
6. Colors and Materials 24
7. Informational/Directional 24
L. Lighting 25
1. Intent 25
2. General 25
VI. DEVELOPMENT STANDARDS: PARCEL "A", MIXED-USE CAMPUS (C-1) 26
A. General Intent 26
B. Applicability 26
C. Site Layout and Development Pattern 26
1. Intent 26
2. General 26
3. Landscaping 27
D. Building Design 27
1. Intent 27
2. General 27
3. Orientation 27
4. Transition 27
E. Mix of Uses 27
1. Intent 27
2. General 27
VII. DEVELOPMENT STANDARDS: PARCELS "C", "D", AND "H"-COMMERCIAL (C-1) 28
A. General Intent 28
B. Applicability 28
C. Site Layout and Development Pattern 28
1. Intent 28
2. General 29
D. Building Design 29
1. Intent 29
2. General 29
3. Large Format Commercial 30
VIII. DEVELOPMENT STANDARDS: PARCEL "E", "F", "G"-MIXED-USE (C-2) 31
A. General Intent 31
B. Applicability 32
C. Site Layout and Development Pattern 32
1. Intent 32
2. General 32
3. Mix of Uses 32
4. Location of Parking along Market Street and Wulfsohn Road 32
5. Building Setback from Market Street and Wulfsohn Road 33
6. Building Orientation 33
7. Sidewalk Width 33
D. Building Design 33
1. Intent 33
2. General 33
3. Building Height 34

5. Evergreen Shrubs....46
6. Deciduous Shrubs....46
7. Perennials....47
B. Use table....48
XIII. DEFINITIONS....51

Regardless of how Glenwood Meadows is developed (i.e. for residential, commercial, mixed-use purposes, through the jurisdiction of either Garfield County or the City), Glenwood Meadows is entitled to use both City developed access points as well as two other access points along the Midland Route. Further, Glenwood Meadows has legal rights to utilize the City's municipal sewer and potable water systems.

For the past two years the City and Glenwood Meadows have mutually expressed their desire to annex the land to the City and to subject the property to stringent criteria which would result in the highest quality of future development specifically planned to address the present and future needs of the community as a whole. Through extensive discussions with City staff, it was determined that seeking "enhanced" traditional zoning for the property (traditional zoning with additional development standards and more restrictive uses) would be a more effective tool than the P.U.D. process to achieve the highest quality of future development. This decision was based on the fact that through the traditional zoning process; additional development standards and use restrictions could be applied to traditional zone districts in order to achieve a high level of development quality without the unnecessary analytical and administrative confusion of a cumbersome P.U.D. process. This Zoning Plan, together with the associated Annexation and Development Agreement and the additional information provided represents the culmination of these efforts.

B. STATEMENT OF PURPOSE AND INTENT

This Zoning Plan is intended to serve as a supporting document for the accompanying Annexation Agreement in order to establish appropriate zoning for the 12 individual development parcels within the overall site. In addition, the Zoning Plan establishes standards for the property to ensure that future planning and construction quality remains high, regardless of the phasing of development on different parcels. The following goals serve as the basis for this Zoning Plan and development standards. The goals were identified during an unprecedented and invaluable public hearing process, through community meetings dating back to the original adoption of the City's Comprehensive and Land Use Plans, during work sessions with City staff, citizen committees, the Planning Commission, and City Council members as items to be addressed by this Zoning Plan.

Land Use

- *Promote Glenwood Springs as the governmental hub and the local/tourism service center of the Roaring Fork and Colorado River Valleys.*
- *Establish Glenwood Meadows not as a development, but as a new Glenwood Springs neighborhood with housing opportunities, jobs, shopping, hospitality, and recreation.*
- *Enhance the City's Community Center project through placement of adjacent zoning for uses that include active and passive open areas as well as for tourism and hospitality.*

Development Quality

- *Preserve, maintain, and enhance the visual qualities of the west entrance to Glenwood Springs.*
- *Focus neighborhood retail around pedestrian-oriented streets to break up larger commercial uses.*
- *Provide development standards that supplement from the City's standard development regulations, encouraging creative, quality design.*

Housing

- *Provide a mix of housing types and densities within the Glenwood Meadows neighborhood.*

Open Space and Natural Amenities

- *Balance the quantity of development on the site with the natural characteristics of the site.*
- *Maximize dedicated open space and integrate open space corridors throughout the Glenwood Meadows neighborhood, minimizing impacts to existing site vegetation.*

also specifically provides direct connection to the surrounding BLM land adjacent to it in compliance with the direction of the Glenwood Springs Comprehensive Plan.

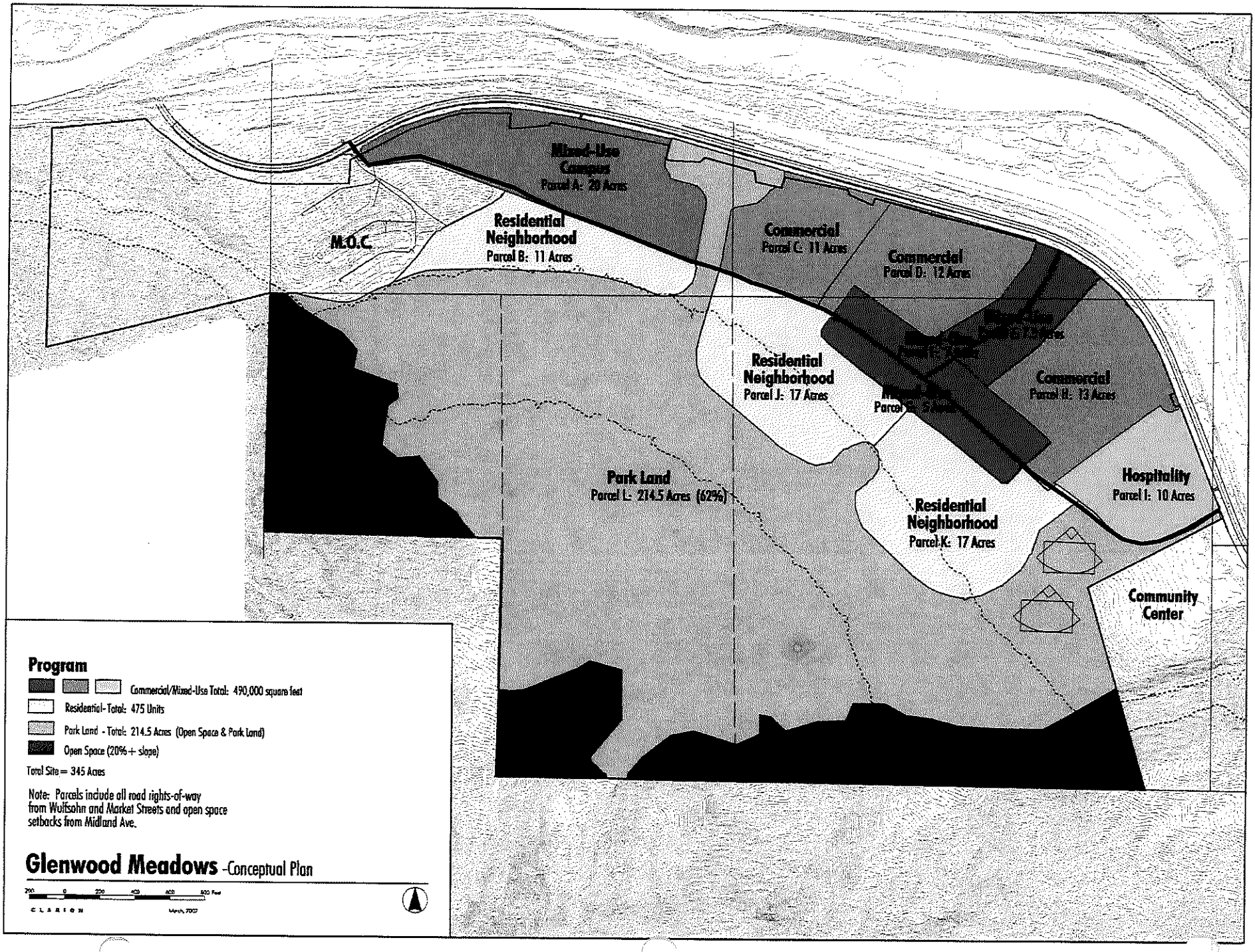
The site's topography and dramatic Red Mountain backdrop make it highly visible from major roadways, such as I-70, State Highway 6&24 and the Midland Alternate Route as each enters Glenwood Springs from the east and west. Glenwood Meadows is also visible from other areas of Glenwood Springs where a higher elevation provides a birds-eye vantage of the site. A thick Gambel Oak stand, which blankets the upper 2/3's of the site providing scenic value and wildlife habitat, is another of the site's significant natural features. Each of these factors was given strong consideration in the development of the proposed zoning plan. As a result, the residential neighborhoods at the southern edge of the site have been focused below the 6000-foot Urban Development Boundary contour. Not only does this protect the scenic quality of the site, but also leaves much of the Gambel Oak stand intact.

Addressing Transportation Needs

Transportation is another component of the Land Use Plan that was an important consideration during the development of the zoning plan. The plan strives to provide a mix of uses within a walk able proximity of one another to minimize short automobile trips. However, it is acknowledged that some uses, such as the retail and employment components will draw from a more regional customer base, generating additional trips along the Midland Alternate Route. Perhaps more significant, though, is that the location of the site on the western fringe of Glenwood Springs will be serving a market that currently must travel through downtown along the often congested Grand Avenue to reach similar uses on the south side of town, or even further south in neighboring communities, potentially minimizing the need for many of these cross-town trips. The project will provide funding for several necessary road improvements along the Midland Alternate Route that will result in improved future traffic conditions. The specifics of this are addressed in the Annexation Agreement. With these proposed road improvements, an efficient traffic flow would be maintained. In addition, the compact form of the development plan was conceived with the intention of being able to efficiently incorporate future bus service and future regional rail connections into the community. The plan provides the flexibility, not to exceed 2.5 acres, at the west end of Parcel A for the construction of a park and ride/transit facility. The park and ride would be complemented by the site's retail uses and the potential for limited shared parking where appropriate.

II. Authority

These standards shall apply to all property contained within the approved Glenwood Meadows Annexation Plat and the Annexation Agreement. The regulations and requirements shall become the governing standards for review, approval, and modification of all development activities occurring on the Glenwood Meadows site. Provisions of this guide shall prevail and govern the development of Glenwood Meadows superseding existing zoning ordinances. The proposed zoning regulations and design standards are intended to be more restrictive than the underlying Municipal Code standards. The Glenwood Springs zoning ordinance shall apply where the provisions of this guide do not address a specific subject.


Mixed-Use Campus
Parcel A: 29 Acres
M.O.C.
Residential Neighborhood
Parcel B: 11 Acres
Commercial
Parcel C: 11 Acres
Commercial
Parcel D: 12 Acres
Residential Neighborhood
Parcel J: 17 Acres
Commercial
Parcel H: 13 Acres
Park Land
Parcel L: 214.5 Acres (62%)
Residential Neighborhood
Parcel K: 17 Acres
Hospitality
Parcel I: 10 Acres
Community Center
Program
Commercial/Mixed-Use Total: 490,000 square feet
Residential- Total: 475 Units
Park Land - Total: 214.5 Acres (Open Space & Park Land)
Open Space (20%+ slope)
Total Site = 345 Acres
Note: Parcels include all road rights-of-way from Wolfsohn and Market Streets and open space setbacks from Midland Ave.
Glenwood Meadows -Conceptual Plan
200 0 200 400 600 800 Feet
CLARION
March, 2007

V. General Development Standards

A. GENERAL INTENT

The intent of these General Development Standards is to establish an indigenous style and high level of development quality for Glenwood Meadows that is derived from and builds upon established neighborhoods in Glenwood Springs. These standards set the framework for a new, mixed-use neighborhood that strives to incorporate the most desirable features of Glenwood's most appreciated areas, such as the downtown core and it's attractive, pedestrian-friendly residential neighborhoods. In order to identify these desirable features, existing neighborhoods and developments throughout Glenwood Springs and the Western Slope were evaluated and "dissected" for successful site and building design elements. The result of this evaluation are these standards for character defining features such as appropriate building mass, scale, and materials based on lessons learned, both positive and negative. The standards also establish a cohesive pedestrian and vehicular circulation network within and between neighborhoods, a unified landscape theme for streetscapes and common open space areas, and general standards for parking, and signage. These standards have been developed to provide an additional level of quality to Glenwood Meadows, not required within the City Code, and will be applied *in addition to* those existing standards.

B. APPLICABILITY

These General Development Standards shall apply to *all* development within Glenwood Meadows, including C-1 (Commercial), C-2 (Mixed Use), C-4 (Hospitality), and R-3 (Mixed-Use Campus and Residential Neighborhoods). *These standards shall be applied in addition to standards outlined in the City of Glenwood Springs Municipal Code.*

C. SITE LAYOUT AND DEVELOPMENT PATTERN

1. Intent

The intent of these standards is to ensure that all non-residential and residential development on the site works creatively within the site's natural constraints, such as slope, geologic hazards, and significant vegetation.

streets, adjacent developments, or connecting pedestrian frontage shall be subdivided and proportioned along 60% of their horizontal length using features such as:

(1) Windows;
(2) Entrances;
(3) Arcades;
(4) Awnings; or
(5) Other such features.

e) Parapet walls shall be incorporated when a flat roofline is required. The design or height of the parapet shall include a minimum of one change in setback or height along each 60 lineal feet of façade.

f) Sloping roofs shall have a minimum of one of following elements incorporated into their design for each 60 lineal feet of roof:

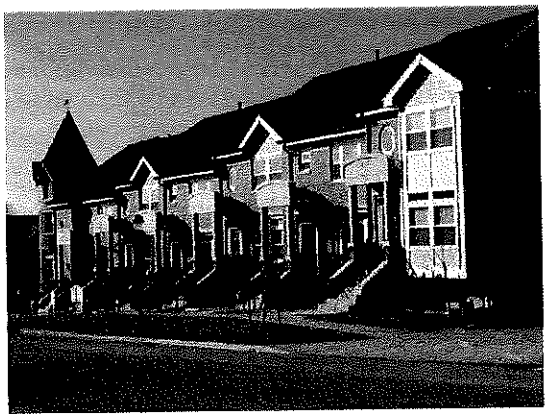
(1) Projecting gables;
(2) Hips;
(3) Horizontal/vertical breaks; or
(4) Other similar techniques.

g) Sloping roofs shall be integrated into the building architecture and shall be consistent with the characterized architectural style.

h) Sloping roofs shall be used at entries and other prominent features to add prominence. Other features intended to accent entries may be considered.

i) Intense, bright, or fluorescent colors shall not be used on any roof area visible from a public or private right-of-way or open space.

3. Residential



a) A building's special architectural features and treatments shall not be restricted to a single façade. All sides of a multi-family building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.

b) All multi-family buildings shall be designed to provide complex massing configurations with a variety of different wall planes and roof planes. Plain, monolithic structures with long, monotonous, unbroken wall and roof plane surfaces are prohibited. At least every 50 linear feet, wall planes shall contain offsets or setbacks with a differential in horizontal plane of at least 5 feet.

c) The maximum length of a multi-family building shall be 125 feet.

d) All elevations on multi-family buildings shall contain windows.

An eave or overhang of at least 12-inches shall be provided on the perimeter of all residential buildings, except gable roof ends, where an 8-inch overhang shall be required.

For additional specificity, see Section X.

3. Residential

a) One or more of the following building materials shall be incorporated into a structure's design:

(1) Split shakes;
(2) Rough-sawn wood; or
(3) Board and batten wood.

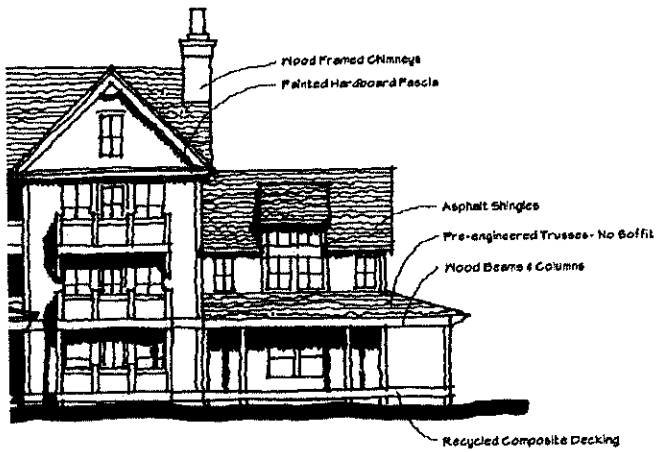
b) Exterior building materials shall not include the following:

(1) Concrete block (including split face and ground face block), or

c) High-intensity primary, metallic, or fluorescent colors are prohibited on any roof area visible from any public or private property.

d) All sloped roofs visible from the ground or from a surrounding property shall be clad with one of the following:

(1) High profile composition shingles; or
(2) Seamed architectural metals.



F. VEHICULAR AND PEDESTRIAN CIRCULATION AND ACCESS

1. Intent

The intent of these standards is to create a hierarchy of streets within Glenwood Meadows that efficiently facilitate traffic flow, yet are designed to discourage speeds and volumes that impede pedestrian activity.

2. Vehicle Access and Circulation

a) Traffic calming devices, such as bulb-outs or curb extensions, traffic calming circles, and narrower street widths shall be used in residential neighborhoods to discourage through traffic and excessive speeds.

b) To the maximum extent feasible, common or shared service and delivery access shall be provided between adjacent parcels and/or buildings.

c) Internal vehicle circulation patterns shall provide a clear and direct path to the principal entrance of the primary building, to outlying pad sites where applicable, and to each parking area.

d) Internal vehicle circulation patterns shall provide the most direct vehicular route(s) between the development site's main entrance and the primary building's main customer entrance.

e) Main drive aisles shall be continuous and connect to the main entrance to the development site.

terracing outlined in Section V.H.6, shall be applied.

f) The above standards shall be applied in addition to the standards outlined in Section V.H. Landscaping and Screening.

H. LANDSCAPING AND SCREENING

1. Intent

The intent of these standards is to provide a high quality appearance for building sites, rights-of-way, parks, and open spaces within Glenwood Meadows. These standards exceed City of Glenwood requirements in some cases in order to enhance the appearance and pedestrian-oriented feeling of all development in Glenwood Meadows. For instance, additional landscape coverage is required for parking areas in order to ensure that the visual impacts of parking on this highly visible site are adequately mitigated by generally improving the appearance of these areas from both within the site and from surrounding neighborhoods with a birds-eye view of Glenwood Meadows. In addition, the spacing of required street tree plantings are significantly smaller that those required in the City Code. This again, is in intended to further enhance the appearance of the overall project and to create an inviting environment for pedestrians.

2. General

a) All landscape areas shall comply with City of Glenwood Springs Municipal Code in addition to these regulations.

b) Landscape architectural design elements shall relate to the physical site and built structures. A combination of evergreen plantings and other landscape elements, as defined in Table 1-Landscape Requirements, shall be used to screen and buffer service areas, mechanical features and break up large lengths of building walls.

c) Unless prohibited by a particular site's geologic mitigation requirements, building foundations shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers and shall include a variety of plant materials to provide year round interest.

d) Development entryways shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers.

e) Planting shall be massed and scaled as appropriate for the entryway size and space.

f) Landscaping shall break down in scale and increase in detail, color, and variety to mark entryways into developments.

g) All turf areas within individual sites shall be established by sodding. Un-manicured natural areas may be seeded when adjacent to open space as a transition to turf areas.

h) Due to the site's soil conditions and the arid nature of the Glenwood climate, xeric or low-water plant materials shall be required.

i) The use of the following xeriscape principles shall be required:

5. Parking Lot Landscaping

a) For lots with less than 20 spaces, a minimum of 10 percent of the total uncovered parking area, including access ways, shall be devoted exclusively to landscaping. For lots with twenty or greater spaces, a minimum of 20 percent of the total uncovered parking area, including access ways, shall be devoted exclusively to landscaping.

b) Required parking area interior landscaping shall be distributed in such a configuration so as to divide groups of parking spaces. No grouping of parking spaces shall exceed 8 in a row.

c) Parking lot edges shall be screened from public streets and sidewalks, public open space, and adjacent properties.

d) Landscaped islands shall be planted with ground cover or sod and a minimum of 2 deciduous trees (minimum caliper of 3 inches) per 200 square feet of landscaped island area.

e) Where a landscaped setback of at least 25 feet is not present, the perimeter of all parking lots shall be screened from adjacent streets, public sidewalks, and adjacent uses, with the exception of the area reserved as a site triangle at intersections, by either of the following methods:

(1) A berm 3 feet high with a maximum slope of 2:1 in combination with coniferous and deciduous trees and shrubs, as specified in table V.H.9.a, or

(2) A low continuous landscaped hedge at least 3 feet high consisting of a double row of shrubs planted 3 feet on center in a triangular pattern; or

(3) A low decorative masonry wall at least 3 feet high in combination with landscaping; or

(4) A combination of any of these methods.

f) Non-living ground cover, such as wood, bark, and rock mulches, decorative stone, brick or concrete paving, shall not exceed 20 percent of the required landscaped area.

6. Retaining Walls

a) Use of designed retaining walls shall be encouraged to reduce the slope and to provide planting pockets or terraces for revegetation and landscaping.

b) Retaining walls may be permitted to support slopes but shall not exceed 10 feet in height in commercial areas or 6 feet in height in residential areas from the finished grade without stepping back a minimum of 3 feet between walls to create a terraced effect.

c) No more than three tiers of retaining walls, as described above, shall be permitted to create terracing on a slope. Terraces created between retaining walls shall be permanently landscaped or revegetated and shall not exceed a 2:1 slope.

d) Retaining walls shall be constructed of or faced with stone or earth-colored materials, or a material compatible with the primary building materials. Railroad ties, timber, and gabion-type retaining walls are prohibited. Retaining walls shall not exceed 50 feet in length without providing an offset at least 12 inches.

e) All exposed retaining walls shall be textured or colored.

walkway.

b) Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.

c) Screening materials shall be the same as, or of equal quality to, the materials used for the primary building and landscaping.

3. Mechanical/Utility Equipment

a) Mechanical/utility screening shall be an integral part of the building structure and architecture and not give the appearance of being "tacked on" to the exterior surfaces.

b) All mechanical, electrical, and communications equipment, including but not limited to air-conditioning, heating and soft water tanks, television antennas, satellite dishes, security apparatus, transformers, electric and gas meters, shall be integrated into the building design, screened from public view, or when appropriate, enclosed in a suitable structure.

c) Roof-mounted equipment shall be contained within a completely enclosed structure. Such structure shall be an integral part of the building's architectural design and shall use materials compatible with those used on the façade of the building. However, if it can be demonstrated that the roof mounted equipment shall be screened or shall be placed such that the equipment can not be viewed or silhouetted in profile from public vantage points and neighboring properties, this may be considered as an alternative by the City.

d) Roof mounted equipment shall be clustered to the maximum extent feasible.

e) Roof mounted equipment shall utilize neutral colors and/ or materials that are compatible with adjacent natural or constructed colors.

f) A decorative wall constructed of materials compatible with the overall architectural design of the development and softened with landscaping shall screen ground-mounted equipment.

J. OPEN SPACE AND PARKS

1. Intent

The intent of these standards is to provide an interconnected network of open spaces and parks within non-residential and residential areas of Glenwood Meadows as well as to provide a high level of visual interest and a variety of recreational and leisure opportunities within a short walk of each residence in Glenwood Meadows.

2. General

a) Open spaces and parks within Glenwood Meadows shall include traditional, urban gathering spaces such as a village green, plaza, or town square in addition to a network of pathways and informal trails that help integrate the built environment of the neighborhood with adjacent open space and the natural environment. Appropriate locations for the above amenities shall be determined in part by the type of use they are integrated with.

b) Existing trees and vegetation shall be preserved whenever possible to act as buffers between adjoining developments and as site amenities within the neighborhood.

(2) Where provided, access to common open space shall be a minimum of six feet wide and shall be located where such access is visible to dwelling units and shall not be isolated by walls, screening, landscaping, or any other kind of barrier that would prevent resident surveillance of the open space.

(3) If an applicant constructs recreational facilities in the common open space as a community amenity, such recreational facilities shall be constructed in accordance with applicable city standards regarding, but not limited to, size, siting, use, materials, and similar matters.

(4) Where common open space is bordered by private rear or side yards, opaque fences and walls shall not be erected in such yards bordering the open space. Open style fences, with a maximum 50% opacity (e.g., post and rail), shall be allowed on the perimeter of open space.

b) Parks

(1) One neighborhood park shall be provided within each residentially zoned parcel or "neighborhood". Each park shall be at least 1acre in size.

(2) Each neighborhood park shall be located where the network of local streets provides access and where direct pedestrian and bicycle access are provided from adjacent uses.

(3) Neighborhood parks shall be located in a visible, secure setting that is easily observed from streets. Rear facades of multi-family dwellings that do not contain building entrances shall not abut more than two sides of the park's perimeter.

(4) Each neighborhood park shall contain one or more of the following features:

(a) Multi-use areas;
(b) Community gardens;
(c) Walking paths;
(d) Plazas;
(e) Pavilions;
(f) Picnic tables;
(g) Benches; or
(h) Other similar features for various age groups to enjoy.

K. SIGNAGE

1. Intent

The intent of these standards is to provide consistent, high quality signage for Glenwood Meadows. All signage must be reviewed and approved by the Architectural Review Committee prior to permit application and must conform to all City of Glenwood Springs standards.

2. General

a) Each building group, user, or tenant shall be allowed at least one sign on the primary storefront elevation, providing such signage meets these standards and does not exceed the ordinance and requirements of the City of Glenwood Springs.

b) Signage placed at locations other than site locations and/or storefront elevation (such as rear and side wall locations) shall be considered provided that the total square footage allowance of all signage does not exceed the total aggregate area allowed by requirements of the City of Glenwood Springs Code.

c) All attachment devices, wiring, clips, transformers, lamps, tubes, and other mechanisms for signs shall be concealed.

d) Permanent signage may be illuminated providing it is designed so the source is not visible.

L. LIGHTING

1. Intent

The intent of these standards is to ensure that building, site, street, and signage lighting is sensitive to adjoining uses and is compatible with the overall development character in terms of scale and design.

2. General

a) All development shall by in compliance with the City of Glenwood Spring's Lighting Standards or comparable document as provided by the City.

3. Landscaping

a) All open space areas shall be landscaped according to Table 1-Landscape Requirements.

D. BUILDING DESIGN

1. Intent

The intent of these standards is to create a cohesive, office park environment through the use of common materials, architectural features, and colors.

2. General

a) See Section V. General Development Standards.

3. Orientation

a) Buildings shall be oriented towards the adjacent street or towards the center of a campus or park-like development block with an internal framework of outdoor spaces or connecting walkway.

4. Transition

a) Buildings abutting a residential area shall provide a gradual transition in height and scale to minimize conflicts between uses.

E. MIX OF USES

1. Intent

The intent of these standards is to provide general standards for appropriate percentages and locations of supporting uses within the mixed-use campus environment. Secondary uses are envisioned to include restaurants, convenience shopping, childcare, housing, or similar uses to complement primary office and research and development activities.

2. General

a) All supporting uses shall be visually and functionally integrated into an overall plan that emphasizes the primary uses of office and employment uses.

b) Retail uses shall not occupy more than 25 percent of the total gross area of the zone district.

community amenities, and arrival into the commercial center.

2. General

a) See Section V. General Development Standards.

b) Pad Sites The primary façade of a building located on a pad site, typically the façade containing the primary customer entrance, may be oriented in a variety of ways, including:

(1) Toward the primary access street;
(2) Toward an internal "main street";
(3) Framing a primary entrance to the development or center;
(4) Toward the side (especially when that side faces another pad site building); or
(5) Toward the interior of the center.

c) Regardless of primary orientation, all sides of a pad site building that directly face and have access to a public street shall contain a customer entrance.

d) Pad sites shall be clustered together to define street edges and entry points or to enclose and create community amenities and visual interest between buildings.

e) Wherever practicable, spaces between adjacent pad site buildings shall be improved to provide small pockets (preferably heavily landscaped) of customer parking, pedestrian connections, small-scale project amenities, or focal points. Examples include, without limitation:

(1) A landscaped pedestrian way linking customer entrances between two or more pad site buildings;
(2) A public seating or outdoor eating area;
(3) An area landscaped with living materials emphasizing 4-season colors, textures, and varieties; or
(4) Sculptures or fountains.

D. BUILDING DESIGN

1. Intent

The intent of these standards is to ensure that the design of buildings located in parcels "C", "D", and "H", present a cohesive appearance through the use of common materials, architectural features, and colors.

2. General

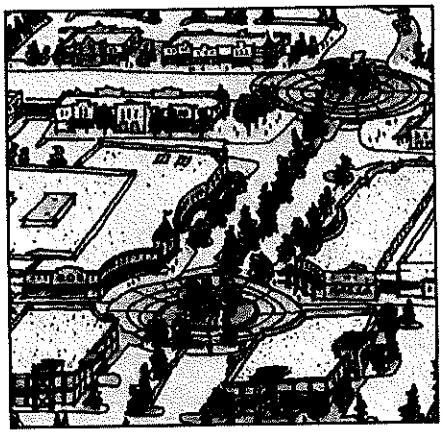
a) See Section V. General Development Standards.

b) Pad site buildings and other accessory uses shall incorporate a similar façade and building design as those on the primary commercial building(s) in the zone district, including:

VIII. Development Standards: Parcel "E", "F", "G"-Mixed-Use (C-2)

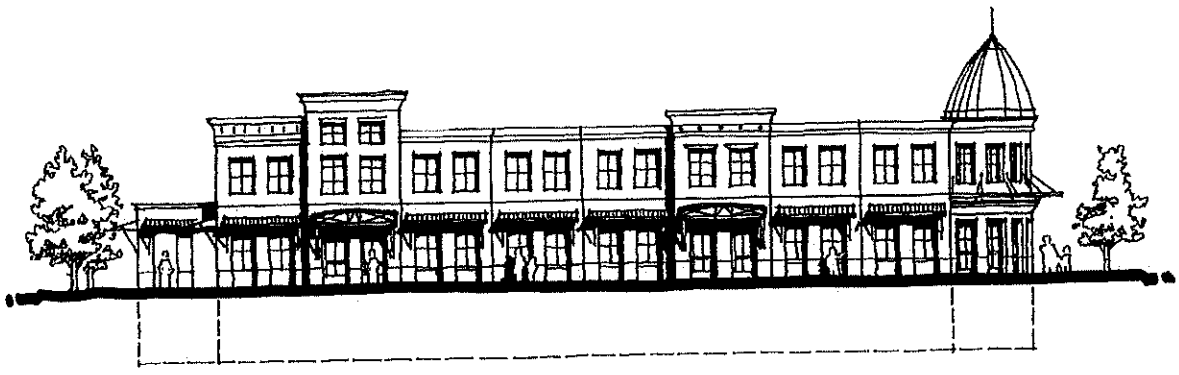
A. GENERAL INTENT

The intent of these standards is to create the framework for a pedestrian-oriented neighborhood retail street that will serve as the focal point for Glenwood Meadows. Oriented along a key connection between Midland Avenue and Wulfsohn Road, Market Street will be defined by a variety of smaller-scale retail shops and restaurants and will be designed with the pedestrian in mind. Storefronts will frame the broad sidewalk, while outdoor seating, landscaping, fountains, and other amenities will combine to create an inviting destination for nearby residents and retail customers alike. Diagonal parking will line either edge of the street, further enhancing the comfortable, pedestrian-oriented feeling by creating a buffer between outdoor activity and through traffic.



Market Street

Along the north side of Wulfsohn Road, bi-level structures will be used to help accommodate a transition in grade between larger commercial uses below and uses at grade with Wulfsohn Road. A variety of retail, offices and flex spaces, and upper-story residential will complement uses along Market Street and on the south side of Wulfsohn Road. Upper stories also help screen views from residential neighborhoods stepping up the hillside over large format uses below. Lower level uses will be oriented towards adjacent commercial and retail while primary uses located on the upper level along Wulfsohn Road will be oriented towards the street and the adjoining neighborhood. Buildings will be pulled up to the sidewalk to create a defined edge along the broad sidewalk. Off-street parking will be focused behind buildings to the extent feasible to enhance the pedestrian nature of the street and diagonal or parallel parking will be provided along Wulfsohn Road. Wulfsohn Road shall be designed to accommodate on-street bicycle circulation.



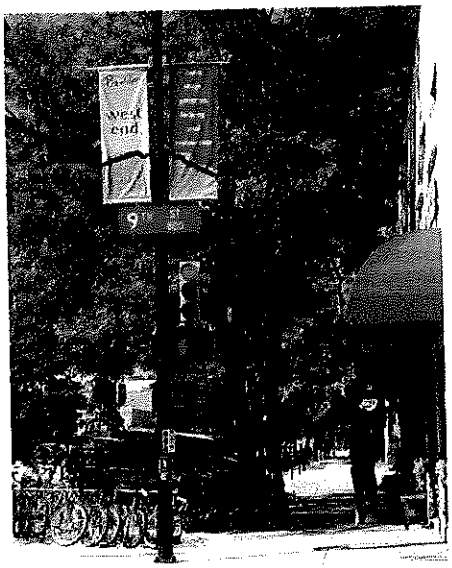
Wulfsohn Road

5. Building Setback from Market Street and Wulfsohn Road

a) There shall be no minimum front, rear, and side yard setbacks required to promote a more urban, pedestrian-oriented environment along the street, provided local building code requirements are met.

b) Should retail be constructed in phases, the front setback of later structures shall be built to equal the average setback of those structures already in place.

c) Buildings at the corners of Market Street and Wulfsohn Road shall be anchored, or brought up to meet the sidewalk edge and shall utilize a similar scale and massing as other buildings along the street edge.



6. Building Orientation

a) All buildings and building entries shall be oriented towards the primary street.

b) New buildings shall be aligned with existing buildings located across the intersecting streets to "complete" the space around the corner and create visual continuity.

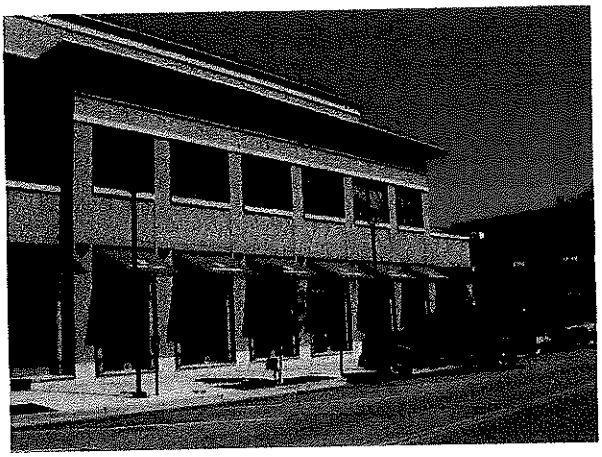
7. Sidewalk Width

a) Sidewalk widths shall be a minimum of 10 feet along Market Street and Wulfsohn Road in order to provide ample space for outdoor seating and smooth pedestrian movement.

D. BUILDING DESIGN

1. Intent

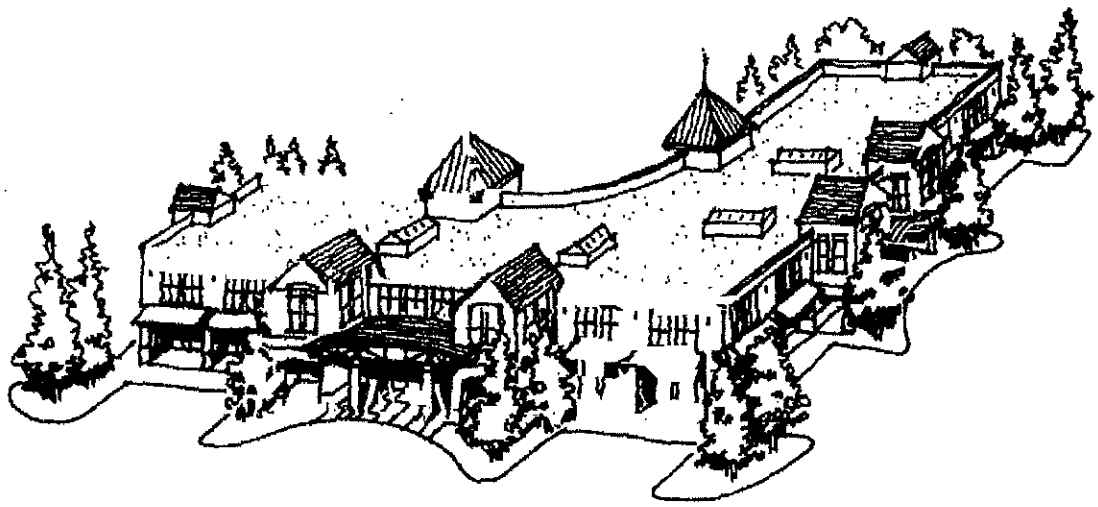
The intent of these standards is to create a pedestrian-oriented feeling for the facades of retail establishments along Market Street and along Wulfsohn Road.



2. General

a) See Section V. General Development Standards.

IX. Development Standards: Parcel "I", Hospitality (C-4)



A. GENERAL INTENT

The general intent of these standards is to create a full service hospitality site within Glenwood Meadows that accommodates a hotel with conference space or meeting rooms, a multi-screen movie theatre or other entertainment venue, such as a performing arts facility or outdoor amphitheater, visitor center, and/or a limited assortment of supporting retail uses such as restaurants or small stores, outdoor recreational opportunities, and the potential integration of a future park and ride and transit stop. The hospitality site is intended to function as more of a "campus" type environment, with more flexibility regarding the placement and relationship of uses as compared to the site's adjacent commercial areas based on the "campus" concept, meeting rooms or a separate dedicated facility on the site could serve as an extended learning facility or a business education and training facility. In addition to the adjacent commercial uses, all uses found on this site are also intended to complement the adjacent Community Center.

B. APPLICABILITY

These standards shall apply to all development within Parcel "I", Hospitality as defined on the accompanying Zoning Map. These standards shall be applied in addition to standards outlined in Section V., General Development Standards and in the City of Glenwood Springs Municipal Code.

C. SITE LAYOUT AND DEVELOPMENT PATTERN

1. Intent

The intent of these standards are to ensure that the design of hospitality uses are compatible in terms of scale and mass with adjacent residential and commercial development and with the

X. Development Standards: Parcels "B", "F", and "G", Residential Neighborhoods (R-3)

A. GENERAL INTENT

The intent of these standards is to establish general criteria for the development of a series of compact residential neighborhoods that provide a range of housing types within a short walk of community amenities, such as parks and open space, retail and commercial services, and employment.

B. APPLICABILITY

These standards shall apply to all development within Parcels "B", "F", and "G", Residential Neighborhoods as defined on the accompanying Zoning Map. *These standards shall be applied in addition to standards outlined in Section V., General Development Standards and in the City of Glenwood Springs Municipal Code.*

C. SITE LAYOUT AND DEVELOPMENT PATTERN

1. Intent

The intent of these standards is to ensure that residential neighborhoods within Glenwood Meadows provide a variety of housing types in a cohesive, pedestrian-oriented environment and provide appropriate transitions to adjacent non-residential uses and open space, and work with the more pronounced topographical features of the site.

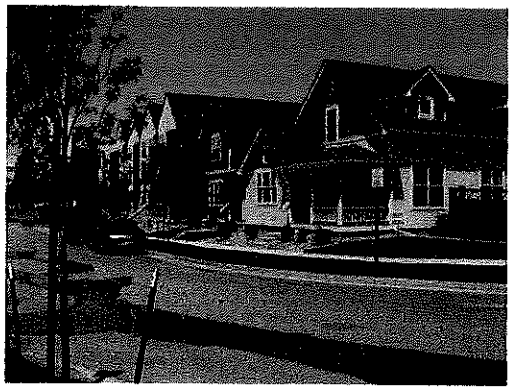
2. Mix of Housing Types

a) A range of housing types is strongly encouraged to promote a diverse community of mixed ages, family-types and incomes. Out of the 475 approved residential units, a maximum of 300 apartments shall be provided.

3. Block Layout

a) Residential neighborhoods shall be designed in a pattern of blocks and interconnecting streets and/ or alleys, defined by buildings, streetscape, sidewalks, and trails.

b) The maximum block length for a block shall be 500 feet. Where mid-block pedestrian walkways are provided, blocks may be up to 800 feet.



4. Lot Sizes

a) Lot sizes shall be a minimum of 3000 square feet where permitted by Glenwood Springs Municipal Code.

5. Setbacks

a) Homes shall be setback a minimum of 20 feet from the front property line.

5 feet from the adjacent residential property line or zoning district boundary, and the developer shall provide a buffer between the structure and adjacent property. The buffer may be a fence, wall, heavy landscaping, or combination thereof. Fences and walls used for buffer purposes shall be a maximum of 6 feet in height, with finished side facing out.

c) Residential neighborhoods adjacent to open space shall incorporate one or more of the following techniques to create a visual transition between development and surrounding open space:

(1) Staggering building setbacks to create a softer development edge.
(2) Establishing a landscape buffer along the rear or visible edge(s) of the property to create a soft visual edge to the development.
(3) Locating structures near or behind existing stands of significant trees or vegetation so that the cluster of vegetation provides a buffer between the development and the adjoining open space. When siting structures in such a manner, care should be taken to not disturb existing vegetation either during or following construction.
(4) Utilizing a variety of native plant species and planting forms similar to those found on the adjoing open space, to create the appearance of a natural transition in the landscape.

9. Community Amenities

a) All residential projects with more than 10 dwelling units shall reserve and develop internal open space/outdoor leisure space, at a minimum ratio of 200 s.f. per unit. These open spaces/outdoor leisure areas shall be improved with a variety of community amenities, including, but not limited to the following:

(1) Community Garden;
(2) Grove of trees;
(3) Village green;
(4) Pocket park;
(5) Swimming pool;
(6) Resident clubhouse;
(7) Tot lots;
(8) Basketball, volleyball, or other sport court; or
(9) Picnic areas.

b) To the maximum extent feasible, internal open spaces/outdoor leisure spaces as required above shall be consolidated to create larger common spaces for residents.

10. Fencing

a) Perimeter fencing shall be of an open style, such as 2, 3, or 4 rail, split rail, wood post, or other similar style characteristic of the area's rural heritage.

b) Consistent styles of fencing shall be used throughout the neighborhood in order to achieve a cohesive appearance.

11. Storage of Personal Property

a) Dedicated storage for Recreational Vehicles (RV's), snowmobiles, trailers, and other personal property, not including personal automobiles, shall be provided off-street. Such property shall not be stored within the public right-of-way.

b) Storage areas, as outlined above, shall be screened to minimize visibility from adjacent streets and property lines as follows:

E. BUILDING DESIGN

1. Intent

These standards are intended to encourage a variety of residential building character within Glenwood Meadow's neighborhoods by encouraging the use of identifiable design features and detailing to emphasize the façade at the street and create visual interest.

2. General

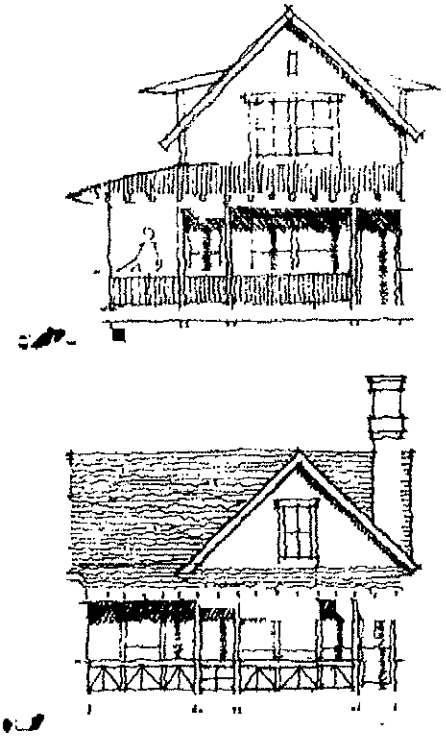
a) See Section V. General Development Standards.

3. Architectural Detail

a) The incorporation of porches, balconies, and patios shall be strongly encouraged for all residential types.

b) Building entries shall be called out as a prominent streetscape feature for all residential types by extending the front of the main façade and emphasizing with materials and detailing.

c) Garages shall not be the prominent streetscape element. They shall be recessed and/or oriented towards the side or rear of the lot.



XI. Parcel L: Open Space and Parks (HP)

A. GENERAL INTENT

The intent of these standards is to provide guidance for the range of appropriate uses that could occur within this portion of the Glenwood Meadow's site. The site is characterized by its dramatic views of Red Mountain, which frames the site on the south side, by its varied and sometimes dramatic topography, and by its lush stand of Gambel oaks. The site encompasses over 62% of the total area of Glenwood Meadows presents an opportunity to establish public open space for the neighborhood and for the larger Glenwood Spring's community that accommodates year-round active and passive recreational uses.

Many of the sites potential uses will vary from season to season, providing a range of activities for the community. For example, the north aspect of Red Mountain's slopes retain snow cover, creating a haven in its shadows for winter sports such as snow shoeing or cross-country skiing, while lower slopes with more solar exposure provide more opportunities for year-round activities such as hiking, biking, and possibly a golf course.

B. APPLICABILITY

These standards shall apply to all development within Parcels "L", Open Space and Parks as defined on the accompanying Zoning Map. *These standards shall be applied in addition to standards outlined in Section V., General Development Standards and in the City of Glenwood Springs Municipal Code.*

C. ACTIVE RECREATION

1. Intent

The intent of these standards is to suggest a range of appropriate active recreational uses for particular areas of the site, based on its varying landscape characteristics, such as slope,

XII. Appendix

A. PLANT LIST

1. Large Deciduous Trees

a) Narrow leaf Cottonwood-Populus angustifolia
b) Cottonwood 'Siouxland'-Populus deltoides 'Siouxland'
c) Lanceleaf Cottonwood-Populus x acuminata
d) Norway Maple-Acer plantanoides
e) Red Maple-Acer rubrum
f) Northern Catalpa-Catalpa speciosa
g) Common Hackberry-Celtis occidentalis (spring planting)
h) American Ash-Fraxinus americana 'Autumn Purple'
i) Green Ash-Fraxinus pennsylvanica
j) Thornless Honeylocust 'Shademaster'-Gleditsia triacanthos inermis
k) Bur Oak- Quercus macrocarpa
l) English Oak-Quercus robur
m) American Linden-Tilia americana
n) Littleleaf Linden-Tilia cordata 'Greenspire'
o) Redmond Linden-Tilia x euchlora 'Redmond'
p) American Elm-Ulmus Americana

2. Ornamental Trees

a) Amur Maple-Acer ginnala
b) Thinleaf Alder-Alnus tenuifolia
c) Shadblow Serviceberry-Amelanchier canadensis
d) Rocky Mountain or water birch-Betula occidentalis
e) Cockspur Hawthorn-Crataegus crus-galli
f) Washington Hawthorn-Crataegus phaenophyrum
g) Quaking Aspen-populus tremuloidies
h) Newport Plum-Prunus cerasifera 'Newport'
i) Canadian Red Cherry-Prunus virginiana 'Shubert'
j) Callery Pear-Pyrus calleryana
k) Gambel Oak-Quercus gambelii

3. Evergreen Trees

a) Subalpine or Rocky Mountain Fir-Abies lasiocarpa

c) Butterfly Bush-Buddleia davidii
d) Siberean Peashrub-Caragana arborescens
e) Flowering Quince-Chaenomeles speciosa
f) Blue Mist Spirea-Caryopteris spp.
g) Dogwood-Cornus sericea
h) Smoketree-Cotinus coggygria
i) Peking Cotoneaster-Cotoneaster acutifolia
j) Cranberry Cotoneaster-Cotoneaster apiculatus
k) Burning Bush-Euonymus alatus
l) Forsythia-Ligustrum vugare
m) Honeysuckle- Lonicera spp.
n) Russian Sage-Periovskia atriplicifolia
o) Common Ninebark-Physocarpus opulifolius
p) Potentilla (Shrubby Cinquefoil)-Potentilla fruiticosa
q) Plum-Prunus spp.

7. Perennials

a) Yarrow-Achilles filipendula
b) Columbine-Aquilegia (hybrids)
c) Hollyhock-Althaea rosea
d) Pearly Everlasting-Anaphalis spp.
e) Clustered Bellflower-Campanula glomerata
f) Canterbury Bells-Campanula medium
g) Cup-n-Saucer-Campanula medium calycanterma
h) Shasta Daisy-Chrysanthemum maximum
i) Delphinium-Delphinium elatum
j) Cottage Pink-Dianthus pulmarius
k) Bleeding Heart-Dicentra spectabillis
l) Foxglove-Digitalis purpurea
m) Blanket Flower-Gaillardia aristata
n) Bearded Iris-Iris germanica
o) Perennial Sweet Pea-Lathyrus latifolius
p) Blue Flax-Linum perenne
q) Lupine-Lupinus polyphyllus
r) Daffodil-Narcissus spp.
s) Perennial Phlox-Phlox paniculata
t) Buttercup-Ranunculus asiaticus
u) Johnny Jump-up-Viola kitaibeliana

Use	A-Mixed-Use Campus (C-1)	C, D, and H-Commercial (C-1)	E, F, and G-Mixed-Use (C-2)	I-Hospitality (C-4)	B, J, and K-Residential Neighborhood (R-3)	L- Parks and Open Space (HP)
Indoor Commercial Recreational Facilities						
Light Assembly						
Major Home Occupation						
Membership Warehouse						
Minor Home Occupation						
Mobile Home Manufacturing						
Mobile Home Park						
Mobile Home Sales						
Mortuary						
Multi-family Dwellings						
Museum						
Non-Bank Drive-Through Facilities						
Office Uses						
Office-Showroom						
Outdoor Display						
Outdoor Recreational Facilities						
Outdoor Storage						
Clinical and their Related Facilities						
Pedestrian-oriented Accessory Uses and Outdoor Seating for Restaurants						
Public Park						
Radio Transmission Facilities						
Recreation Vehicle Parking						
Religious Institutions						
Restaurants						
Retail						
Road, Driveway, Bikeway, Parking						
Schools						
Schools: Colleges or Universities						
Self-Storage Facilities						
Service and Repair of Appliances & Building Components						
Personal Service such as Photo Shop, Tailor, Dry Cleaning, Barber						
Single Family Detached Dwellings						
Single-Family Attached Housing e.g. Townhouses and						

XIII. Definitions

Accessory Use—A use incidental and subordinate to the principal use of the lot.
Apartment- A type of multi-family dwelling unit, typically renter-rather than owner-occupied. See definition for multi-family dwellings below.
Auto Parking—Shall mean an off-street parking area or vehicular use area, an off-street parking area within a building or parking structure, or on street parallel or diagonal parking.
Day Care—A child care facility or day nursery, which is maintained for the whole or part of a day for the care of 7 or more children unrelated to the owner on a full time basis and/or requiring a day care nursery or a center license in accordance with the regulations of the State of Colorado Department of Social Services, whether such facility is operated with or without compensation for such care and with or without stated educational purposes.
Indoor Recreation—A commercial recreational land use conducted entirely within a building, including: an arcade, arena, art gallery and studio, art center, assembly hall, athletic and health clubs, auditorium, bowling alley, club or lounge, community center, conference center, exhibit hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, or tennis court.
Multi-family dwellings—A building containing 3 or more dwelling units, not including hotels, motels, and similar group accommodations.
Non-banking Drive Thru—An establishment which by design, physical facilities, services, or packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles.
Open Space—That portion of a building lot which is open to the sky, except as provided in the definition of lot coverage.
Outdoor Recreation—A commercial recreational land use conducted outside of a building, characterized by a minimal impact on traffic, the natural environment, or the surrounding neighborhood, including: an arboretum, botanical garden, bridle or hiking trails, country club, golf course, or historic site.
Pedestrian-oriented Development—Development that is designed with a primary emphasis on the street sidewalk and/or connecting walkway access to the site and building rather than on auto access and parking lots. This type of development typically warrants buildings being placed relatively close to the street with the main entrance oriented towards the street sidewalk or a walkway. Parking areas are provided but are not emphasized in the design of the site.
Transit-oriented Development—A development pattern characterized by mixed-use development at transit corridors, a high level of activities and extensive facilities for transit users, pedestrians, and bicyclists to provide easy movement between living and working environments.

Office of City Clerk
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